CRBIB#002040
391/134898

Historic Structure Report
on
the STABLE or CARRIAGE HOUSE

*
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*

Prepared by
Staff
Independence National Historical Park
Philadelphia, Pennsylvania

*
*
*

November 1958

SIGNATURE SHEET

RECOMMENDED

_____ Date _____
Director

_____ Date _____
Regional Director

_____ Date _____
Chief, Eastern Office, Div. of Design & Construction

APPROVED

_____ Date _____
Superintendent

Region Five
143 South Third Street
Philadelphia 6, Pa.

October 19, 1959

Memorandum

To: Director

From: Acting Regional Director

Subject: Date of Stable, Area B, Independence National Historical Park

We note in your marginal comments on the pink memorandum of September 29, 1959 from Superintendent, Independence National Historical Park, to the Director (copy forwarded to this office by memorandum dated October 7, signed by Acting Director Tolson), that you may have the impression that the so-called stable in Area B, Independence National Historical Park, is of later date than it actually is, for you state that it "is a middle 19th century building."

According to the best available historical information, set forth in the Historic Structures Report for the structure, the Area B "Stable" dates from 1797 or 1798.

Our purpose in bringing this to your attention is not to suggest reconsideration of your decision - this office and EODC have already taken action to implement it - it is simply to ensure that you are correctly informed on what may be an important consideration in your decision.

George A. Palmer
Acting Regional Director

In duplicate

Copy to: Supt., Independence
Chief, EODC

MHNelligan/cp

General
Daily
Area

H30

Region Five
421 Walnut Street
Philadelphia 6, Pa.

April 9, 1959

Memorandum

To: Director

From: Regional Director

Subject: 18th Century Stable, Area "B"

Attached is copy of Superintendent Anderson's memorandum of April 8, in which he asks reconsideration of the conclusion expressed in Mr. Vint's memorandum of March 27 (H30-DCA) that this building should be demolished. Mr. Anderson advances information that was not fully presented previously, particularly that pertaining to the record of strong protests that have arisen in previous cases of plans for razing of 18th century buildings. In addition, I understand that EODC has felt that the building could be a desirable part of the landscape plan for Area "B". If the restoration could proceed concurrently with, and as part of, the landscape work and within the cost estimated, I think retention of the building would be a desirable decision at this time.

(Sgd.) Daniel J. Tobin

Daniel J. Tobin
Regional Director

In duplicate

Attachment

Copy to: Chief, EODC
Superintendent, Independence NHP

DJTobin/sfs

General
Daily
Area

IN REPLY REFER TO:
H30

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Independence National Historical Park
Old Custom House
420 Chestnut Street
Philadelphia 6, Pa.

April 8, 1959

Info	OPERATIONS	Act	Initial and Date
	Lands		
	Engineer		
✓	Architect		RBC 4/13
✓	Land Archt		4/13
	Programs		

REGION FIVE — APR 9 - 1959 — INITIAL AND DATE

✓	REG. DIRECTOR	
✓	ASST. REG. DIR.	4/14
✓	OPERATIONS	4/13
✓	INTERPRETATION	4/15
	ADM.	
	REC. RES. PLAN	
	RANGER ACT'S	

To: Regional Director, Region Five

From: Superintendent, Independence NHP

Subject: Historic Structures Report, Stable, Area "B", Independence National Historical Park

In reference to subject report which we previously submitted, and which you transmitted to the Director with your memorandum of March 18, we note that the Director, in his memorandum of March 27, has determined that the stable is not to be retained as part of the Park development program.

We would like to suggest that this decision be appealed before steps are taken to demolish the building, and before final plans for the landscape development of this area are finally approved. We recognize, as reflected in the Historical Data Section of the Historic Structures Report, that the historical associations related to this building are not of the first order. We wish to call attention to the fact, however, that this building dates from the focal period of the Park story, and as the only old stable structure of this period within the Park justifies possible retention. While this fact in itself may not fully justify retention of the building, we believe, in combination with other considerations, compelling reasons exist for keeping it. These include (1) its location, (2) its usefulness, and (3) its potential as an interesting feature of the landscape setting in Area "B". Located as it is alongside the wall of the Contributionship garden it may obstruct to some degree the vista from Walnut Street southward. We do not feel this to be a disadvantage, however, and in combination with the tree and other plantings which will go into this area, we believe that the presence of the small stable, properly treated as to exterior, can be an interesting element contributing to the view southward toward Locust Street and the period houses which will be kept there. It should be noted also that adjacent to and in front of the stable is the historic cobblestone courtway which is

intimately associated with the stable and without which the retention of this small historic cobblestone feature would have much less meaning. The combination of the cobblestone courtway and the adjoining small stable represents an interesting feature which can be kept and maintained at a minimum cost.

Concealed within the building, a very practical and convenient provision can be made for the control equipment associated with operation and maintenance activities in Area "B", such as the underground sprinkler system and minimum concealed storage for tools and facilities associated with the care and maintenance of this area.

Public interest in the retention of this building has not yet become a factor because no significant public awareness of its status or disposition exists at this point. It can be presumed, however, that when known there will develop a keen interest in its retention. Our judgment in this is influenced by the public protest which developed with regard to Marshall's Court houses which received extensive serious study before being demolished. The chief protests came from the Philadelphia City Planning Commission, and the Philadelphia Historical Commission. These houses were in a much less desirable location, dated from a later period in the early 19th century, and were determined to have no significant use in terms of the operation, maintenance, and future interpretation of the Park.

This old stable is the only structure of its kind which remains within the approved Park boundaries. Were it not for the fact that it is located in a very strategic and acceptable spot where it can be retained, with the advantages noted above, it could be appropriately eliminated as having no significant historic association. Since, however, it is advantageously located from a landscaping, interpretation, and utility standpoint, and it can be retained with a minimum relative cost, we urge that the question of its retention and use, as indicated, be considered.

M. O. Anderson

In duplicate

M. O. Anderson
Superintendent

IN REPLY REFER TO:
H30-DCA

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON 25, D. C.

March 27, 1959

REGION FIVE
MAR 30 1959
INITIAL AND DATE
REG. DIRECTOR 3/30
ASST. REG. DIR. 3/30
OPERATIONS 4/3
INTERPRETATION 3/30
ADM.
REC. RES. PLAN
RANGER ACT'S
HIST

Memorandum

To: Regional Director, Region Five

From: Chief of Design and Construction

Subject: Historic Structures Report, Part I - Stable (Area B), Independence National Historical Park

The Historic Structures Report, Part I, for the Stable (Area B), Independence National Historical Park, transmitted with your memorandum of March 18 has been reviewed by the interested Divisions in the Washington Office.

The Director has stated that he does not favor preserving the stable unless there are definite historical reasons for retaining the building.

In light of the evaluation of historical importance given the stable in the report, we do not believe that the structure possesses sufficient historical importance to justify its retention in the Park.

The stable should be scheduled for early demolition in order to avoid delay in completing the landscape work in Area B.

Thos. C. Vint, Chief of
Design and Construction

Copy to: Chief, EODC (2)
Supt., Independence

Info	OPERATIONS	Act	Initial and Date
	Lands		
	Engineer		
✓	Architect		4/3
✓	Land Archt		4/2
✓	Programs		

after 4/15

H30

Passed 3/18

Schuttler 3/18

Region Five
421 Walnut Street
Philadelphia 6, Pa.

March 18, 1959

Memorandum

To: Director

From: Regional Director

Subject: Historic Structures Report, Part I - Stable (Area B), Independence National Historical Park

In accordance with the procedure outlined in FO-11-56, attached for your consideration is the Historic Structures Report, Part I, for the Stable (Area B), Independence NHP. By copy of this memorandum, we are forwarding a copy of the report to EODC for review and comment.

The report should be reviewed and comments sent to the Superintendent by no later than March 30.

(Sgd.) Daniel J. Tobin

Daniel J. Tobin
Regional Director

In duplicate

Attachments 2

Copy to: Chief, EODC, w/copy of report
Supt., Independence, w/copy of report (all sections except Architectural Section)

CP
General ✓
Daily
Area
Regional Chief of Operations

Historic Structures Report, Part I

INDEPENDENCE - STABLE (AREA B)

INTERPRETATION

✓	History
	Nat. His.
	Archeo.
	Publ.
	Museum
	Secy.
✓	NEL-GARVEY

Note complete absence of documentation in historical section. Q strongly favors retaining the stable as a part of the historical "cityscape" - also De Silver Court (site architects section). Architect disagrees with historians on original use of bldg. + seems to cite different evidence — also different budget from same evidence (1824 insurance survey).

OPERATIONS

Cornell 3/26/59 LBd 3/27/59 Agree with Recommendation 3/26/59 for Utility use.

ASSISTANT REGIONAL DIRECTOR

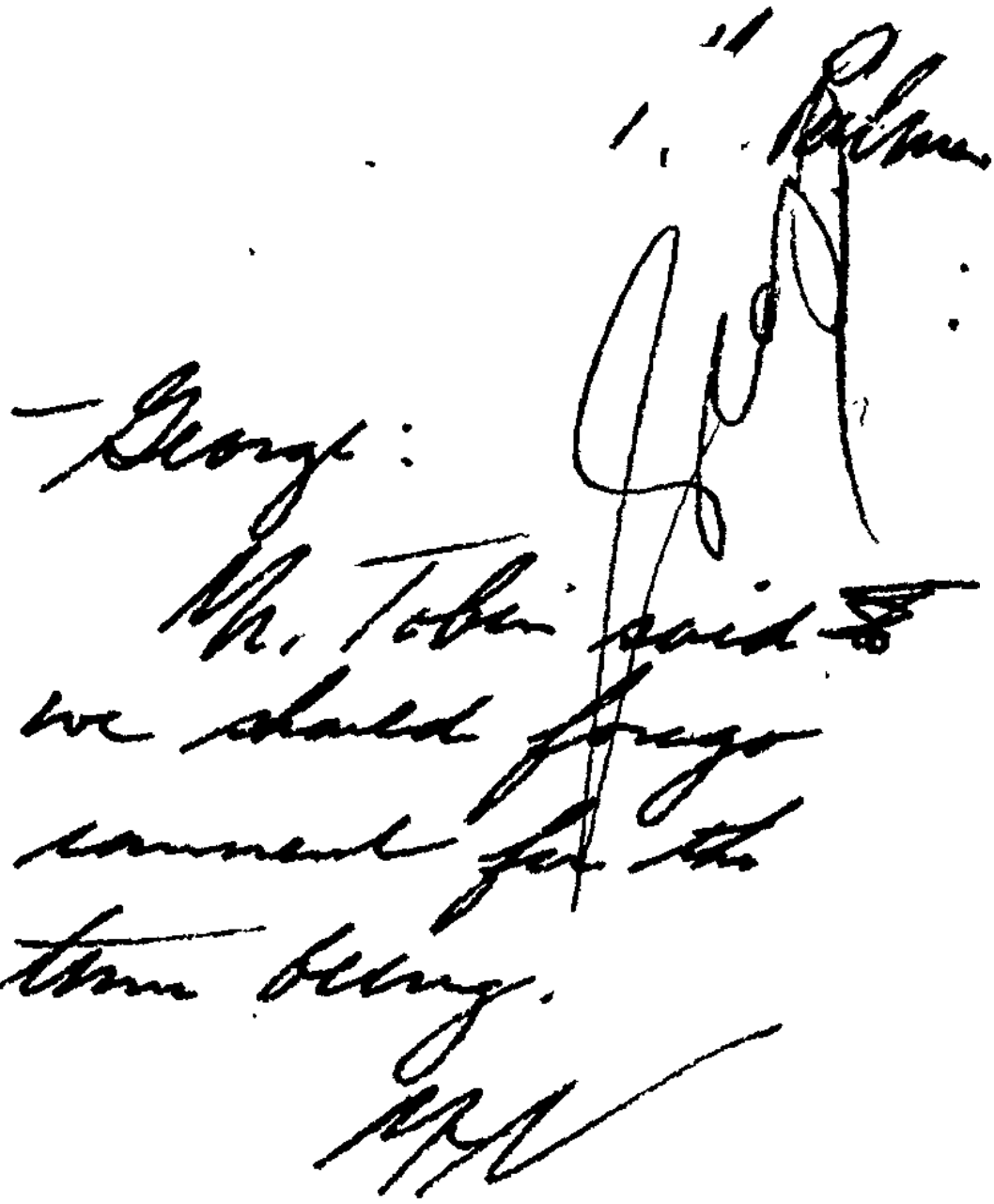
No strong feelings but ok to retain.

SAB 3/30/59

REGIONAL DIRECTOR

If it is recommended by the EODC landscape architect as a landscape feature and value of the Development Plan, I would not object.

Note complete absence of documentation in historical section. I strongly favor retaining the stable as a rt of the historical "cityscape" - also, De Silva's urt (note architect's section). Architect disagrees with historian on original use of building and seems to cite different evidence. Also different findings from same evidence - (1824 insurance survey).



IN REPLY REFER TO:
H30

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

REGION FIVE | INITIAL AND DATE
MAR 17 1959
REG DIRECTOR
ASST. REG DIR
OPERATIONS
INTERPRETATION
ADM.
REC RES. PLAN
RANGER ACT'S

Independence National Historical Park
420 Chestnut Street
Philadelphia 6, Pa.

March 13, 1959

Memorandum

To: Regional Director, Region Five

From: Superintendent, INHP

Subject: Preparation of Architectural Data Section, Part I, Stable, Area B

As requested in your memorandum of March 4, we are forwarding four copies of the Architectural Data Section, Part I, Stable, Area B, together with four copies each of two drawings titled, "Existing Conditions."

M. O. Anderson
Superintendent

Atts

cc: Director
Chief, EODC

IN REPLY REFER TO:
H30

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Eastern Office
Division of Design and Construction
Philadelphia 6, Pa.

March 12, 1959

REGION FIVE
MAR 13 1959
INITIAL AND DATE

REG. DIRECTOR	
ASST. REG DIR	
OPERATIONS	
INTERPRETATION	
ADM	
REC. RES. PLAN	
RANGER ACT'S	

Memorandum

To: Regional Director, Region Five

From: Supervising Landscape Architect, EODC

Subject: Landscape Data - Historic Structures Report - Part I, for the Stable, Area B, Independence National Historical Park

The attached subject report in quintuple is submitted for your review and inclusion in the Historic Structures Report for the Stable or Carriage House.

/s/ H. Cornell

Harvey H. Cornell
Supervising Landscape Architect

Attachment (in quintuple)

Copy to: Supt., Independence NHP

Reg. 5

H30

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Independence National Historical Park
Old Custom House
420 Chestnut Street
Philadelphia 6, Pa.

December 10, 1958

REGION FIVE
DEC 12 1958
INITIAL AND DATE

REG. DIRECTOR	
ASST. REG. DIR.	
OPERATIONS	
INTERPRETATION	✓
ADM.	
REC. RES. PLAN	
RANGER ACT'S	

Memorandum

To: Chief, EODC

From: Superintendent, Independence NHP

Subject: Architectural Section of Historic Structure Report on the Stable (Carriage House), Area "B"

The administrative and historical sections of the above report have been completed and forwarded to the Region Five office for review. It is requested that you undertake preparation of the architectural section as provided in the new instructions for the Historic Structures Report.

H. O. Anderson
Superintendent

cc: Reg. Dir., Reg. Five ✓

IN REPLY REFER TO:
H30

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Independence National Historical Park
Old Customs House
420 Chestnut Street
Philadelphia 6, Pa.

December 10, 1958

REGION FIVE
DEC 12 1958
INITIAL AND DATE

REG. DIRECTOR	
ASST. REG DIR	
OPERATIONS	
INTERPRETATION	✓
ADM	
REC RES. PLAN	
RANGER ACT'S	

Memorandum

To: Regional Director, Region V

From: Superintendent, Independence NHP

Subject: Historic Structure Report on the Stable (Carriage House), Area "B."

Enclosed in quintuplicate for your review are the administrative and historical data sections of the Historic Structure Report on the Stable (Carriage House) in Area "B" of the Park.

M. O. Anderson
Superintendent

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Section 2. Proposed Use of Structures and Justification.

Section 3. Provision for Operating the House.

Section 4. Preliminary Estimate of Cost for Rehabilitating the Structure and Grounds.

CHAPTER II. HISTORICAL DATA

Section 1. Structural History from Documentary Sources.

Section 2. Historical Associations.

Section 3. Evaluation of Historical Importance.

CHAPTER III. ARCHITECTURAL DATA

Section 1. Architectural and Structural Design Including Comparison with Similar Buildings.

Section 2. Existing Conditions.

Section 3. Architectural Description of the Fabric.

Section 4. Additional Work Needed to Complete Architectural Research.

LANDSCAPE DATA

CHAPTER I

ADMINISTRATIVE DATA

Prepared by Superintendent M. O. Anderson

NAME AND NUMBER OF BUILDING

Stable or carriage house, building No. 99 located on the south side of DeSilva's Court in Area "B."

PROPOSED USE OF STRUCTURE AND JUSTIFICATION

This two-story brick structure was built in 1796 or 1797 and thus falls within the historic period of the Park. It should be preserved as a landscape feature of the area with at least the exterior restored to its original appearance. It is proposed to use the structure as a utility building, to house various types of equipment, trash cans, and the pump needed to operate the sprinkler system of the area.

Should sufficient evidence develop in the course of research as to the interior appearance of this structure, we should like to leave open for future consideration the possibility of restoring the interior, also, for use as an exhibit. Such restoration would not prevent partial use of the interior for utility purposes.

PROVISION FOR OPERATING THE STRUCTURE

As a utility building, it would be operated by the Park's maintenance personnel.

PRELIMINARY ESTIMATE OF COST FOR REHABILITATING THE STRUCTURE AND GROUNDS

$11,800.

CHAPTER II
HISTORICAL DATA

Prepared by Historian M. I. Yoelson

STRUCTURAL EVIDENCE FROM
DOCUMENTARY SOURCES

The two story brick carriage house or stable (Illustration No. 1) is located on the south side of De Silva's Court (see Illustration No. 2). The latter, located 148 feet south of Walnut Street and 191 feet west of Fourth Street, is in length (east and west) 82 feet and in width 26 feet. The structure is situated on the eastern half of a lot and has a frontage of 30 1/2 feet on the Court. It was erected between 1796 and 1797.

No. 18th-century descriptions of the structure are available. The notation in the Philadelphia City and County tax records for the years 1796 to 1805 describes it as "Brick Stabels" or "New Brick Stables."

The Minute Books of the Mutual Assurance Company for December 18, 1810 refer to a "survey (No. 1638) of James Milnor's two story Brick Stable & carriage House situate on the South side of a 25 feet wide Court which communicates by an 8 feet wide Alley from Walnut Street between 4 & 5 and Walnut & Prune Streets." Unfortunately, neither the survey nor a policy are available.

The James Milnor referred to in the Minute Books disposed of the stable property in December, 1809. But as no substantial structure was erected prior to 1816 in the immediate vicinity, it can be assumed that the stable was constructed by 1796.

The first complete account of the stable is a fire insurance survey for 1824, made by the Philadelphia Contributionship Company, which describes the structure as:

> ...a Stable &c belonging to Charles A. Poulson Situate on the South Side of a Court at the Rear of his lot West side of 4th South of & near Walnut Street being 26 feet by 31 feet two stories high--- 14 & 9 [inch] walls Shed roof plain Eave & wooden gutter lower Story divided into 4 Stalls with turned posts Circular Rocks & arched Carriage house & stable floors of plank walls & ceiling of the latter plastered---The 2d Story is divided into 3 Rooms---1 hay loft---rough floor of [such or inch?] [next word illegible---may be "Eds"], partly plastered---winding stairs into 2d Story & ship ladder to loft over--- ledged doors & shutters---a hoisting place in the roof & large door under in the 2d story (formerly a Stove)...

In the years since 1824 radical changes have been made in the stable. However, since there was no record of structural changes until the property was surveyed in 1917 by the Mutual Assurance Company, it is difficult to ascertain when they occurred. The major alterations included the removal of the stalls, the circular staircase leading to the second story and the shed roof. A tin raised roof replaced the old one and a ladder supplanted the staircase. The survey of 1917 describes the structure as:

> ...the two story brick building (stable) in the rear of No. 212 South Fourth Street---The Philadelphia Contributionship---facing on a small street in the rear with the outlet on Walnut Street
> Dimensions 31' 0" by 26' 4"
> Built of dark stretcher bricks with tin roof Copper conductors.

First floor---On the north and south walls one pair of double batten doors with transoms above. One single batten door, one single window with batten shutters. All made of white pine beaded boards. First story one single door to yard, with five wooden steps. Second floor one pair batten doors, one window with batten shutters in the north and south wall.
The first story in one room. Joist 3 x 12, wide flooring, 12" straight ladder to second story. Walls partly plastered, all white washed. Second story in two rooms divided by a rough board partition. Rafters 3 x 12, supported in the center by a wooden girder composed of four pieces of 3 x 12 bolted together.
Heavy rough steps to roof with trap door. Wide flooring. Building all white washed.
Use for storage. In Clean and safe condition. ...

The structure was resurveyed in 1935 by Mutual but the description is so vague that it is of no value in determining if the building had undergone further changes:

Construction - Brick; good.
Repair - Good.
Division, Parapet Walls- Brick.
Cornice - wood finish.
Roof - flat; slag.
Ceilings - Open.
Partitions - brick. 1st
Floors - joist, concrete; yellow pine.
...
Stairs - Open.
...
Heating - none.
Cooking - none.
Lighting - Electric, A.I., safe.
Fire Doors - wood metal lined...both; door one side of wall,...properly hung,...swinging, ... standard.
...
Boiler - none.
Ashes - none.
...
Waste and Rubbish - Removed property.
As a whole the risk is - Good, fair. ...

No evidence has been uncovered to indicate additional alterations to the interior of the stable since 1935. In 1955 the United States Government acquired the stable and the adjacent property. Three years later the structure adjoining the stable was torn down. (See Illustration No. 3). To date no changes have been made to the exterior.

It is recommended that an architectural investigation be conducted to substantiate the documentary evidence in this section of the report and to determine what portion of the original building is still standing.

Investigation to date strongly suggests the absence of a structure on this site prior to 1796; also, that the structure is substantially the two-story brick stable erected by Benjamin Wistar Morris sometime between 1796 and 1797.

HISTORICAL ASSOCIATIONS

The land on which the stable is located was originally part of a larger lot. It was situated on the south side of Walnut Street between Fourth and Fifth Streets, and had a frontage of 94 feet and a depth of 220 feet. It was granted in 1692 to Valentine Bird by William Penn as an original patent.

In 1713, Nicholas Hitchcock, a carpenter, purchased the property. Following his death the property passed to his sons, John and Joseph. Subsequently, they were forced to sell the property and in 1757 a division into four parcels resulted. George Bullock, tanner, acquired the easternmost and westernmost lots. A James Stephens purchased the remaining lot on the east.

Joseph Bullock, merchant and son of George, inherited his father's property and in 1769 purchased from Sheriff Joseph Redman the last of the four parcels. It was on this land that the stable was later built.

In 1794 Joseph Bullock deeded this property to George Harrison, merchant (later Naval Officer of the Port of Philadelphia under President Jefferson).

Harrison retained the lot only until December 22, 1795, when he sold it to Benjamin Wistar Morris (1762-1825) a wine merchant then residing at 110 South Second Street. Morris proceeded to build on his newly acquired property two three-story brick houses,

Nos. 106 and 108 Walnut Street (present-day Nos. 420 and 422 Walnut Street). In the rear of No. 106 he erected the two-story brick stable or carriage house (see Illustration No. 1) that is the subject of this report.

In 1796 Morris purchased from Arthur Stotesbury, mariner, a three-story brick house, and lot at No. 110 Walnut Street (present-day No. 424). The lot had a frontage of 22 feet and a depth of 220 feet. Shortly, thereafter, Morris opened up a "court" (Illustration No. 2) on the southern portion of that lot and the adjoining one between the dwelling houses and the stable. Located 148 feet south of Walnut Street, it extended east and west 83 feet and north and south 26 feet. The western end of the "court" connected with an eight foot alley leading northward into Walnut Street (Illustration Nos. 2 and 4). The "court" and alley are in existence today.

By 1799 Morris was residing at No. 108 Walnut Street. He lived there until 1804. He then removed to Wellsborough (Tioga County), Pennsylvania where he remained until his death in 1825. Little is known concerning the activities of Morris other than his occupation and his marriage. He prospered as a wine merchant and supplied the Washington household between 1793 and 1795. His wife was Mary Wells for whom Wellsborough is named.

From 1804 until 1809 No. 108 was occupied by a new tenant each year. For the years 1802 through 1809 No. 106 was occupied

by Mrs. Mallon's Boarding School and for the same period No. 110 was leased to a new tenant every year. The reputation of none have endured to the present.

In August 1809 Morris disposed of his Walnut Street properties. No. 106 Walnut Street (reduced to 28 feet by 148 feet) was purchased by Jonathon M. Condy, attorney-at-law; No. 108 (28 feet by 148 feet) by James Milnor, attorney-at-law; No. 110 (22 feet by 148 feet) by Robert De Silva, bookbinder. At the same time, Morris sold to James Milnor the property which included the stable. This property, situated south of the "court," was composed of two lots. The first, the easternmost and the larger of the two, included the stable, and had a frontage on the "court" of 56 feet and a depth of 46 feet. The smaller lot to the west extended along the "court" 22 feet and in depth was 12 feet. Milnor was granted the use of the "court" and the eight foot wide alley running northward into Walnut Street.

James Milnor (1773-1844), a lawyer, politician, and minister, retained the stable property only until December, 1809, a period of four months. He divided the lot and sold to Reeve Lewis, merchant, the eastern part with the stable extending along the "court" 30 1/2 feet and in depth 46 feet. In addition, Lewis was granted the use of the "court" and the eight foot wide alley leading into Walnut Street.

The stable property was located west of Lewis' dwelling and lot on Fourth Street. Lewis had acquired his house in 1809, and he lived there from 1810 to 1815. In 1814 he sold the property on Fourth Street together with the stable to Edward Wilson, merchant. As in the case with Lewis, Wilson was granted the use of the "court" and alley.

Wilson resided at No. 96 South Fourth Street until 1824 when he sold the property to Charles A. Poulson, gentleman. The latter was the son of Zachariah Poulson (1761-1844), publisher and printer. Charles Poulson resided at the Fourth Street address until 1835 when he in turn sold the property to the Philadelphia Contributionship for the Insurance of Houses from Loss by Fire. The latter as in the case with previous owners was granted the use of the "court" and alley.

The Philadelphia Contributionship was organized in 1752 as the earliest fire insurance company in this city. Benjamin Franklin who is credited with its inception was one of the first subscribers and among the first directors. Since 1835 the Contributionship has occupied the building on Fourth Street. In 1955 the United States Government acquired title to stable property.

EVALUATION OF HISTORICAL IMPORTANCE

No figure of historical importance is associated with the structure and no significant event ever took place there. Of greater value is the structure itself. Because it was built during the historic period which the Park commemorates (1774-1800) and is the one existing eighteenth century stable in the area, its preservation is considered necessary and it should be restored to its appearance of 1797.

ILLUSTRATIONS

Chapter II
Illustration No. 1



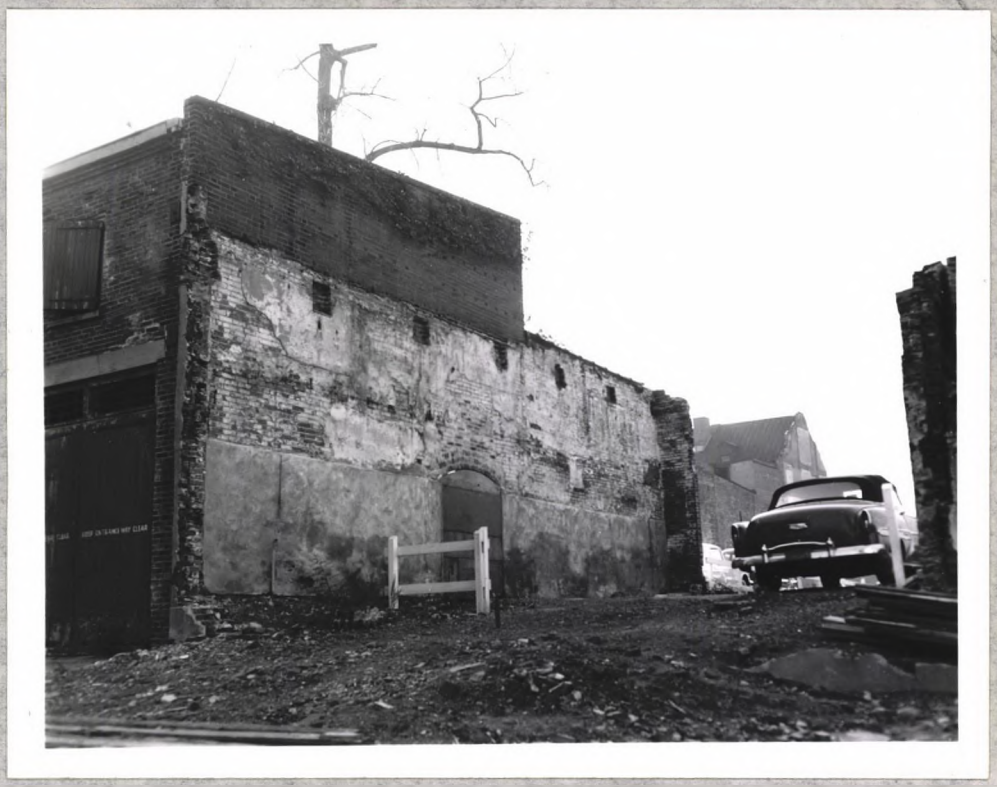
View of the north side of the Stable or Carriage House located on the south side of De Silva's Court, 1958,
National Park Service photo.

Chapter II
Illustration No. 2



View of the "court" looking west, 1958,
National Park Service photo.

Chapter II
Illustration No. 3



View of the west side of the Stable or Carriage House, 1956,
National Park Service photo.

Chapter II
Illustration No. 4



View of the western end of the "court" connecting with alley leading into Walnut Street, 1958, National Park Service photo.

CHAPTER III

ARCHITECTURAL DATA

Prepared by Architect L. Adrian Doe

HISTORICAL AND STRUCTURAL DESIGN

The so-called "Stable" or "Carriage House" was built in 1796 or 1797 by Benjamin Wistar Morris, a wine merchant. The unfinished physical survey of the building strongly indicates that it was not built as a stable and carriage house. Deed Poll, dated August 31, 1809, describes this building as "Brick warehouse and Improvements," and the investigations already undertaken appears to confirm this. The most complete description of the building is contained in survey of the Philadelphia Contributionship Company of 1824 and describes the building as "a Stable &c" also "(formerly a Store)---". DeSilva's Court was built by Morris "shortly after" 1795. This paved court, which exists intact today, directly to the north of the "Stable" is, to our knowledge the only remaining "pebble stone" paving in Philadelphia.

The building is a simple rectangular wall-bearing structure of brick, 31' wide by 26' deep, two stories above grade, with cellar, and attic under a shed roof. The "plain eave & wooden gutter" no longer exist. The windows were wood double hung with solid frames typical of 18th Century work. No original sash remain. All windows were shuttered, hung on W.I. strap hinges, as were the doors. The doors and shutters were "ledged" construction. The floor framing was 3"x 12" joist, floored with plank on the 1st floor and 1" wide boards on the 2nd and loft floors. The roof was probably shingled.

Although the cellar is not mentioned in the 1824 survey, it must have been part of the original structure. The foundation walls were of stone. Four area ways were built to provide light and ventilation in the cellar.

EXISTING CONDITIONS AND
ARCHITECTURAL DESCRIPTION OF THE FABRIC

The Stable and Carriage House (Warehouse and Store) shows some changes in the exterior, but the essential character of the exterior has been preserved except for the reduced pitch of the roof. The main walls (north and south) are structurally sound being 14 inches thick of well bonded brickwork. The east wall (a 9" party wall between the Stable and the Contributionship Garden) is in sound condition. The lower 15 feet of the west wall is soft salmon brick and in poor condition. All brickwork except in east wall requires pointing and replacing of occasional disintegrated brick. The south free standing wall of the Stable Yard has bulged; the west wall (a former party wall) is in poor condition; the east wall is in good condition.

The built-up slag roofing is in poor condition requiring replacement. The doors and frames, and shutters are in fair condition generally requiring minor repairs and straightening of hardware. Wood double hung sash are missing.

The roof and floor framing, except for a portion of the loft floor, is in sound condition. The flooring generally needs some repair and replacement.

The stairs have been removed from the first to the second floor. The interior walls are irregularly finished with plastic and/or paint or not finished at all.

See drawing of "Existing Conditions" No. 2595, two sheets.

The paving of DeSilva's Court is generally in good condition requiring only some replacement of pebble stones and stone curbing.

ADDITIONAL WORK NEEDED TO ACCOMPLISH ARCHITECTURAL RESEARCH

A small amount of additional investigation should be made of the superstructure and complete investigation of the foundation walls and cellar area. Evidence should be uncovered as to the access from the Yard to an indicated 5' x 7' doorway into the cellar. The fireplace in the cellar, and adjacent brick walls, should be examined to determine the period in which they were built. The original level and material of the cellar floor should be determined by excavation.

RECOMMENDATIONS

The "Stable" or "Warehouse", together with DeSilva's Court is the only 18th Century work of this type in the Park Area. This work is considered worthy of preserving historically and as a landscape feature. The practical use of the building is of paramount importance for storage and for housing pump for the adjacent landscaped areas, and is strategically located for this purpose. If these facilities are not provided in this structure, equal space will have to be provided in another structure, and at greater cost. Inasmuch as all but one section of one exterior wall is in sound condition, and the floor construction is sound, a minimum amount of rehabilitation work will be required to restore the exterior and interior for satisfactory use.

No substantial structural changes are contemplated to accomplish this use. The building should, first of all, be made weather-tight. A new roof surfacing is required with gutter, box cornice, and downspout. A section of the intersection of the north and west walls should be re-bonded and the west wall should be veneered with old brick from our stock pile. The brick joints in the north and south walls should be raked out and re-pointed. Repairs should be made to the window and door frames and glazed sash provided for the windows. The exterior wood and iron should be painted.

A minimum amount of work is contemplated for the interior; the exact extent to be determined by further investigation.

A stair should be constructed for access to the second floor.

The interior wiring will have to be supplemental for additional light, and power for the pumps.

A sprinkler system should be provided for unattended storage space.

The south and west walls of the Yard should be reduced in height. This work should be considered in connection with the site improvements in the Area.

De Silva Court should be repaired.

No.

Name

Order

Remarks

Retouched

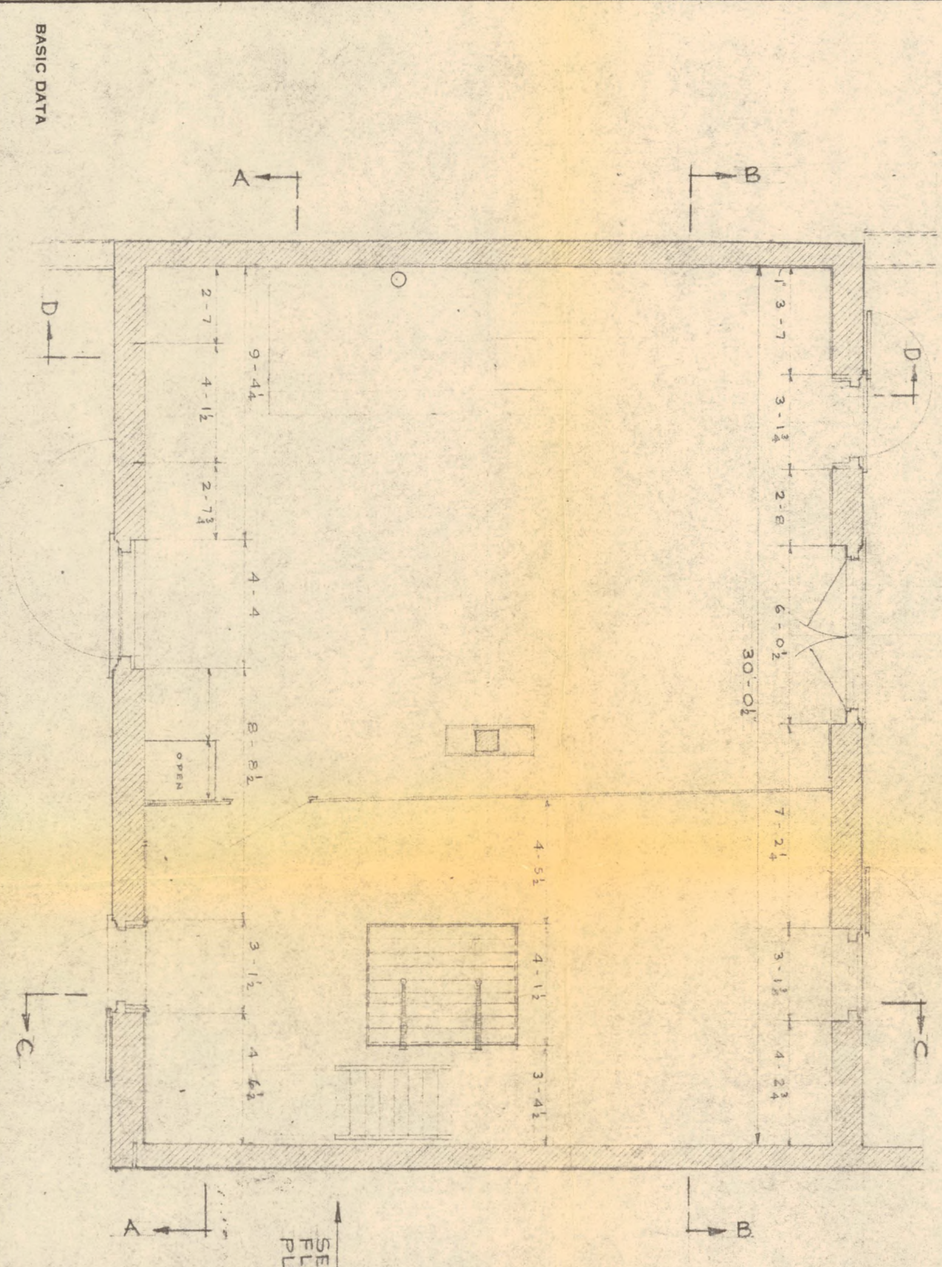
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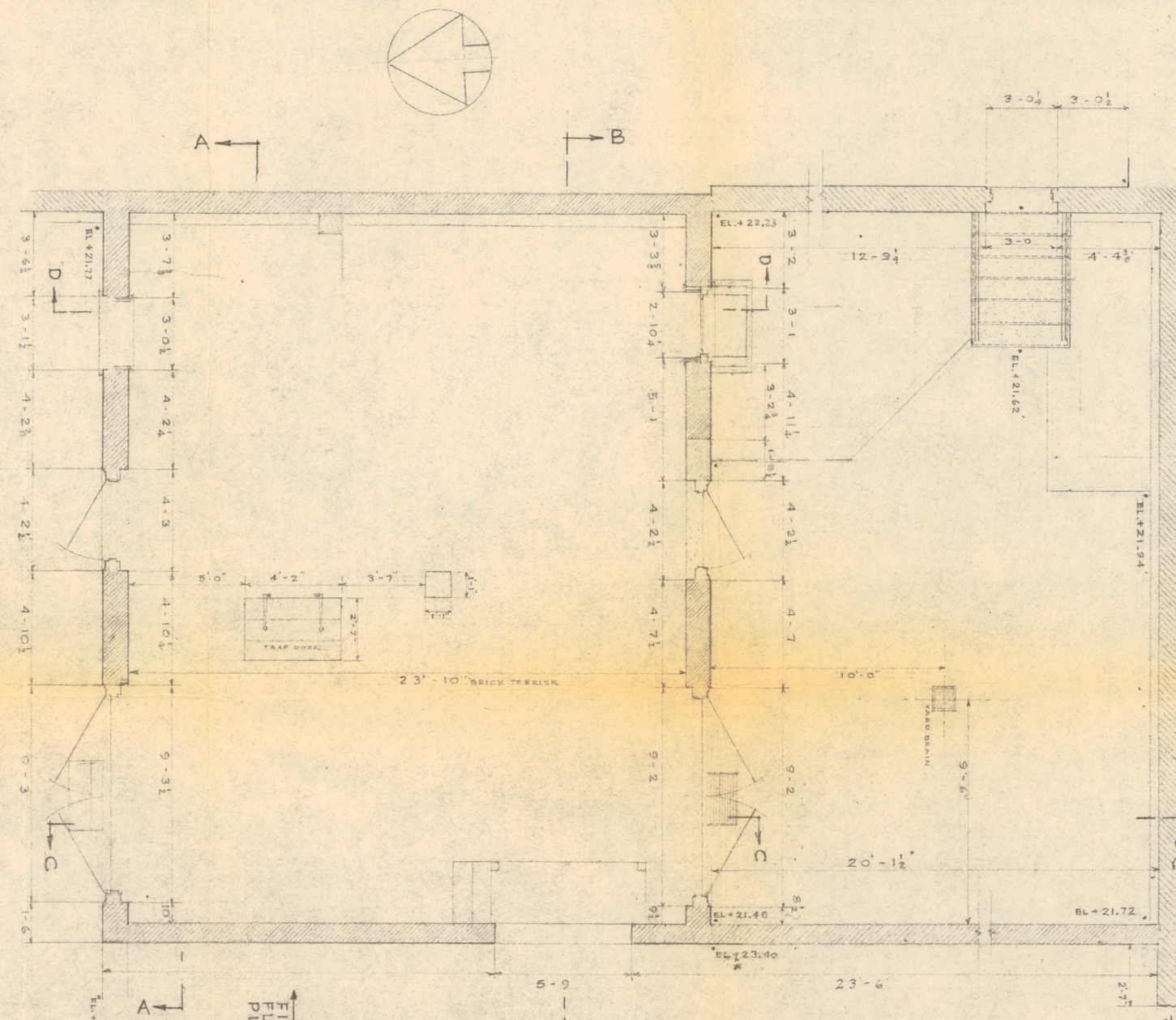
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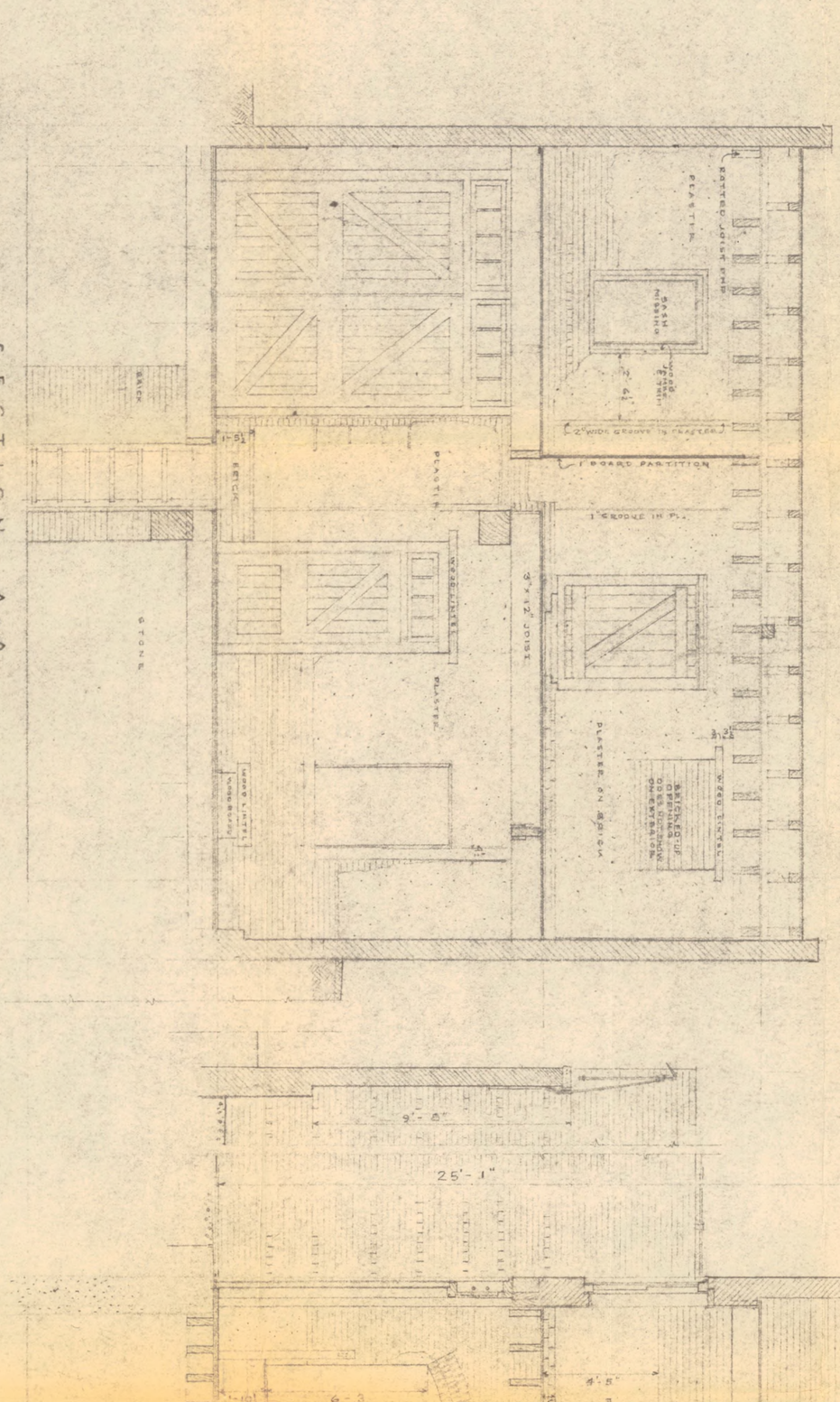
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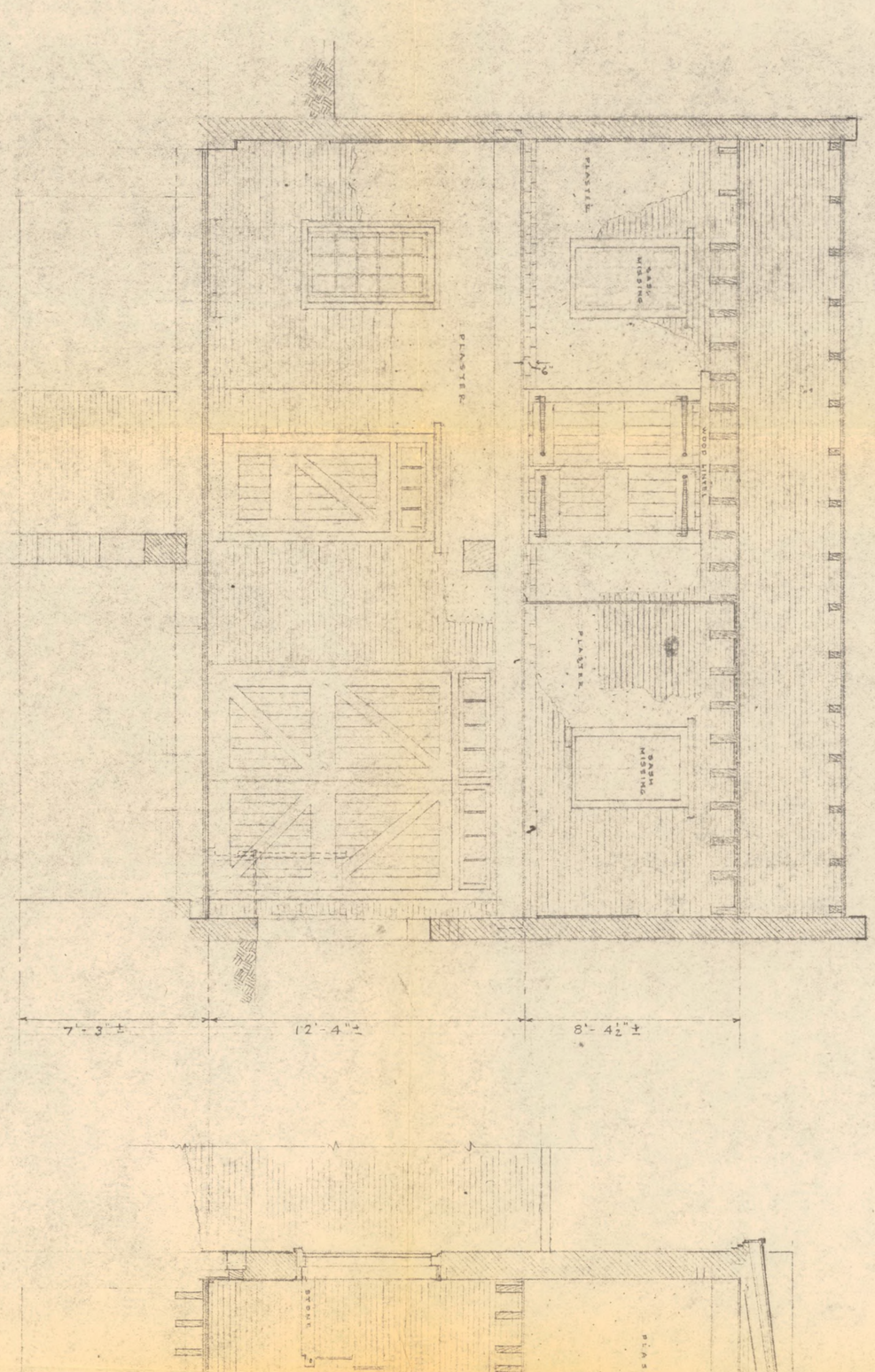
TRIM LINE

BASIC DATA









SCALE ¼" = 1'-0"

APPROVED	RECOMMENDED
DATE	

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DIVISION OF MAINTENANCE AND REHABILITATION
PREPARED BY: FIELD OFFICE

TITLE OF DRAWING: EXISTING CONDITIONS BUILDING NO. 99
LOCATION WITHIN AREA: AREA-B REAR OF 422 WALNUT ST.
NAME OF AREA: INDEPENDENCE NATIONAL HISTORICAL PARK

ORIENTATION
A BRICK WALL BETWEEN STABLE YARD AND CARRIAGE HOUSE IS A CONTINUATION OF PARCEL

REVIEWED	
OPERATIONS REGION	
	WASHINGTON
INTERP. REGION	
	WASHINGTON
COOP. ACTV. REGION	
	WASHINGTON
DES. & CONST. STERN	
A.	
E.	
L.A.	
WASHINGTON A.	
E.	
L.A.	
OTHER	
PREPARED	
DESIGNED	
L.A. DOE	
DRAWN	
CHECKED	
REVISED DATE / INITIAL	
REGION 5	
PCP	
SHEET 1 OF 2	
DRAWING NO. NHP-IND 2595	
DATE NOV. 17, '58	

CARRIAGE HOUSE & STABLE

UNFINISHED

1

No.

Name

Order

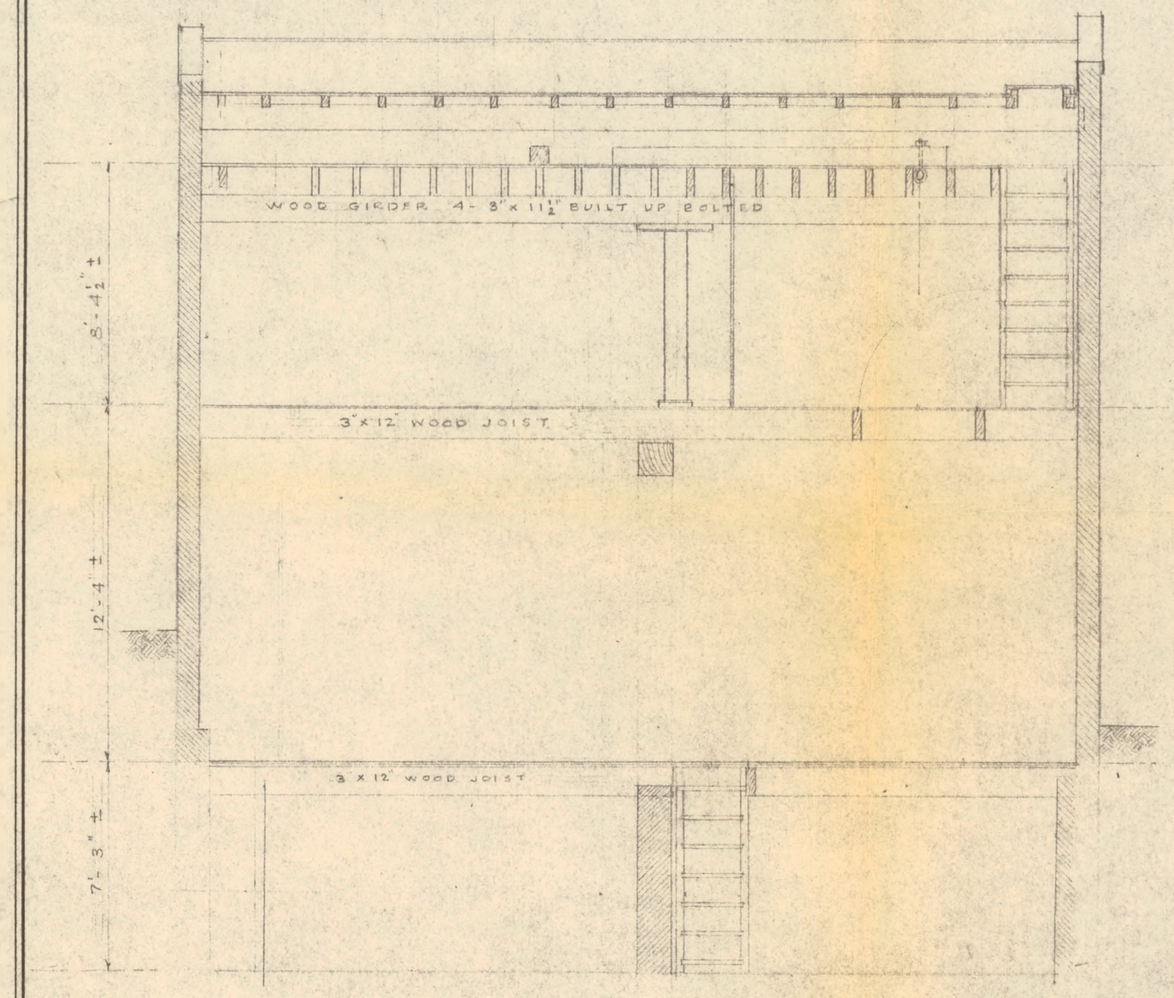
Remarks

Retouched

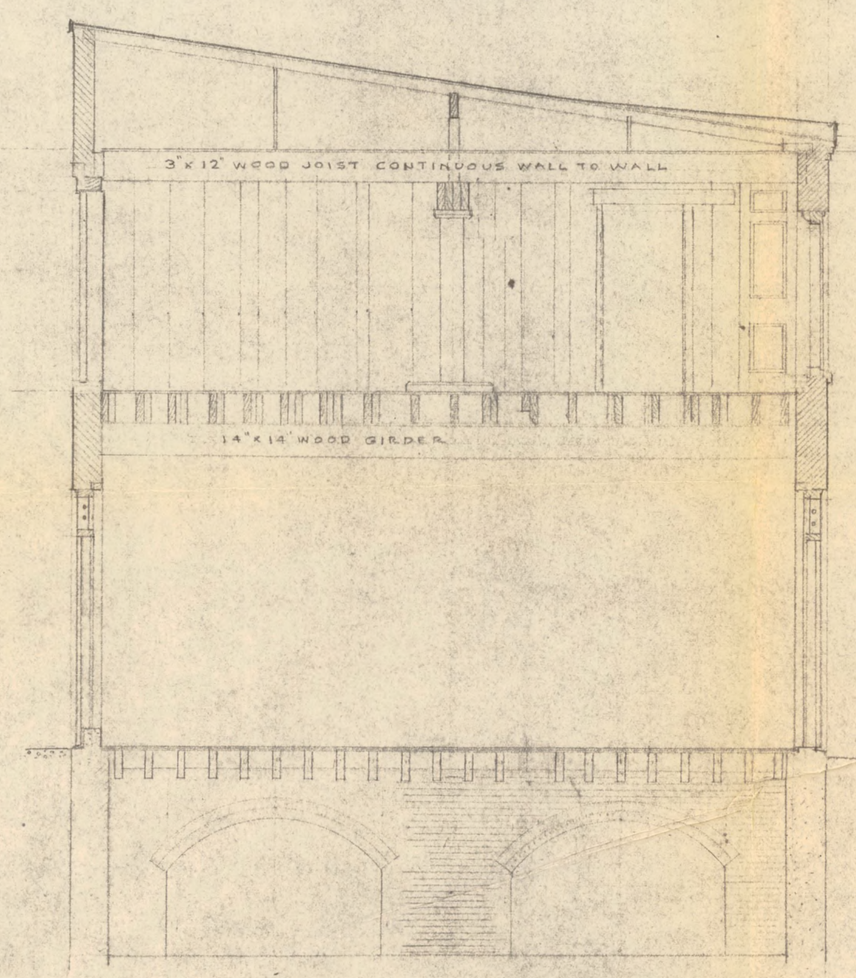
Order Finished

Reorder

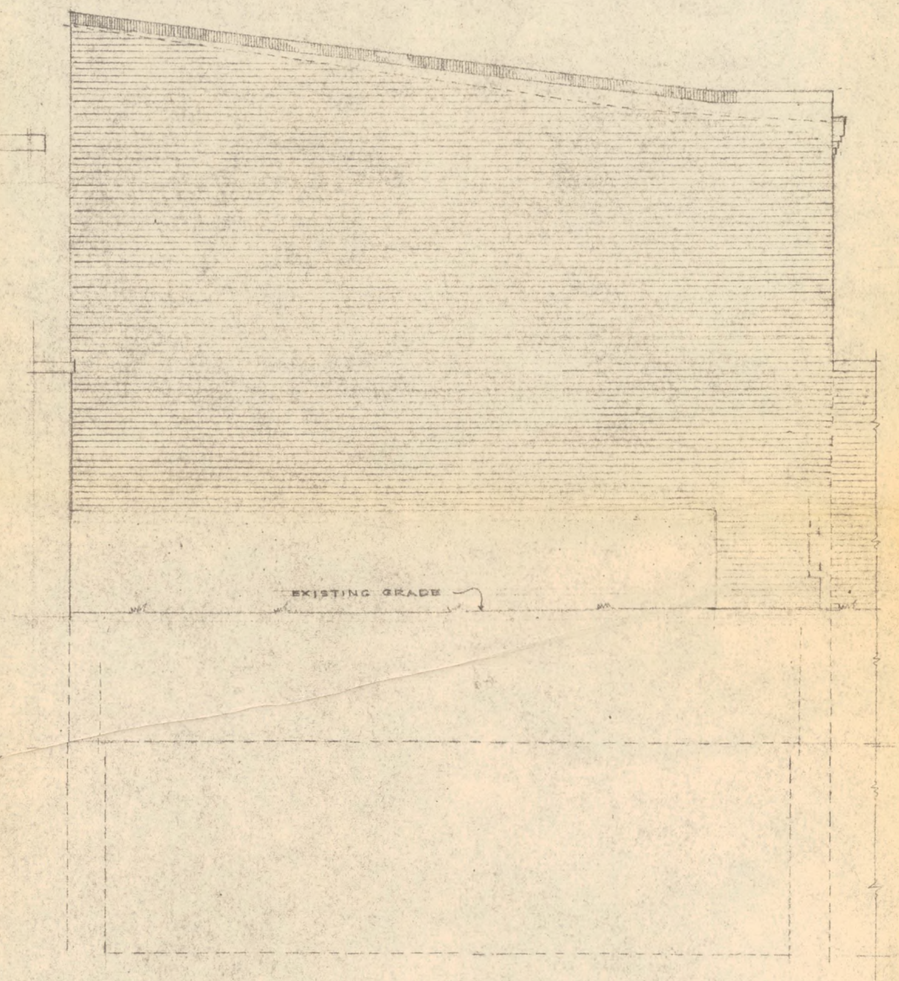
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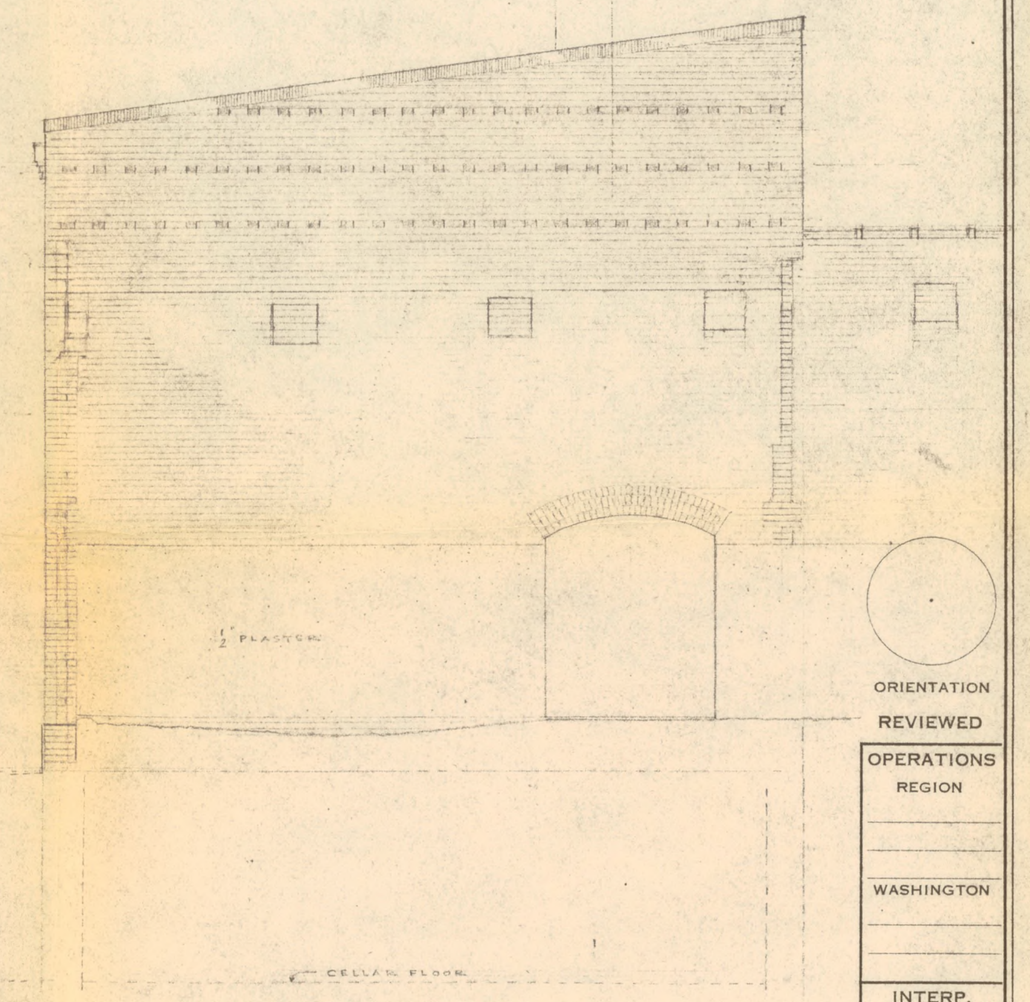
LONGITUDINAL SECTION
NORTH OF CENTER LINE LOOKING SOUTH



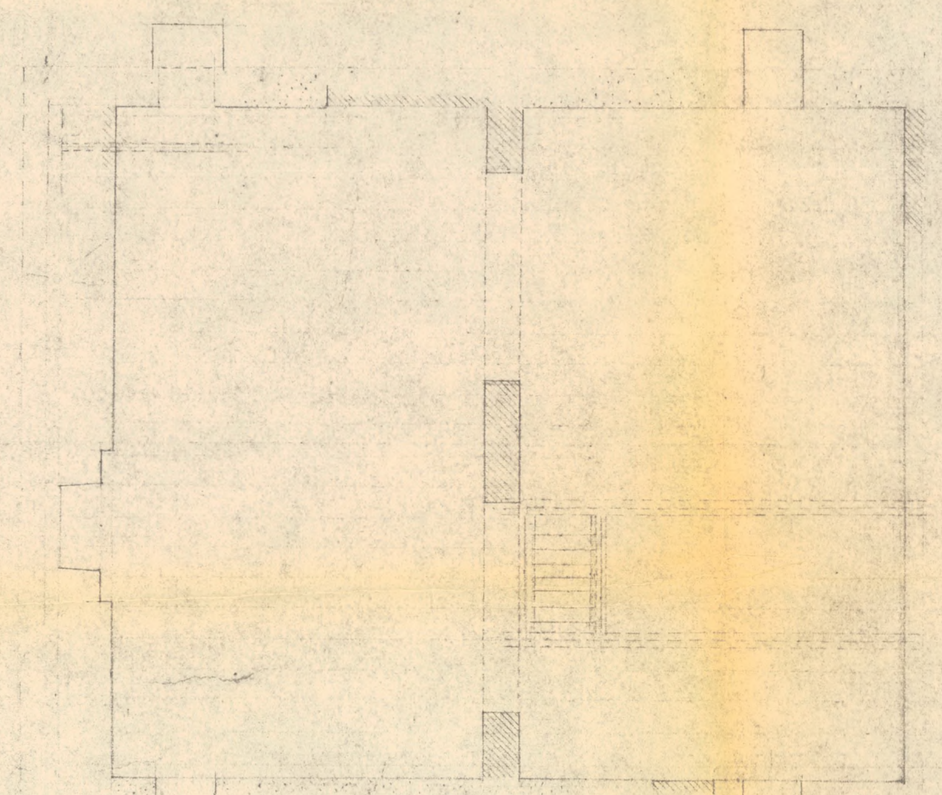
CROSS SECTION
ON CENTER LINE LOOKING WEST



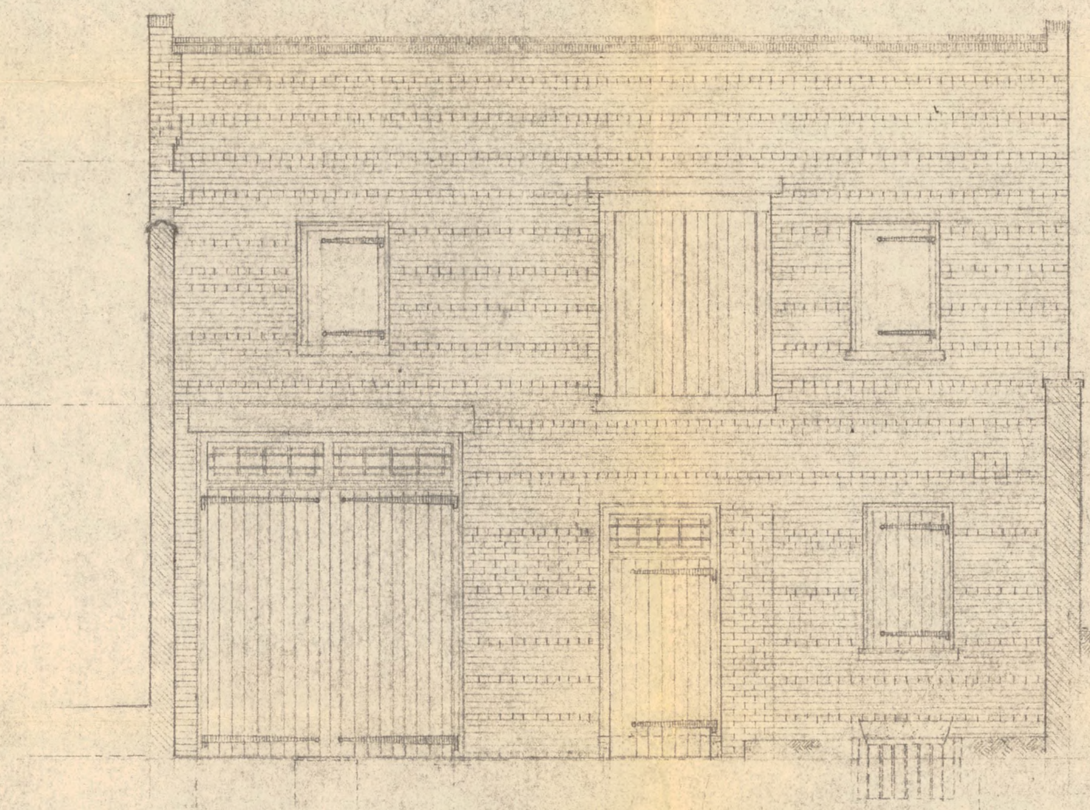
EAST ELEVATION



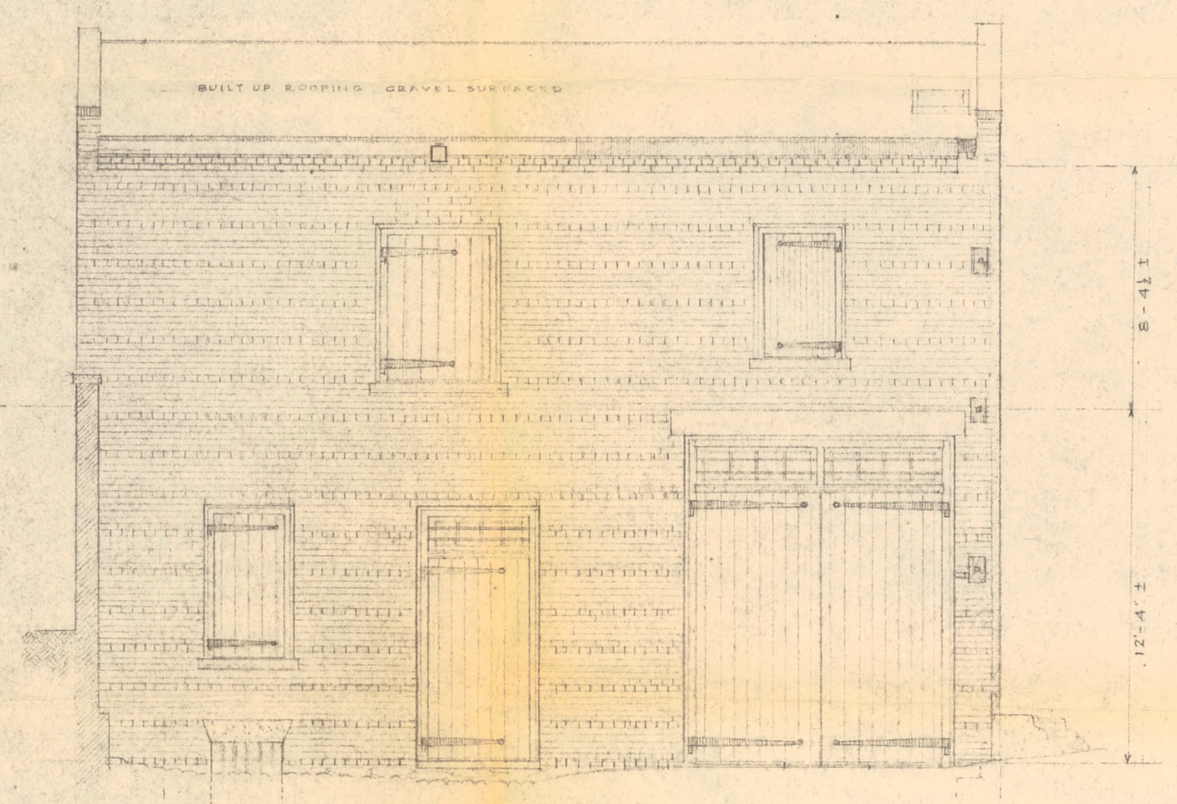
WEST ELEVATION



CELLAR PLAN



SOUTH ELEVATION



NORTH ELEVATION

OLD STABLE & CARRIAGE HOUSE

BASIC DATA

SCALE ¼"=1'-0"

ORIENTATION REVIEWED

OPERATIONS REGION

WASHINGTON

INTERP. REGION

WASHINGTON

COOP. ACTV. REGION

WASHINGTON

DES. & CONST. EASTERN
A.
E.
L.A.
WASHINGTON
A.
E.
L.A.

OTHER

PREPARED
DESIGNED L. A. DOE
DRAWN
CHECKED

REVISED
DATE | INITIAL

RECOMMENDED DATE

APPROVED

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
DIVISION OF MAINTENANCE AND REHABILITATION
PREPARED BY FIELD OFFICE

EXISTING CONDITIONS BUILDING NO. 99
TITLE OF DRAWING
AREA-B REAR OF 426 WALNUT ST.
LOCATION WITHIN AREA
INDEPENDENCE NATIONAL HISTORICAL PARK
NAME OF AREA

REGION 5
PCP
SHEET 2 OF 2
DRAWING NO. NHP: IND- 2595
DATE NOV. 17, 58

UNFINISHED

LANDSCAPE DATA

9. Landscape Data

A. Study of Physical Evidence: As stated in the Historic Structure Report under Chapters I, II, and III prepared in November 1958 by the Park, the Stable or Carriage House as it is sometimes called was built in 1796 or 1797, and thus falls within the historic period of the Independence National Historical Park.

The small service courtyard adjoining the south side of the Stable is an integral part of the historic site and should be retained along with the building. Cost of repairs and rehabilitation for the walled-in enclosure will be small and should be accomplished at the time the building is repaired.

If the courtyard is to be removed, the cost of demolition will be considerable and must include reinforcing and replacing in part the high existing retaining walls supporting the adjoining property.

The old pebblestone pavement serving as an approach to the Stable doors on the north side of the building has not been seriously disturbed and can easily be preserved in its present state. As far as we can determine, it is the only example of pebblestone paving in this part of the city. Certainly, it will be one of the very few original pavements of this kind preserved for public view.

B. Documentary Study on Appearance of Feature at Historic Period: The Stable cannot be retained authentically without its counterparts, the courtyard and pavement. The appearance of these combined structures as they relate to their surroundings will enhance the over-all historic scene along with the nearby historic dwellings to be retained in this section of the Park.