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# CARPENTERS' COURT

by

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Revised Edition

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National Park Service
Independence National Historical Park Project
Design and Construction Division

University of Pennsylvania
School of Fine Arts
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# F O R E W O O R D
## To The Revised Edition

Carpenters' Court, the passage that leads in from Chestnut Street to historic Carpenters' Hall, forms an important part of the story of the Hall itself. Until recent years the Hall could be seen only up this narrow court, surrounded by other buildings. With the advent of the Independence National Historical Park Project, the question has arisen of whether to tear down all the surrounding buildings so that the Hall will stand in the open, visible all around, or to keep it in its historic setting at the head of a court flanked by buildings.

To determine what buildings were built on the Court, what remains of them, and to attempt to reconstruct their appearance has been the aim of the project reported here. The research was carried out and the drawings prepared during the summers of 1953 and 1954 while the writer was an employee in the National Park Service summer student program. The first edition of this paper was written in 1953 for the Department of the History of Art, School of Fine Arts of the University of Pennsylvania, as special research in American architecture. This revised edition was prepared for the National Park Service in the summer of 1954, and involved additional research, drawings and a rewriting of the text.

The project continued the work on the Court started by Charles E. Peterson, then Resident Architect of the Independence National Historical Park Project in Philadelphia and now Supervising Architect, Historic Structures, and was carried out with

his close supervision and help. Mr. Peterson also collected the fire insurance surveys for these buildings reproduced herewith. His work has been published in the 1953 book, Historic Philadelphia as part of the article "Carpenters' Hall". I am also indebted to the Carpenters' Company and to Mr. & Mrs. Charles Jackson, caretakers of their buildings, for help and kindness in carrying out research in the Company's records. Also to Mr. Martin Voelcon of the National Park Service who compiled the chains of title for the properties discussed. I am indebted to the Historical Society of Pennsylvania, and to J. H. Given of the Society, for permitting me to examine some restricted papers in their temporary possession.

The drawings that accompany this paper were prepared by the writer to reconstruct, as far as possible, the original appearance of the buildings in the Court. The ownership of the Carpenters' Court lots may be traced graphically in drawings 7-9. Similarly the buildings on Carpenters' Court through the years since the Company first bought the lot can be seen in drawings 10 and 11. The originals of these drawings are on file at the office of the Independence National Historical Park Project in Philadelphia. The photographs are from the Project's collection which in turn was compiled from several sources, as noted. Included are copies of the fire insurance descriptions of these buildings, where we have them, as a matter of records.

James C. Massey

Philadelphia, Pa.

August 1954

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## THE EARLIEST BUILDINGS

Carpenters' Court antedates the Hall by many years, and by the time that the Carpenters' Company bought the lot the pattern of a court lined with buildings was already set. The court was laid out in 1706[1] by the owner of the original land grant from William Penn, one David Breintnall, a shopkeeper of this City[2]. He held a 35' wide lot from Penn, and added to this by purchase on both sides. On the west side he purchased a 12' strip from William Forrest in 1705[3]. He also bought 19' on the east side, giving him a total of 66', the whole of which was sold to the Carpenters' Company in 1768. To lay out a court like this was a common way of opening up the too deep 255' lots that Penn's surveyors planned, for it permitted building to the full depth of the lots. Breintnall laid out a little thoroughfare, referred to as a "party alley", or as a "certain lane, alley or passage," to be 10' wide and 255' deep, but it was built only 92" deep at first[4].

In 1706, the year that Breintnall laid out his court, he gave the 22' piece on the west side of this passage [5] to one Nathan Fawcitt. Fawcitt was a bodice maker who had married Breintnall's daughter, Jane. The land was a gift--Fawcitt's marriage portion--and the transaction was consummated for 10/-. Fawcitt soon erected what was perhaps the first building on the court, a small two-story blue frame house[6] on the Chestnut Street front of his lot (Plates 6 and 7). The house was built sometime between 1706, when he got the ground, and 1713, when the ground was again sold. The front part was 22' x 24' and behind this was a 10'

x 13' area which was probably the stair hall. Finally there was a kitchen, 10' x 13'[7].

Fawcitt died soon after building his house and left his property to his wife, Jane. By 1713 she had married again, this time to a Tailor, one John Harper, and they sold the house back to David Breintnall to satisfy an old debt of Fawcitt's[8]. Seven years later Breintnall again gave the property as a marriage portion, this time to John Lancaster, upon his marrying Sarah Breintnall. Lancaster, a shopkeeper, kept the property 11 years, erecting a second house on the lot in the meantime. In 1731 they sold the house to George Emlen, a brewer. In 1768, when the Carpenters' Company bought the lot from George Emlen, Benjamin Loxley, a member of the Company made a carefully drawn plot plan, including some measurements, of the buildings then on the Court[7]. A memory drawing of this plot plan is included in the drawings of Buildings On Carpenters' Court, as the 1768 plan. This plot plan has been an important source of our knowledge of the early buildings on the Court. Another sketch with the plot plan showed the Carpenters' Company plans for the future development of the Court, including the remodeling and enlarging of the then existing buildings at the front of the Court on Chestnut Street. These plans were apparently not carried out, but as soon as the Company bought the lot they made numerous repairs and alterations to the buildings on the Court so as to improve their rental condition; the Company was very interested in the income that they could derive from their lot. The Fawcitt house was worked on during 1768 and 1769 and part of the work was in replacing the old-fashioned leaded casement windows with

modern double-hung sash windows[11]. As the City expanded commercially, the Fawcitt house was converted into a business building and was used at various times by printers, a stage keeper, and a cooper. We found that it was rented for £30 in 1787[12], and that in the same year, H. Abraham Mitchell, the cooper, received permission to install a window on the Court side of the house. This was probably to complete the window pattern on that side, for in the early views of the building there is a "missing" window (Plates 6 and 7). Later, in 1806, Thomas Hope, a ship broker and publisher of the Philadelphia Price Current, had offices here. He was responsible for a small addition backwards from the building in line with the Carpenters' Hall, then used as the U.S. Custom House[15]. Three years later, in 1809, windows were installed in the rear of the building, facing the Hall, and in the following year, 1810, the Fawcitt house was torn down to make way for the large new Front Store. Parts of this first building on the Court, however, still exist in the basement walls of the building now at the Chestnut Street front of the lot. This will be discussed in more detail later.

There were several other buildings on the Court before the Company bought the lot. The first of these was a house erected by John Lancaster sometime between 1720 and 1731, the years that he owned the property on the west side of the court. In the sale of the property in 1731, there is mentioned that "John Lancaster hath since erected another messuage or tenement"[16]. We believe that a building that was on the west side of the Court behind the Fawcitt House was the Lancaster House. We have no further information about this house except that it was rented for £20 in 1787[17]. There

was still another building on this side of the Court, one that is even less definite. Our only positive reference to it is that the Company rented the Front (Fawcitt) house and two back houses in 1787[18]. One of these back houses would be the Lancaster House, but the other is otherwise unaccounted for. In 1770 the Carpenters' Company directed Abraham Carlisle to erect a one-and-a-half-story store on the lot. This may very well have been this third building on the west side of the Court. We also have a copy of a letter of George Ingels, President of the Carpenters' Company, describing a brick building two stories high and 13' x 21'. These possibly all refer to this one building as there was not much space available on the Court for additional buildings. Indeed the only open space left on the Court was on the west side, right next to Carpenters' Hall, where the stairs and privies were built in 1833. This may very well have been the location of this building, which would have been a brick store 13' x 21', two stories high, and built c. 1770. There was also a second kitchen on the site 13' x 17' and attached to the rear of the Fawcitt house[19]. There are also references to repairs made to the kitchen in the Company records. Apparently this was an extra kitchen that was rented out.

There was also a building on the east side of the Court, at the Chestnut Street front of the lot in the 1768 Loxley map of the Court. It must have been built before 1720 for in that year there is a mention of a brick tenement on the site in a property deed[20]. The building was in three rooms, two on the Chestnut Street front, one of which is labeled as a store, and one room behind[21]. The building was torn down in 1775 to make way for

the construction of the Pemberton house. Behind this was a small building, about 12' x 12', which was an office[22]. Further back on the Court was what we believe to have been privies, for in the Loxeley map the building appears with four small circles, usually indicating a privy with so many holes.

Before the Carpenters' Company bought this lot in 1768 the pattern of a court entrance to the Carpenters' Hall had already been set and lined with buildings. There were six buildings on the Court before the Company started to erect their Hall in 1774, and the following year Joseph Pemberton erected his large new mansion house, almost completely filling the Court with buildings.

1. Philadelphia Recorder of Deeds (PRD) Book Ex. Rec. 8

   pp. 260-265, June 28, 1706.

   "Eastward with a certain lane, alley or passage of 10 foot in breadth the length of the lots laid out and left to be laid out /255'-JCM/ by s'd David Breintnall his heirs and assigns as & for a party alley between the s'd granted premises & the remainder of the said lot of the s'd David Breintnall."

2. PRD. Book Ex. Rec. 2 p. 251.

   (William Penn, Patent to David Breintnall, 16 February 1683.)

3. PRD. (Book Ex. Rec. 8 p. 259.

   (William Forrest to David Breintnall.)

4. PRD. Book I3, p. 407

5. This included the 12' that Breintnall bought from Forrest, as well as 10' from his own grant.

6. Historical Society of Pennsylvania Library (HSP) Souder, Scrapbook of clippings HISTORY OF CHESTNUT STREET, p. 134. "Upon Southwest corner of Carpenters' Court stands a two storied blue frame..."

7. HSP. The writer has inspected a contemporary memorandum book of Benjamin Loxley, presently in a collection of restricted papers in the temporary possession of the Society.

8. PRD. Book F5. p. 317, (John Harper to David Breintnall, 1713).

9. PRD. Book F5, p. 279,

   (John Lancaster to George Emlen, July 28, 1731).

10. PRD. Book I 14, p. 146, I 7, p. 46, I 7, p.48.

11. Charles E. Peterson, "Carpenters' Hall", in Historic Philadelphia. Philadelphia, 1952, American Philosophical Society.

12. Carpenters' Co. of Phila. Library (CC) Bound MSS of Committee on Prices (accounts), 1786, 1791, p. 54, Sept. 28, 1787. "In taking into consideration the state of the rents of the several houses on the Company's lot it was concluded that the front house should be rated at £30 specie for annum... and the two back houses now rented by William Moore & John T. Hanson shall each of them be rated at £20 p. annum in specie or to any other suitable persons, as applies to take the said home."

13. White's Philadelphia Directory, 1785.

14. CC. Minutes of Managing Committee 1795-1801, bound MS, March 18, 1795. "Edward Cargues [Carrigues] reports that Samuel H. Smith has taken the front house at £75 per annum, rent to commence 16th of this instant some small repairs to be done such as taking down partition & not exceeding £5 to pay quarterly."

15. CC. Minutes of Managing Committee 1806-1812. Bd. MS. Feb. 26, 1806. "A letter was read from Thos. Hope requesting the privilege of making certain alterations in the house he occupies, the same coming under consideration it was agreed that he be permitted to extend the building in a line with the hall and make it one story high..."

16. PRD, Book F5, p. 279.

(John Lancaster to George Emlen, 26 July, 1731.)

..."and the said John Lancaster hath since erected another messuage or tenement upon the said described lot."

..."lot and two messuages"

17. CC. Minutes of Committee on prices (accounts). 1786-1791. Bd. MSS. p. 54. Sept. 28, 1787. "In taking into consideration the state of the rents of the several houses on the Company's lot it was concluded that the front house should be rated at £30 specie for annum.....and the two back houses now rented by William Moore & John T. Hanson shall each of them be rated at £20 p. annum in specie or to any other suitable persons, as applies to take the said home."

18. Ibid.

19. HSP, Loxely MS. loc. cit.

20. PRD, Book 13, p. 420.

(David Breintnall to Joseph Breintnall, 1720)

..."with a brick tenement erected on the lot."

21. HSP, Loxely MS. loc. cit.

22. Ibid.

## THE PEMBERTON GROUP

The outlines of Carpenters' Court as set by the earliest buildings on the lot--and the Hall itself--changed considerably after the Continental Congress met there. In January, 1775, the Carpenters' Company sold a piece of Chestnut Street frontage on the east side of their lot to Joseph Pemberton, a Quaker merchant of the City(1). The lot was 26 feet wide and went back along the Court 140 feet--almost to the Hall. Here Pemberton quickly replaced the early buildings with a large brick house (Plate 8).

This house was in several sections. The main portion, fronting on Chestnut Street 26 feet, was three stories high and 48 feet deep with two rooms on each floor, separated by the stack of chimneys. These rooms were richly finished with wainscoting, double cornice, tabernacle frames, and a "dorick frontispiece in passage of first floor." Behind this was a piazza for stairs, 11 feet by 19 feet, which had two stories of open newel stairs, with brackets and mahogany rails, and a "twist" at the first story. Behind this lay a kitchen building 16 feet x 32 feet, and two stories high, then finally "back houses and necessary, 24' x 17', and one story high."(2) The Federal tax records for 1799 also mention a 13' x 15' wash house.(3) The house was valued at £1250 when it was new--quite an expensive layout.

But late in the same year--1775--and probably before the house was finished, Pemberton went bankrupt and was forced to sell all his property, including his new mansion house, to a group of friends acting as trustees(4). Joseph was the black sheep of his family. He was the son of Israel Pemberton, a prominent Philadelphia

merchant and Quaker(5). He married the beautiful and wealthy Ann Galloway of Maryland and they lived extravagantly among the planter class. He was reckless with the business that his father had set him up in--the West Indies trade--and he had taken to gambling for high stakes. These caused his downfall; he went bankrupt and was forced to sell out(6).

In 1777, William Sykes, a merchant, bought the property from Pemberton's trustees(7), but he too went bankrupt and was forced to sell in 1792 to Edward Tilghman, a prominent Philadelphia lawyer(8). Tilghman was born in 1750 and graduated from the University of Pennsylvania in 1767(9). His late years, however, were saddened by the loss of his property, including his house which he was forced to sell to David Kennedy(10). In 1812 Kennedy made a number of changes to the building. He raised the kitchen from two to three stories, and replaced the old back buildings with a three-story brick structure 17' x 16' with the lower story laid out as a kitchen (11).

The valuations of this property went up from $5370 in 1810(12) when Kennedy bought the property to $22,000 when he sold it in 1816(13). We suspect that it was therefore during this time that the five story commercial building that replaced the Pemberton house was built although it is possible that it was an inflation that caused the increase. At any rate it was between 1812 when Kennedy made alterations to the old house and 1850 when we have a drawing of this new building in Rae's Views of Chestnut Street, that it was built. It was of brick, five stories high, and very plain. It filled the entire 26' x 140' lot.(14). (Plate 8)

This building was sold and resold many times until 1873 when it was finally sold to the Guarantee Trust and Safe Deposit Company(15). Incidentally, one of the owners of the property was Charles A. Poulson who did a number of watercolor sketches of old Philadelphia buildings from memory. Two of them are included in this paper as Plates 6 and 7. The Guarantee Trust employed Frank Furness, one of the most important late nineteenth century architects, to design a new building for them on this site(16). The Guarantee Trust Building, still standing as the Tradesman Land Title Bank, was built in 1875 and is one of the most important examples of Furness' work. Its design is both bold and original and its decorative terra-cotta and brickwork are remarkable. It is, however, scheduled to be torn down to make way for the Independence National Historical Park Project. It is a shame that this bank is not to be preserved as a historical monument for future centuries.

1. PRD. Book I14, p. 6

2. Philadelphia Contributionship for the Insurance of Houses from Loss by Fire. Policies 1791-3

"Survey 4 Nov. 1776

"A house belonging to the estate of Joseph Pemberton situate on the south side of Chestnut St. and on the corner of the alley leading to the Carpenters Hall.

" 26' front 48' deep 3 stories high, 14 & 9 inch walls. 2 rooms and passage in each story, plastered partitions, wainscoting pedistil high, chimney breast, mantle, cornice, tabernacle frames, dowel floor, dubble cornice in one room with _____ and dorrick frontispiece in passage of first story. Strait joint floor chimney breast mantle cornice, dubble cornice round, base and surbase in 2nd story. third story plain garret plastered- modillion eaves a good plain frontispiece to door- glass 11x9

"Stair case 19x11' 3 story high 9 inch walls- two stories of open newel stairs ramped Bracketed and varnished mahogany rails, a twist to first story. Kitchen 32x16 feet 3 stories high inch walls two rooms on a floor one of which has a chimney breast _____ _____.

Back houses and necessary 24x12 feet one story high pulled down.

Back building 1x16 feet added three stories high.

The whole painted inside and out and new. $4000 at 3-1/2pc$140

Geo. Bedford

on front part of the house divide by the stack of chimneys £500--30/-

on the back part and staircase £500-----30/-.

on the backbuildings £250----------20/-"

3. Washington, National Archives. 1799 Federal Tax records for Philadelphia. No. 116 Chestnut St.

Occup. - Edw. Tilghman
Owner - Same
Description - H. 24 x 41.6 - 3 st. Br.
Pl. & K. 14 x 54 - 3 st. Br.
Washhouse - 13 x 15 - 1 st. Br.
Woodshed - 13 x 24 - 1 st. Br.

4. PRD. Book I15, p. 428

5. For a biography of Israel Pemberton see:

Theodore Thayer Israel Pemberton King of the Quakers. Philadelphia, 1943, Historical Society of Pennsylvania.

6. Ibid. p. 195

7. PRD. Book D9, p. 380

8. Ibid. Book D42, p. 54

9. After graduation from Penn, he went to Middle Temple in London to study law, returning to Philadelphia just before the Revolution. He promptly married Elizabeth Chew, and served as a brigade major during the war. After the war he returned to his law practice, and became one of the most prominent lawyers of his day. He was offered the chief justiceship of the Pennsylvania Supreme Court, but refused it, recommending instead his cousing William Tilghman. For further information, see James H. Peeling, in Dictionary of American Biography, 1936.

10. Contributionship Policy No. 1791, 1812.

11. PRD. Book MR 21, p. 654.

12. Ibid. Book MR 21, p. 654.

13. Ibid. Book MR 21, p. 656.

14. Hexamer & Locher map, 1860.

15. See the Chain of Title drawings for a record of these transactions for sale of property to Guarantee Trust: PRD. Book TTW49 p. 413.

16. Furness' importance in late nineteenth century architecture is just now coming to be realized. He was a bold and original thinker, and created new forms within the nineteenth century concept of architecture. His work is noted for its powerful arrangement of masses, and his highly decorative use of brick and terra cotta. He had a decided influence on Sullivan's early work. Born in 1839, and living to 1912, he did most of his work in Philadelphia and his buildings are being steadily torn down, and so far nothing has been done to preserve his work. A number of his buildings have been published in the recent book, Philadelphia Architecture of the Nineteenth Century, edited by Theo. White, and published by the University of Pennsylvania in 1953. Included in this book are such buildings as the Academy of Fine Arts on Broad Street, the Guarantee Trust bank, his work on the Broad Street Station, and some of his houses. An excellent illustrated article on Furness by Mr. William M. Campbell, an architect with the National Park Service at the Independence National Historical Park Project, has appeared in the Architectural Review for November, 1952.

## THE NEW HALL

In 1790 the Carpenters' Company was faced with the prospect of finding new quarters, as they had rented their entire Hall to the Bank of the United States. At a meeting a motion was introduced to:

> "Propose that a brick building be erected on the west side of the lot for the accommodation of the Company, 60'x18' in the clear, two story high, agreeable to a plan now on the table....which motion being put was passed in the afirmative.(1)."

This building, which still stands on the west side of the Court behind the original location of the Fawcitt house on Chestnut Street has been much altered and rebuilt through the years. The building provides offices on the first floor, which were rented out for the income that they might bring the Company, and a meeting room on the second floor for the Company, called the "Long Room". (2) (Plate 9 dwg. 2) There were three, later four offices on the first floor, and an entrance hall and each tenant had the use of part of the cellar and his own set of cellar steps(3). The first tenant of these new apartments was Major General Henry Knox, the new Secretary of War, and the new War Department.

The Long Room upstairs served as the Carpenters' Company meeting rooms for more than 60 years until 1857 when the Company decided to move back into their historic Hall. This Long Room occupied the full second floor of the New Hall, except for a stair hall. The fire insurance description of the building (Appendix 1791 insurance policy) describes the building as having three rooms on a floor. This must have included such

spaces as the stair hall. The only photograph that we have of this building before it was rebuilt in 1861 (Plate 9) was taken before 1857 and also shows the third story added in 1833. The New Hall was a plain building, with shuttered windows and a large cornice. There were eight windows along the court side, and only two on the opposite west side which faced the Friends' schoolhouse on Fourth Street; whose property adjoined that of the Carpenters' Company. The room was also lighted by a skylight(4) and four sconces(5).

The Company also rented out the Long Room to other organizations and perhaps because there was little such space available in the Philadelphia of that day, it became quite popular. The Athenaeum met here and the local Unitarian Church as well. Numerous trade societies also met here such as the Bricklayers' Company, the Plasterers' Company, and the Tailors' Society. Even the Directors of the Public Schools, the Marine Bible Society, and the Vaccine Society were tenants briefly. The following is a fuller list, with the dates of their occupancy, taken from the Minute Books of the Carpenters' Company.

a. Athenaeum - 1819

b. Abolition Society - 1795

c. Board of Artillery Officers - 1801, 1808

d. Bricklayers' Co.-1792,1806,1812-14, 1816, 1819, 1821-3, 1826, 1828, 1831

e. Caledonian Society- 1794,1796, 1798, 1810-17,1819-20,1823-4, 1829-30, 1832

f. Canals & Turnpike Rd. Co. - 1792

g. Company of Coopers-1801,1810, 1812-17

h. Captains Company-1812-14, 1816-17, 1819-20,1822-24,1829,1830,1835, 1837

i. Director of Public Schools- 1828-9

j. Franklin Institute-1827 (probable)

k. Fame Fire Co. - 1813

l. Fire Assn. 1795,1803,1826,1828

m. Hatters Company-1792,1798,1809

n. Harmony Fire Company-1792,1813

o. Hibernian Society - 1813

p. Magdalan Society-1813-15,1817, 1819-20,1822-24,1826,1829 1831

q. Mechanics Beneficial Society-1800,1812-13,1815-16,1818-20.

r. Merchants Union Society-1829

s. Marine Bible Society-1817-24, 1826,1828

t. New England Society-1817,1819

u. Penna. Peace Society-1823-4

v. Phila. Fire Co. - 1823

w. Phila. Hose Co. - 1813-15,1819 1822-24,1826,1828,1830,1832

x. Phila. Beneficial Society-1810, 1812-16,1818

y. Phila. Fire Association-1800

z. Pilots Society-1794,1810

aa. Plasterers' Co.-1792,1794, 1820-1

bb. Prison Society-1810,1812-14, 1816-17,1819-20,1822-24, 1829-30,1835,1837

cc. Ship Charter Society - 1838

dd. Society for the Suppression of Vice and Immorality-1798

ee. Sea Captains' Society-1795, 1808,1810

ff. Ship Masters' Society -1828, 1831, & 1820, 1801

gg. Taylors Company - 1798

hh. Union Canal Co. 1828

ii. Unitarian Society - 1807

jj. Vaccine Society - 1814-21

kk. War Dept. (Gen.Knox) 1791-2

ll. Penna. Society for the Promotion of Internal Improvement - 1825 (Union Canal Office)

mm. Penna. Society for the Promotion of Domestic Economy-1825

nn. Master Masons' Society - 1813

The Carpenters' Company rented out the Long Room for many years, but in 1832 decided that they wanted to have it to themselves, and they moved to evict all the tenants except organizations dedicated to purely beneficial objectives, such as the Captains' Company (6).

In 1833 the Company built an addition at the south end of the New Hall consisting of "...a piazza and privy for stairs at the south end of the room"(7). This addition, containing a

stairway and lavatories was 8 feet wide and 20 feet long, and three stories high. This addition remains today virtually unchanged on the outside, and we believe that it represents the original floor levels in the "New Hall" before it was reconstructed in 1861. Plate 11 shows the difference in floor levels between the two buildings. Short stairways now connect the two buildings; the original stairway has been removed.

In 1844, one of the first floor offices on the Court was divided into two, making a total of four offices downstairs. Later, in 1850, the tenants of the front building on Chestnut Street--Messrs. Hart, Montgomery & Company, paperhangers and paperhangings--took the entire range of buildings back along the Court, including the "New Hall". There were numerous alterations to the properties before they moved in, such as walling up of doors, additional windows, and the removal of several partitions. Doors were opened between the New Hall in the rear and the "Front Store" on Chestnut Street. After this, in 1861, the entire range of buildings underwent extensive alterations, but as the work included several buildings in the Court complex, I shall treat the general rebuilding separately, after discussing the other buildings on the Court.

1. CC. Warden's Book, 1791-4 - Bd. MS. 7 Sept., 1791.

2. H.S.P. Souder, op. cit. p. 139

"As early as 1791 the company put up a range of storied brick buildings on the west side of the court, and from 1794 until 1851 their business meetings were held in what was called by them the 'long room' in the second story while the lower apartments were and still are occupied for offices. This range of buildings has been increased in height as the demands for room grew greater."

3. CC. Minutes of Managing Committee, 1827,1838. Bd. MS.

March 21, 1827. "On motion resolved that Wm. Bartling be authorized to fix a new cellar door to office no. 1 & rent it to Mr. Lindsay who applied for same."

Ibid. March 29, 1820. "He intends leaving the office & cellar no. 1."

Ibid. Sept. 26, 1823. "... a com^e to have a new set of stone checks, cellar door, & sundry repairs done to the office no. 4, occupied by John Lambert."

4. CC. Minutes of Managing Committee 1812-1827. Ap. 11, 1819. Bd. MS.

> "Jos. Eberth was appointed to have a door put at the head of the stairs in the garret floor and to repair the roof and skylight of the hall.:

5. CC. Minutes of Managing Committee 1791-1792. Bd. MS. p. 32.

6. CC. Minutes of Managing Committee, 1827-1838. Bd. MS.

Ap. 11, 1832. "On motion resolved that the managing Com^e notify all the companies that meet in this room that they vacate the same as the company wishes to occupy it themselves exclusively."

[later, purely beneficial societies were permitted to remain.]

7. Ibid. Aug. 28, 1833.

## THE BRICK TENEMENT

In our old photographs of Carpenters' Hall there is an old two-story brick building in front of the old Hall and on the east side of the Court. An old sketched plot plan on the inside cover of the Carpenters' Company Managing Committee Minute Book for the years 1857-1891 shows this building to be 39 feet long and about 21 feet deep (Drawing 1). This checks with what we can see from the old photographs of the Hall, for in them it appears to extend almost to the sides of the Hall. This is confirmed by the Hexamer and Locher map of 1860 (Plate 4) which shows the building extending from the commercial building (then on the Pemberton lot) almost to the Carpenters' Hall.

We can see from the old photographs that the building was quite plain; it was probably built originally as a house, and was converted into an office building afterward. The second door to the structure was perhaps added at that time to give direct access to the upstairs. It was mentioned in the Company records as an office building several times. We have no information as to its date of construction or layout, but we may surmise that it was erected after the Court was built up with buildings, for surely it would not have been placed in this location up against the Hall, except for lack of space elsewhere. We can probably date it after the erection of the "New Hall" in 1791 for this reason.

A draft of a letter by George Ingels, President of the Carpenters' Company(1) in 1801 was previously thought to refer to this building, but we have now established that the 13x21 foot

building that the letter mentions must refer to some other building. The letter goes on to describe the building as being of brick and two stories high. Perhaps it refers to the store that Abraham Carlisle was directed to erect in 1770. This building also remains a mystery to us.

The Company considered tearing down the building in 1853 to beautify the setting of the Old Hall, but it was decided that they could not afford the loss in income at that time (2). Again late in 1872 a real estate broker, D. T. Pratt, expressed a desire to buy this lot for a large improvement he projected on this and other lots of ground, but the company turned down his proposals. But in February of the following year the Company reversed itself and agreed to sell part of the ground the house stood on to the Guarantee Trust and Safe Deposit Company, who were to tear down the entire house. The Guarantee Trust projected to build a new bank building there, and had hired Frank Furness as architect(3). Here was a choice offer: the Company received $5,000 in cash in return for only a few hundred square feet of land, and they would have an open space in front of their Hall after all(4). The work was carried out in 1875.

1. CC. Antiquities, Curiosities, and Memoranda. Letter by George Ingels to _____. 1901.

2. CC. Minutes of Managing Comm., 1857-1891. Bd. MS. Oct. 13, 1853.

"First as to the expediency of removing the building the committee are of the opinion it would not be advisable at the present time to do so as the receipts of the company will not warrant it. But if the co. resolve to remove the building the old materials would about pay for taking down the same filling up and placing the ground in the same condition as the west side of the court..."

3. Ibid "2nd mo. 26, 1873.

The following communication from the sec. of the co. was read and directed to be placed upon the minutes:

To the managing comm.

"Resolved that this co. agrees to the application & proposals of the Guarantee Trust & Safe Deposit Co. upon the payment of the sum of $5000 to the treasurer of this Co. and that the managing com. be directed to see that the nec. papers are properly prepared & to obtain opinion of council if necessary".

4. Ibid.

## THE FRONT STORE

In the early years of the Nineteenth Century, the Carpenters' Company lot on Chestnut Street grew in value and commercial importance. This, combined with the poor condition of the existing Fawcitt house (1) led them in 1810 to erect a large new store on their Chestnut Street frontage.

> "The com[e] appointed at the last meeting of the company to draw a plan and estimate for a front house and to inquire into the state of the funds beg leave to report that they have performed that duty and present their plan with the estimate for completeing the same which they believe will not exceed seven thousand dollars exclusive of any vaults....."(2)

The Company quickly put this new building (Plates 15 and 16, Dwg. 4) under construction finishing early in 1811. It covered the entire 26' frontage on Chestnut Street and stretched back to the New Hall at the rear of the Court. The "Front Store," as it was called, was in two sections (Dwg. 4). The front part was 26'x44' and four stories high, while the rear was 19'6"x27', and three stories high. The building was quite a stylish affair in its time with arched head windows and a three-way hipped roof. The completion was celebrated by a big raising party, set up by the Company to which the members of the Company, their tenants, and the Collector of Customs and his clerks were invited. The job superintendent was in charge of provisions while the Company footed the bill.(3) The superintendent was instructed to

> "...Furnish knives & forks & plates to make up 100 at the expense of the Company. It was agreed that there should be a table Cloth provided. It was agreed there should be 6 doz. of porter and 6 doz. of ale. It was agreed the Company shall be invited to attend at four

o'clock and those not of the Company at 5 o'clock. The building committee is to attend at 9 o'clock in the morning."

The first story was laid out as a book store, and occupied by Brannon and Morford(5), first of a line of book dealers to rent the store. There was a large 14'x24' opening to the second floor, making a sort of balcony around the book store(6), which has since been filled in. The original line of the first floor was 15" above the ground, and this apparently was not changed(7). The upstairs was put to a number of uses, including a French school run by a Mr. Nicholas Dufief, who also had the book store downstairs, and in 1814 a nautical academy. In 1825 there was a seminary here, run by a S. Jones. It was once threatened with eviction for the scholars were making too much noise, but was permitted to stay when it was promised that there would be less in the future. The Philadelphia Athenaeum also met here. The line of bookstores downstairs was followed by a series of paperhangers starting in 1843(8).

On August 15, 1810, while the building was under construction, the Company moved to approach a Benjamin Collins who lived next door to see if he would permit the Company to tear down his adjoining party wall and then rebuilt it at no expense to him(9). But a week later the building committee decided to erect a nine-inch brick wall against Collins' wall in the cellar(10), which seems to indicate that Mr. Collins refused permission to demolish and rebuild his wall. This brick wall that the Company put up is significant as there is now existing a brick wall in the cellar along the west (Mr. Collins' side) party wall (Dwg. 3, west wall elevation). This is one of the several indications that the

building is the original 1810 construction. Under this brick wall is a projecting stone ledge extending under the 1810 brickwork. Also, the first horizontal foot of the front cellar wall (Dwg. front wall) is in stone, the rest in brick. This stonework is very old, and is laid up in clay-like mortar. We believe that this stonework in the basement is the remains of the Old Fawcitt house that was torn down to make way for this new store. We may also note that the east wall is of the same old stone work, and has windows opened in it after the construction of the wall; that is to say, they were not original with the wall. Since the building was constructed in 1810 with windows on this side, we may infer that this wall, too, is from the old Fawcitt house. These windows were probably bricked up in the 1861 restoration.

The building's first important alterations came in 1845 when the Carpenters' Company commissioned William Johnston, the architect of the Jayne Building, an early "skyscraper", to modernize the store and put on a new store front.(11) These alterations were carried out in the succeeding year. Rae's Chestnut Street view of 1851 shows this new store front, along with the original upstairs facade (Plate 15). In addition to these alterations, the upstairs was, "...treated to a coat of mastic by way of giving it a modern brown-stony appearance."(12) This was probably done at the same time as the store alterations.

In the store itself, a flight of stairs was constructed on the west side of the building and a cellar door was opened in the front of the building. This door, the steps to which show in

Plate 16, was bricked up in the 1901 alterations, and for some time posed a mystery to me, for it appears that the door was half in the basement and half in the first story. Drawing 3, Chestnut Street elevation of the basement wall shows the lower half of the door seemingly extending up into the street story. This odd situation was explained, however, by tearing off the ceiling around the door, where it was seen that the joists there had been cut back around the door indicating that a hole had been made in the floor for the door, and the portion extending into the first story had been enclosed by building around the opening at approximately sill height, as may be seen in Drawing 5. A door, it may be noticed, could just fit under the sill in the store front, and between the piers on the facade. In these alterations the front and rear portions of the first floor were also opened into one room. A few years later, the tenant, Hart Montgomery & Co., paperhangings, petitioned the Carpenters' Company to build an "...addition to our premises by building...a room about 10' long and 6' wide, one story high for a counting room."(13) This was carried out and appears in the 1857 fire insurance re-survey of the building.

In 1857, the year that the Carpenters' Company returned to their original hall, the tenants of the Front Store, Messrs. Hart, Montgomery & Co., leased the entire range of buildings on the west side of the Court, including the New Hall, and all the partitions between the buildings were taken down for the convenience of the tenants. A few years later, in 1861, the Carpenters' Company undertook a major rebuilding program which encompassed all the buildings on the west side of the Court. Because it covered a

number of buildings, it will be a separate section.

1. CC. Minutes of Managing Committee 1806-12. Bd. MS.

"26 April 1809

Alphonse K. Luland is appointed to attend to the shoring up the wall of front building..."

2. CC. Antiquities, Curiosities & Memoranda. Report of the Building Committee 1810.

3. CC. Minutes of Building Committee. Bd. MS, 1810

"Oct. 20, 1810

It was moved & 2nd that the committee should provide a raising supper & invite the company. Resolved that the supt. be instructed to furnish such articles for the raising as he may think proper and to request the wardens to invite the company by a notes. It was agreed to invite the collector of customs and his officers and the tenants be invited to attend. The secretary to be instructed to invite them by note."

4. Ibid. Oct. 24, 1810.

5. CC. Managing Committee Minutes, 1806-12. Bd. MS.

6. CC. Building Committee Minutes. Bd. MS. Sept. 7, 1810.

"The chairman stated that the business of the meeting that it was to determine the opening in the second story floor. It was agreed that the opening shall be 24 feet by 14 feet at least in the opening."

7. Ibid. Bd. MS. August 15, 1810.

8. HSP. Souder loc. cit. list of tenants, front building.

1791 - John Thompson, storekeeper

1794 - Sam H. Smith, printing office.

1801 - Thos. Smith, printer

1802 - F. Brown, copperplate printer

1802 - John Carpenter, bookbinder

1805 - Jonathan Head, shoemaker

1806 - Sam. English, cabinetmaker

1806 - John Justice, sign painter

1814 - David McClure, nautical academy

1816 - N. G. Dufief, French teacher

1827 - Sam. F. Bradford, pub.

1827 - Jasper Harding, printer & bookseller

1827 - John Laval, bookseller

1827 - S. Jones, seminary (ed. school)

1833 - Anderson & Benke, printers & glaziers

1840 - Edwin G. A. Baker, Jeweler

1843 - John Beatty, paper hanger

1847 - Isaac Pugh & Co., paper hanger

1848 - Thos. Faye & Co., paper hanging

1852 - Hart Montgomery & Co.

1858 - Myron Shrew, daguerreotype stock & materials

1858 - Thos. Stars, type founder

1858 - S. H. Quint - stencil cutter

9. CC. Building Committee Minutes. 1810. Bd. MS. August 15, 1810.

"The committee agrees that if Benjamin Collins will permit his party wall in the cellar to come down that he will put it up with out any cost to him B. Collins."

10. Ibid. August 22, 1810.

"It was agreed there should be a 9 inch wall built against Collins cellar wall."

11. CC. Minutes of Managing Committee. 1838-57. Bd. MS. Nov. 7, 1845.

"On motion resolved that the plan & elevation for the alteration of the front building, no. 118 Chestnut St. /old number/ drawn by William Johnston, architect, be accepted."

Further information on William Johnson in Phila. Architecture of the 19th Century, edited by Theo. White, published by the Univ. of Penna. Press; also in Dr. Robert Smith's article on the Jayne building in the "Pennsylvania Triangle" of May 1953.

Mr. Charles E. Peterson has published the following information and query about Johnson in the Pennsylvania Magazine of History and Biography, but it brought no answers:

"William L. Johnston was the architect of at least two important Philadelphia buildings - the Mercantile Library, built c. 1846, and Dr. David Jayne's New Eight Story Granite Building, 1849-50. He exhibited designs at the Pennsylvania Academy of Arts and the Franklin Institute.

"This seems to have been the William Johnston born September 23, 1811, son of Philadelphia merchant Alexander W. and Ann Johnston, baptized September 10, 1812, and married to Mary Ann Seeds December 27, 1828 by the Rev. James Abercrombie of Christ Church. In any case the architect made his will September 26, 1849 and died October 17 of "pulmonary consumption" at the age of 38. He was buried in Machpelah Cemetery just as construction was started on the Jayne Building.

"His property, which seems not to have been inventoried, was left to his widow Mary and his children. Any date on the life, architectural library or designs of Johnston would be deeply appreciated. Contemporary references to the construction of the Jayne Granite Building would also be of interest."

12. HSP. Souder loc. cit. "...Of late years it has been treated to a coat of mastic by way of giving it a modern brown-stony appearance."

13. CC. Minutes of Managing Committee, 1838-57. Bd. MS. January 30, 1850.

> "We wish you to make some little addition to our premises by building for us a room about 10' long & 6' wide and one story high for a counting room. This room can be very cheaply made by extending the wall 10' further in a line with the main building to the first window up the court. This would be a great accommodation to us & but little expense to you, though if you think it worthwhile we will willingly pay the interest of what it will cost."

## THE ARCHITECTURAL SCHOOL

One of the founding purposes of the Carpenters' Company was education in architecture, which seems to have meant until 1833 only their library. In April of that year, the managing committee resolved to add a third story to the New Hall for the express purpose and use of an architectural school that they were instigating at that time. This new story appears in Plate 9 on top of the original New Hall of 1791. It was built in harmony with the original part of the building, and the bricks were laid in the same Flemish bond with glazed headers. This work was carried out at the same time as the construction of the three story addition at the south end of the New Hall for stairs and privies (Plate 11).

The original motion setting up the architectural school, referred to in later minutes, could not be found; the first mention of the school is a managing committee motion of July 18, 1833.

> "On motion resolved that the third story intended to be put over our meeting for a school be continued with the range of the back eve of the back building of the front house and that the windows correspond with those in the second story."(1)

What details we know about the school are fragmentary. For example, on October 23, 1833, James Sheppard was paid $9.37 for stools for the architectural school. Presumably then, the school opened in the fall of 1833. The Company hired one George Strickland to be the teacher of the architectural school. He was the brother of William Strickland, the noted American architect, and also

an architect himself, though not as successful.(2)(3) He received $50 a quarter in his capacity as teacher. In November of the year that the school opened, the Company resolved that:

> "The teacher of the architecture enjoy the privilege of receiving the books of the library that he may want for the use of the school by signing his name and becoming responsible as members are of this company."(4)

But in 1835 the managing committee decided that the school was not actually profiting the students, and, in consequence, fired Strickland and reorganised the school(5). The committee on the architectural school then advertised for a competent teacher of architecture(6). They received several proposals, and accepted that of James Weir, a Philadelphia carpenter. The Committee moved that,

> "Subject to the following regulations, the price per quarter to be $3, the sons and apprentices of members to have a preference in admission, the committee guarantees to Jas. Weir $200 for the season, all the money for schooling to be collected by the teacher and paid over by him to the treasurer of the Company."(7)

In the minutes of the Company for 1837 there is a list of expenses attendant to the running of the architectural school for the preceding season:

> "The no. of scholars attending was 25
>
> Cash paid to James Weir $200
>
> Ditto to Hester Hooper for cleaning, 24
>
> 2 tons coal est. at 14
>
> lighting the rooms est. at 50
>
> 288
>
> Making the cost for each scholar $11.52 without rent."

James Weir was succeeded by a Mr. Their in 1839 and William Johnston in 1841. This is the Johnston whom I have already

mentioned as the architect for the Jayne building on Chestnut Street(8).

It should be noted that the Carpenters' Company did not form a school for profit to themselves; it was started as an aid to the trade; for the education in architecture of the apprentices and other young men that were interested. They were not motivated by any profit desire, although they did not wish to be burdened with any great expense in the operation of the school. Their aim was to make it self-sustaining. Mentions of the school in the Company minutes become fewer as the years pass, and it seems to have petered out around 1842, which was the last reference to it in the Company's records that I was able to find.

This architectural school is notable for its early date, probably preceded in Philadelphia only by the Franklin Institute lectures. But in the case of the Carpenters' Company school, quarters were erected expressly for their use, this is perhaps the earliest instance in this country of building directly and expressly for the use of an architectural school.

1. CC. Minutes of Managing Committee 1827-38. Bd. MS. July 18, 1833.
2. Ibid. Bd. MS. Aug. 28, 1833.
3. Further material about George Strickland may be found in Agnes Addison Gilchrist's book on William Strickland, published by the University of Pennsylvania Press.
4. CC. Minutes of Managing Committee 1827-38. Bd. MS. Jan. 29, 1834. "In favour of George Strickland for $50 for quarters salary as teacher of the architectural school - the 28th inst."
5. Ibid. Bd. MS. April 8, 1835.

"1st resolved that all resolutions and regulations establishing the architectural school be repealed and that the managing committee of this company be directed to make a settlement in full with the present teacher.

"2nd resolved that the committee on the architectural school be discharged from any further attention to the subject and that the managing committee be directed to take the subject in charge and report at the next meeting of this company what measures may be necessary to establish an architectural school that shall really be a benefit to the individuals who may be scholars and also to what the original resolution proposed the 15th of April, 1833 intended it should be a means of furthering the reputation and usefulness of the profession without being so heavy a tax on the Company as the system lately in practice."

6. Ibid. August 26, 1835

"The com. to whom was referred the resolution of the company relative to the Architectural School report that in their opinion before a plan for the government and regulation of the school can be submitted for the consideration of the company it will be necessary as a preparatory measure to know on what terms a teacher can be obtained, they therefore offer the following resolution:

"Resolved that the managing committee advertise in some of the daily papers of this city making known the intentions of the Company in reference to the school and to invite proposals from competent persons who may be willing to undertake to teach practical architecture to an evening class and to ascertain the terms that could be agreed on, and if thought necessary to have a special meeting of the Company called to take such plan as may be submitted into consideration."

7. Ibid. Bd. MS. Nov. 4, 1835.

8. Ibid. Nov. 3, 1841. Bd. MS.

Agreement, Phila., Oct. 25.1841

"I do agree with the Carpenters' Co. of the City and County of Philadelphia, to take the Architectural School Room for the season for which I do agree to pay to the Carpenters' Co. $2 out of each scholars quarterly pay or for any part of a quarter in proportion. The Carpenters' Co. to furnish coal and gas for the school room.

William Johnston"

CC. Managing Committee Minutes, 1838-57. Bd. MS. Aug. 3, 1842.

"Rec'd from William Johnston being a balance due from the Scholars of the architectural school."

## THE WEST BUILDINGS REBUILT, 1861

In 1860, the Carpenters' Company, eyeing the substantial rents that more modern buildings on Chestnut Street were bringing, decided to improve their own property on Chestnut Street, by this time well up in years. They first considered tearing down the full range of existing buildings on the west side of the Court and replacing them with a new store(1). Plans and specifications were prepared for this new building(2), to be built of brick with a cast iron or brownstone front. It was estimated to cost $22,000 with a cast iron front and $1,700 more in brownstone. Rentals were estimated at $8,000 per year, which would have been a substantial return on the investment. But for some unknown reason the Managing Committee of the Carpenters' Company decided against new construction and decided instead to repair and remodel the existing buildings, for on October 24, 1860 they rented the building for $4500 per year with the Company to bear the "expense of sundry repairs and alterations suposing to amount to about $5,000."(3) The Company engaged Messrs. Collins and Autenreith, Philadelphia architects to do the work(4)(5). These "sundry alterations and repairs" soon added up into a major job of reconstruction(6), which finally cost the company over $9,000.

The Front Store received a new Chestnut Street facade, done in the best Nineteenth Century concept of the Renaissance. The side along the Court was stuccoed at that time. To this day the only change in the facade has been a new ground floor front

added around the turn of the century (Plate 20). The height of the rear section was raised from three to four stories. Except for the Chestnut Street facade the appearance of this building has otherwise changed comparatively little in the 145 years that it has stood.

The New Hall, however, was enlarged to four stories, which necessitated rebuilding the wall on the court side. This new wall is the one there today. An elevator was also added to the building. The west wall was left standing, for we find bricked-in windows in it which do not correspond to the 1860 floor levels. Indeed, these windows fall in between the floor levels. Further, vertical mortar joints may be noted between this New Hall, the Front Store of 1810, and the rear 1833 portion. This also indicates that the wall was not rebuilt in 1860, as a wall would not be built in unbonded sections at one time. On the east or court side, the cellar foundation wall is also thought to be from the original construction of 1791. Upstairs the west wall was completely rebuilt in 1861. The original building was laid in flemish bond with glazed headers, in the fashion of the Carpenters' Hall, while the present wall has not a trace of such a bond, either on the outside, or inside where a considerable area of plaster was stripped to examine the bond. The cellar wall, however, has bricked in windows on the court side (Dwg. 5) indicating again that this part is from the original construction of 1791.

In 1862 a one-story addition was erected as a counting house at the rear, in the corner between the main building and the rear privies (Plate 11) and was rented at 10% of its cost per year(7). Sundry and miscellaneous alterations have been made since then but the only one of any consequence at all was a new store front that put on in 1901 which involved blocking the cellar door that had been in front.

This complex on the west side of the court, along with Frank Furness' Guarantee Trust Company on the east side are now scheduled for demolition to open up the approaches to historic Carpenters' Hall, even though the builders of the Hall never even imagined their building in an open setting such as this. Rather, its historic setting is at the rear of a narrow court lined with buildings.

1. CC. Minutes of Managing Committee, 1838-57, Bd. MS. March 19, 1856

"Before many years it will no doubt be advisable to take down all the buildings upon the west side of the court and erect on the site thereof a substancial store..."

Minutes of Managing Committee, 1857-91. Bd. MS. March 21, 1860.

"The Com$^{e}$- on improving the company's property on Ches. St. have examined the subject and are of the judgment that it is the interest of the Company to erect a new building on the site of the present old one."

2. Ibid. April 11, 1860.

"The com$^{e}$ to whom was referred the subject of improving the company's property on Chestnut St. respectfully report the cost of building as described by the annexed drawings and specifications not to exceed the amount of $22,000 with a cast iron front on Chestnut St. and press brick front on Court, with outside iron shutters and a store erected on the plan can be rented for a yearly rent of $8000, on a lease of 5 years..... If the front on Chestnut St. be of brown stone it will increase the sum $1700 making the whole amt. if brown stone $23,700.

3. Ibid. October 24, 1860.

4. Collins and Autenreith also did parts of the Lit Bros. Store on Market Street. See Philadelphia Architecture of the Nineteenth Century.

5. CC. Minutes of Managing Committee 1857-91. Bd. MS. Aug. 15, 1860.

6. CC. Minutes of Managing Committee, 1857-91 Bd. MS.

"Report the same completed the expense incurred in making said improvement being $9273.49. This amount is more than anticipated, but the committee believe it was impossible to avoid, owing to the defective condition of the buildings. A considerable portion of which they were obliged to remove and erect in place thereof a new & substancial building."

7. Ibid. Jan. 1, 1862.

"On motion resolved that the rent of counting house of store no. 322 chestnut st. be $44 per._____."

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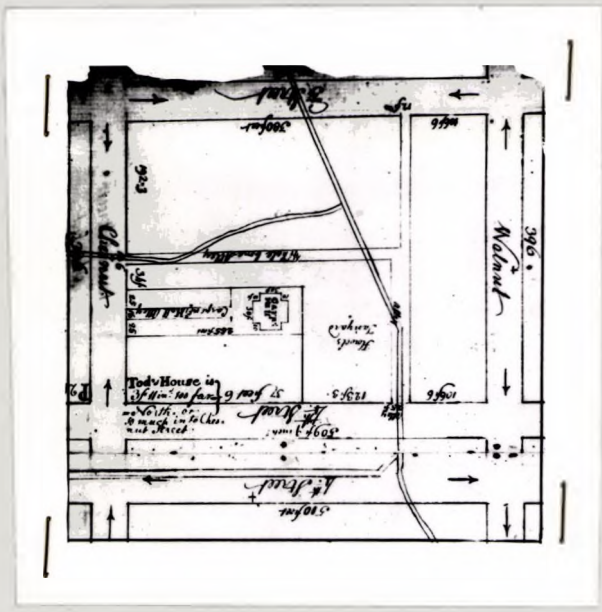

DRAWINGS


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1. CLARKSON & BIDDLE MAP. This map, from the Library of Congress, was drawn in 1762, and shows only the buildings on the Chestnut Street side and none of the buildings back on the Court.

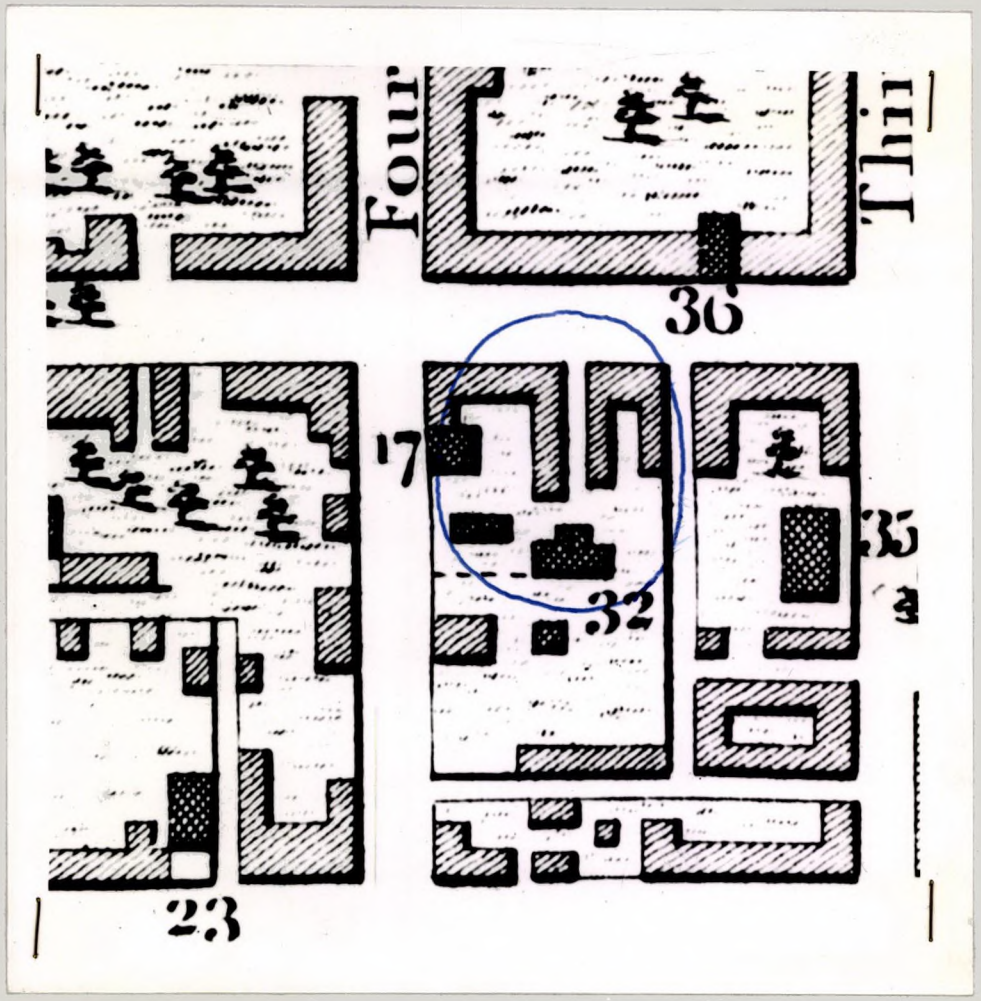
FOURTH
THIRD
CHESTNUT
STREET
M
WALNUT
STREET

2. LUKENS M.S. SURVEY (1785). This plot plan, from the Free Library of Philadelphia, shows Carpenters' Hall between two branches of Dock Creek.


Walnut
396
Chestnut
Toby House, in
Toby's Island

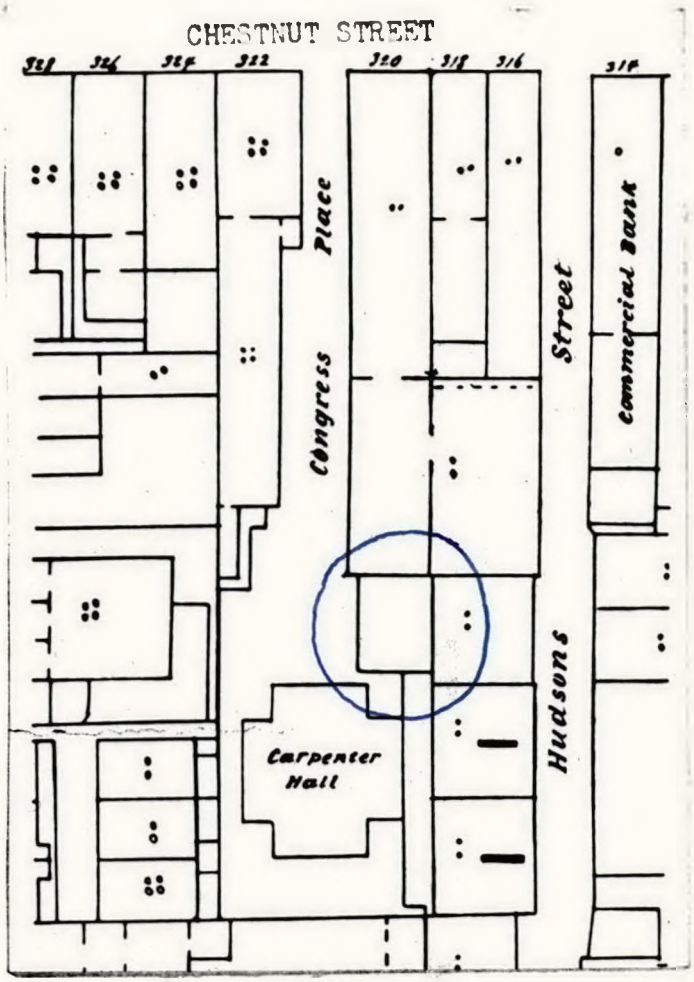
3. HILLS MAP. The map is from the Library of Congress, and was published in 1793. It shows Carpenters' Hall (No. 32) and indicates the buildings lining the Court.

CHESTNUT



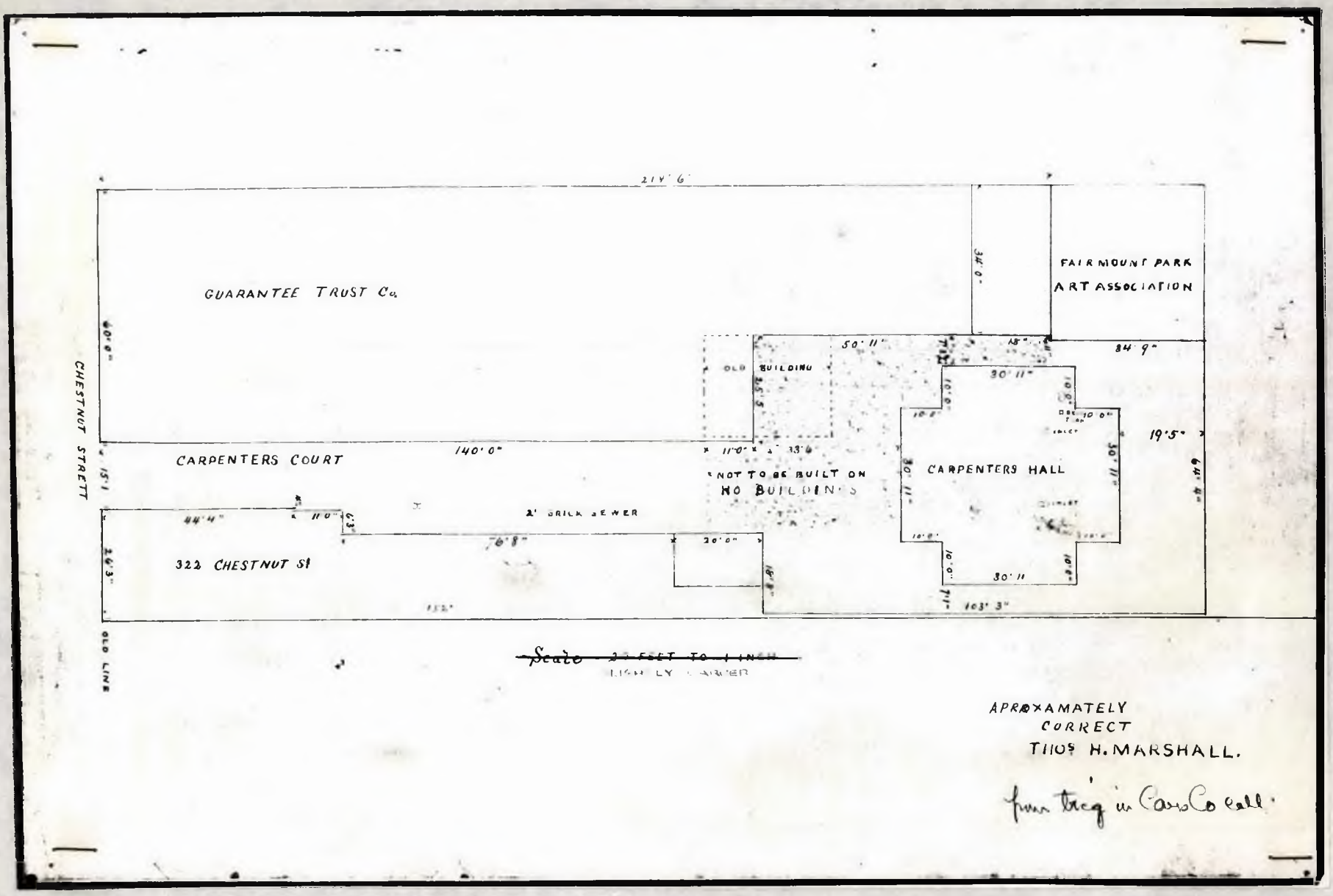

WALNUT

4. BRICK TENEMENT. This plate, which is a portion of the Hexamer and Locher map of 1860, shows the Brick Tenement (circle) up against Carpenters' Hall and extending up the Court to the 5-story commercial building on the Pemberton lot. This Brick Tenement was probably built late in the Eighteenth Century and was torn down in 1875 to make way for the Guarantee Trust Company bank of Frank Furness.


CHESTNUT STREET
328
326
324
322
320
318
316
314
Congress Place
Street
Hudsons
Commercial Bank
Carpenter Hall

5. PLOT PLAN OF CARPENTERS' COURT

This plot plan of Carpenters' Court, from the records of the Carpenters' Company, and drawn by Thomas Marshall, shows the location of the "Brick Tenement" on the west side of the entrance to the Old Hall.


214' 6"
GUARANTEE TRUST Co.
FAIRMOUNT PARK
ART ASSOCIATION
34' 0"
60' 0"
CHESTNUT STREET
OLD BUILDING
50' 11"
84' 9"
30' 11"
CARPENTERS COURT
140' 0"
11' 0" x 33' 6"
NOT TO BE BUILT ON
NO BUILDINGS
CARPENTERS HALL
19' 5"
44' 4"
11' 0"
2' BRICK SEWER
6' 8"
20' 0"
322 CHESTNUT St
26' 3"
30' 11
103' 3"
OLD LINE
Scale 2 FEET TO 1 INCH
LIGHTLY CARVED
APPROXAMATELY
CORRECT
THOS H. MARSHALL.
from tracg in Carp Co coll.

6. FAWCITT HOUSE. This house, built between 1706 and 1713 by Nathan Fawcitt, stood at the corner of Chestnut Street and Carpenters' Court. The cartway on the left of the house is Carpenters' Court, leading into Carpenters' Hall. The Fawcitt House was torn down in 1810 to build a new store, still standing on this site. The original is an early watercolor by C.A. Poulson, drawn from memory, and is in the collection of Philadelphia's Ridgeway Library.





7. FAWCITT HOUSE. The same house as the previous plate, this one is taken from a watercolor by either Kennedy or Poulson, drawn from memory. The original is in the Historical Society of Pennsylvania. The buildings to the right of the Fawcitt House complete the block to Fourth Street.



SOUTH SIDE CHESTNUT FROM CARPENTERS COURT TO 4TH ST

1809

8. PEMBERTON HOUSE. The Pemberton House (the large building on the right) was erected for Joseph Pemberton in 1776, and stood at Carpenters' Court and Chestnut Street, across the Court from the Fawcitt House. We know nothing of the small row houses to the left of the Pemberton House except that Pemberton owned the one next to his house. The Pemberton House was torn down early in the 19th Century to make way for a new building, and was on the present site of Furness' Tradesmen's Land Title Bank. The sketch is from the Ridgeway Library of Philadelphia.

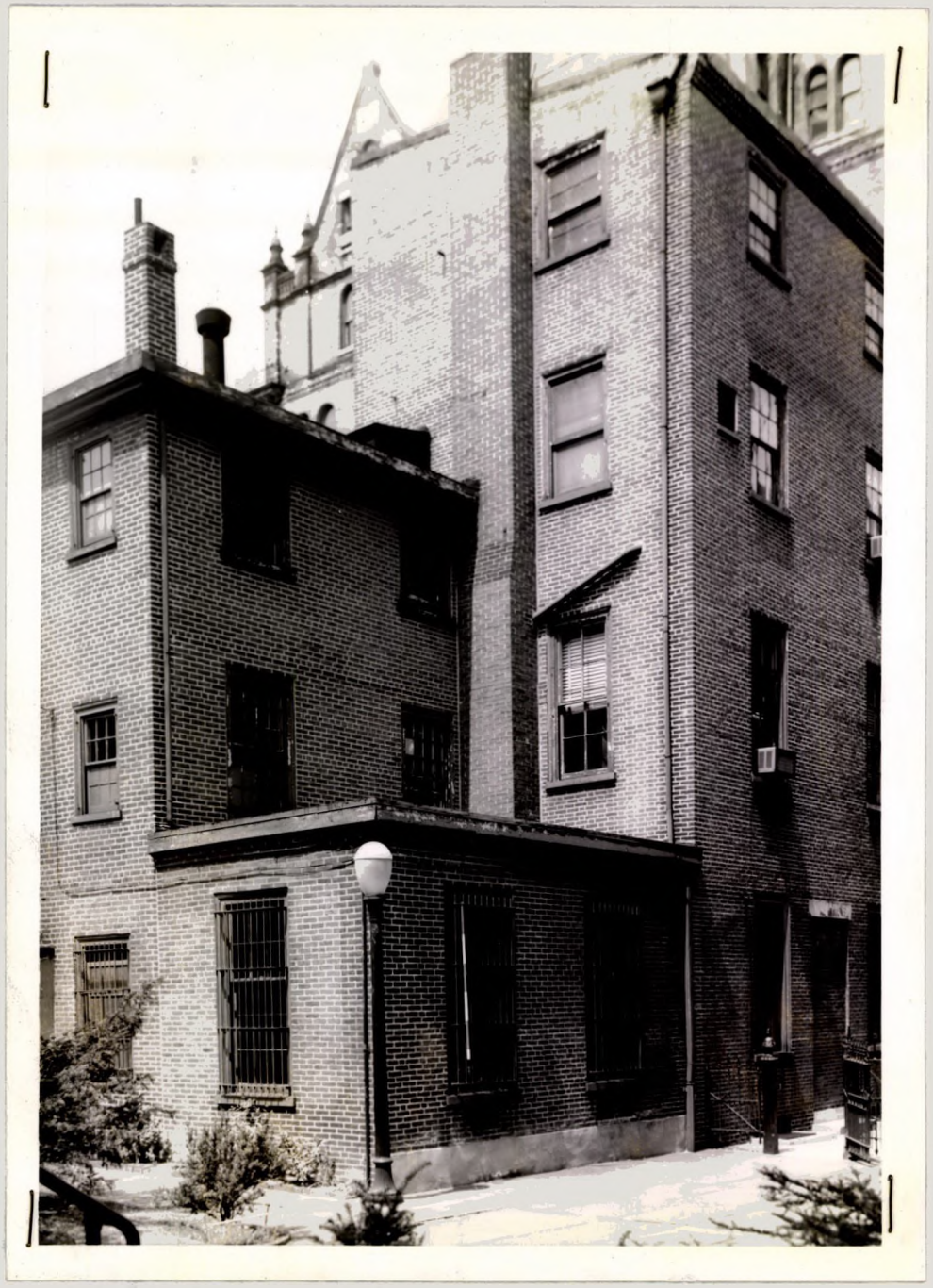
9. NEW HALL (Extreme Right) This picture is the only view we know of the new hall before it was rebuilt in 1861. The photograph shows the original two-story building of 1791 with the 1833 addition of a third story. In the center is Carpenters' Hall being used as C. J. Wolbert's auction mart, which dates the photo before 1857 when the Carpenters' Company re-occupied their old hall. The little building to the left is "Building G," built before 1801. We do not know the location of the original of this photograph.


PHILADELPHIA
AUCTION MART

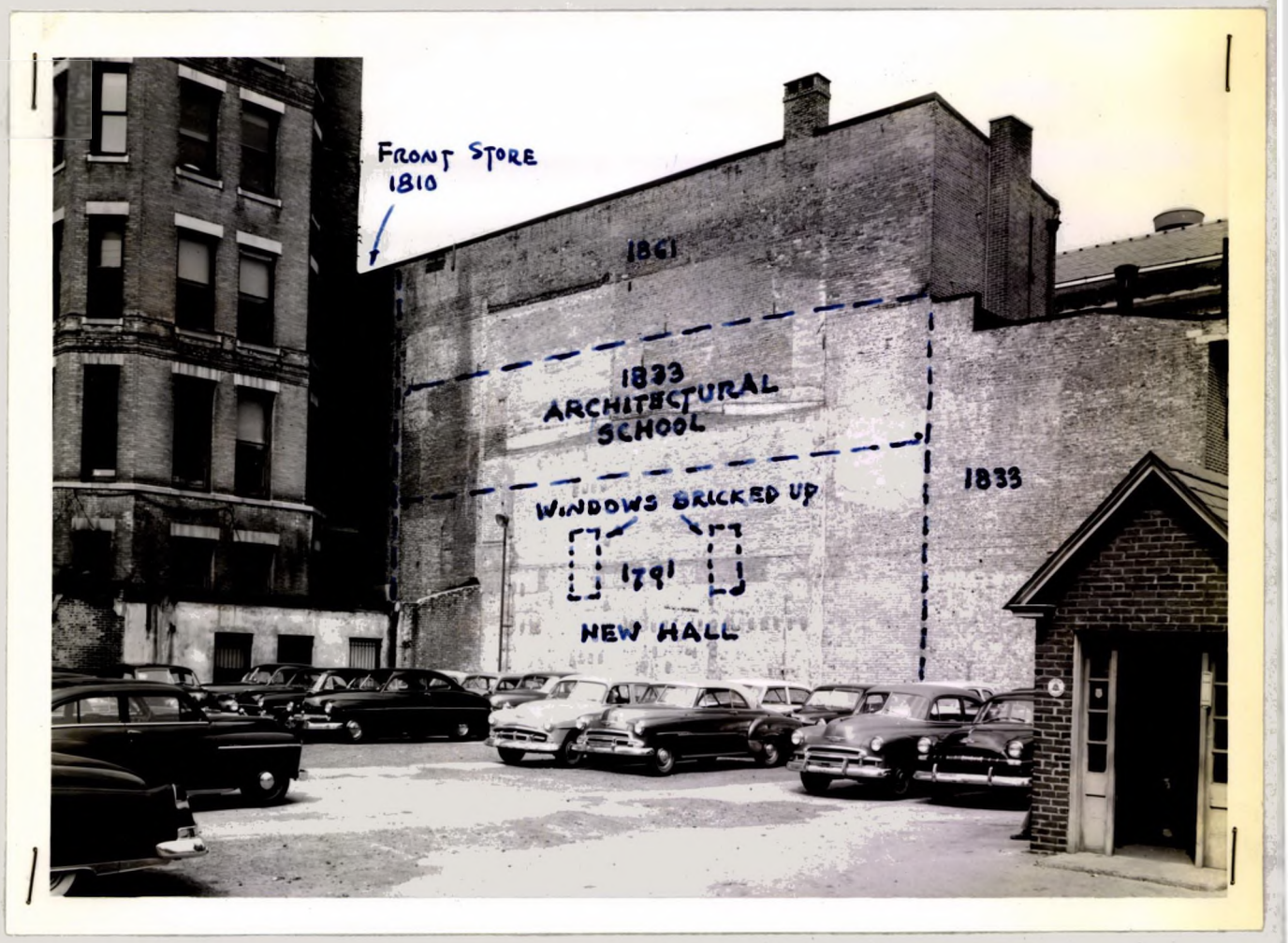
10. "NEW HALL", west side. This detail of the party wall side shows the condition of the existing brickwork marred by plaster, joint holes, etc. of adjoining buildings and the joint (arrow) between the 1791 and 1833 construction. Photograph by D. F. Benson, NPS, 1953.



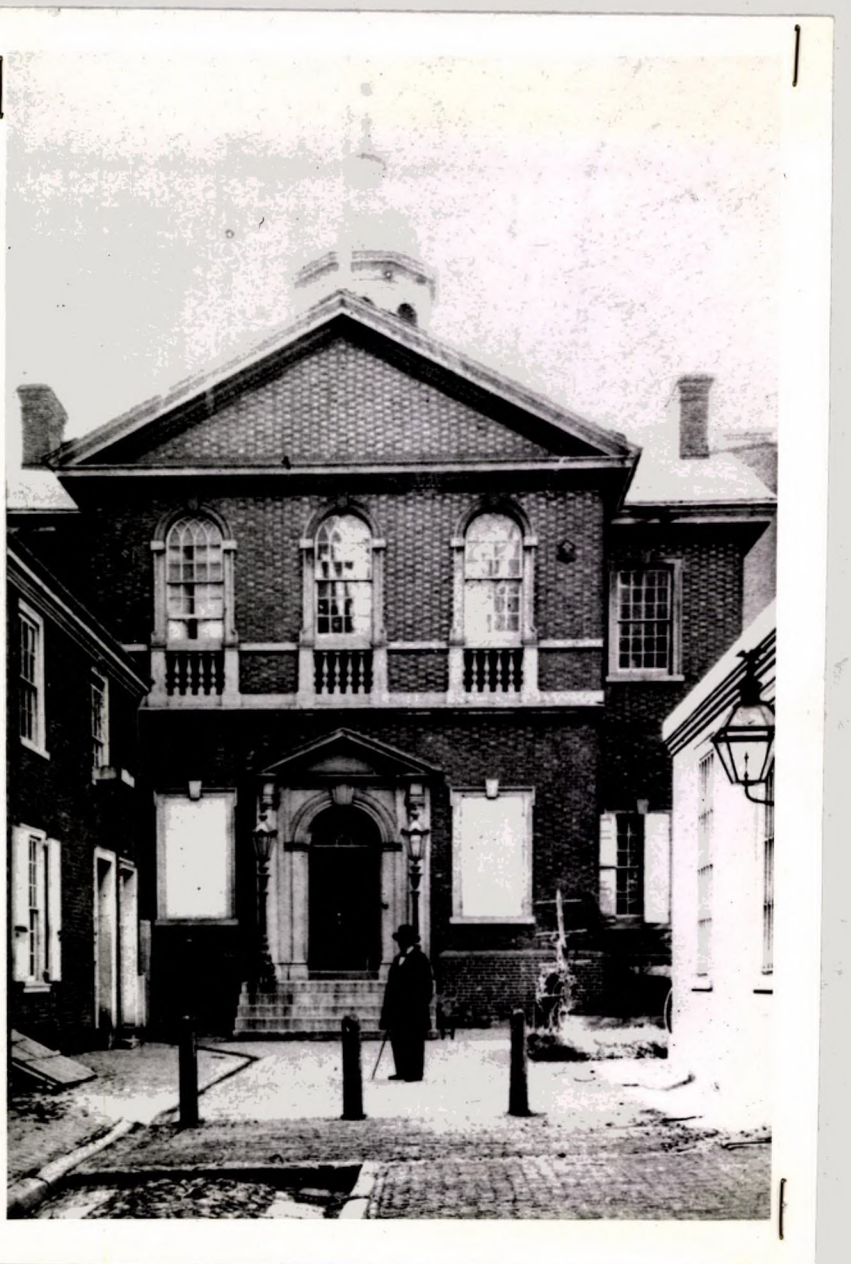
11. "NEW HALL," with additions of 1833, 1861, and 1862 construction. In foreground is the one-story addition of 1862, the low three-story addition of 1833, and the main four-story building of 1791-1861. Photographer, D. F. Benson, NPS, 1953.



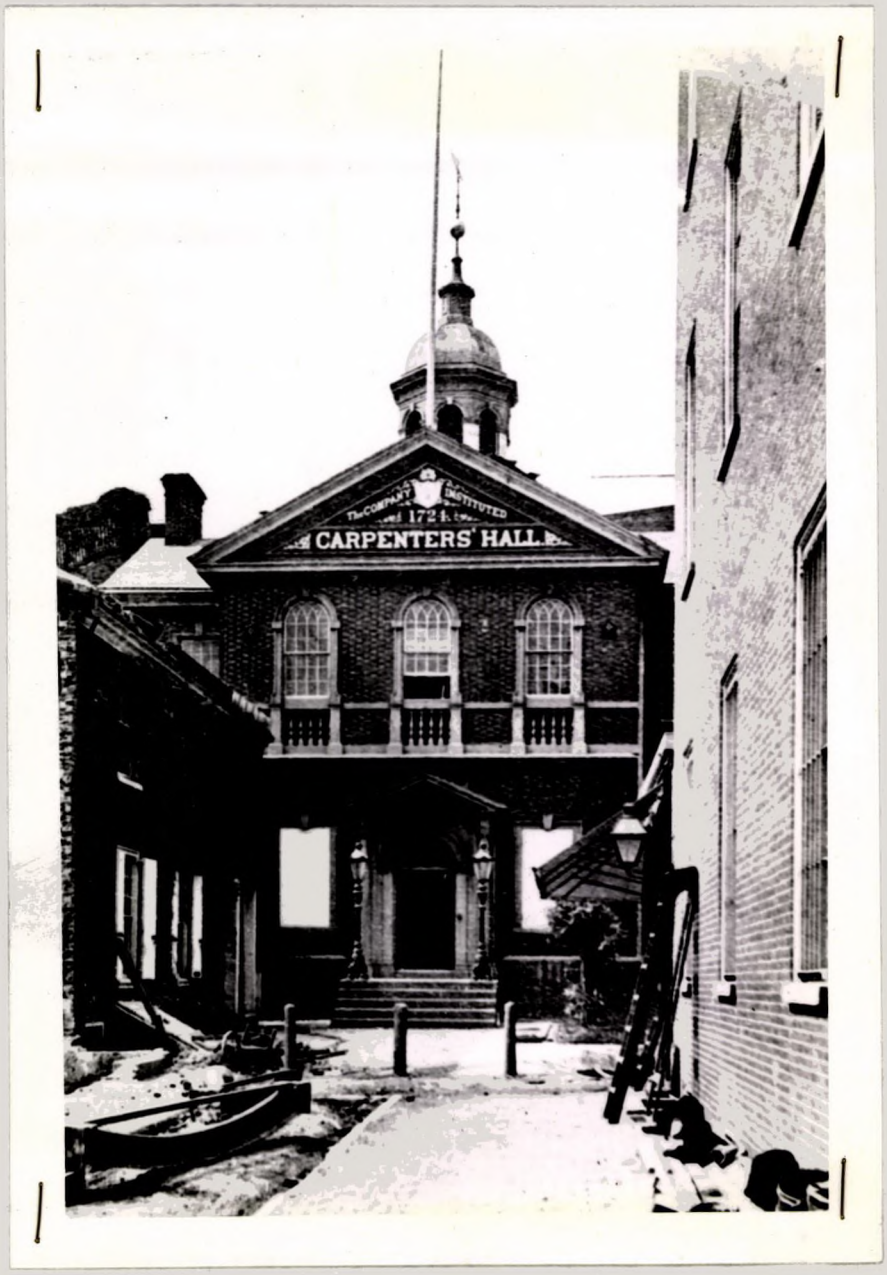
12. "NEW HALL," "FRONT STORE," and 1833 and 1861 additions, west wall. This shows the party wall side of the buildings, and the scars left by adjoining buildings now demolished can be seen. The ground to this side of the building was originally occupied by the Fourth Street Meeting House and school building. The dotted lines on the photograph indicate the various construction dates. The picture is by D. F. Benson of the NPS, 1953.


FRONT STORE
1810
1861
1833
ARCHITECTURAL
SCHOOL
1833
WINDOWS BRICKED UP
1791
NEW HALL

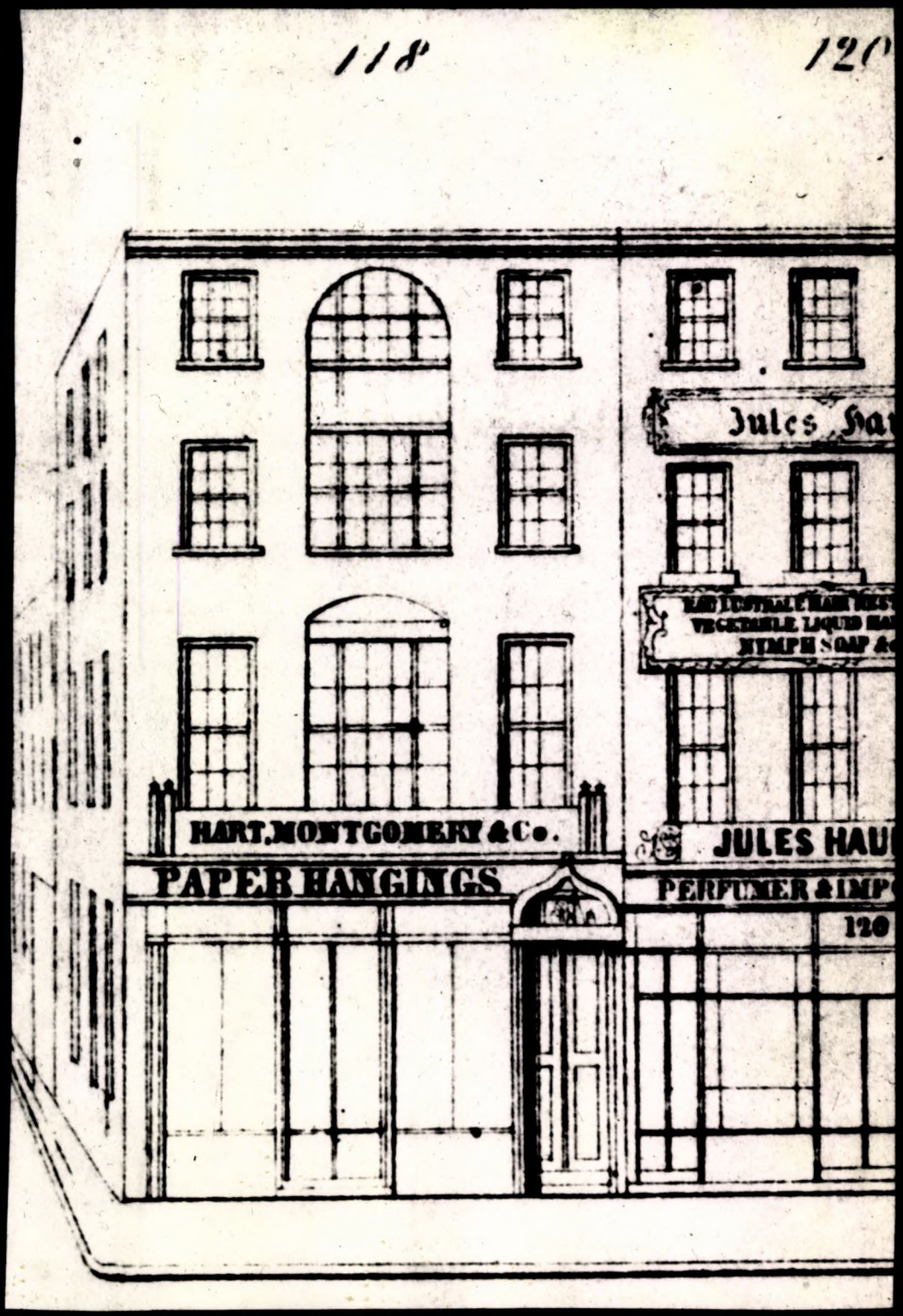
13. BRICK TENEMENT. This was a small brick tenement and office building on the left of Carpenters' Hall. It was built sometime before 1801. This is from an old photograph in the Ridgeway Library of Philadelphia and was taken between 1862 and 1876.



14. BRICK TENEMENT. This is another view taken c. 1875, while the adjoining property was being cleared for the construction of the still existing Tradesmen's Land Title Bank by Frank Furness. The picture is from Philadelphia's Ridgeway Library Collection.


CARPENTERS' HALL

15. "FRONT STORE." This is our earliest view of the Front Store, and is taken from Julio Rae's View of Chestnut Street of 1851, in the Historical Society of Pennsylvania. It shows the front store with the 1846 store front of William Johnston, with the original 1810 facade upstairs. The facade was altered in 1861.


118
120
Jules Ha
HART, MONTGOMERY & Co.
PAPER HANGINGS
JULES HAU
PERFUMER & IMP
120

16. "FRONT STORE." On the right is the "Front Store," built in 1810 by the Carpenters' Company and fronting on Chestnut Street. This photograph, from the Free Library of Philadelphia collection, shows the building with William Johnston's new facade of 1846. Hart, Montgomery and Co., paperhangings, were the tenants when this picture was taken between 1857 and 1861. The present facade was added in 1861 by Collins and Autenreith. Note the outside cellar steps along the front of the building.

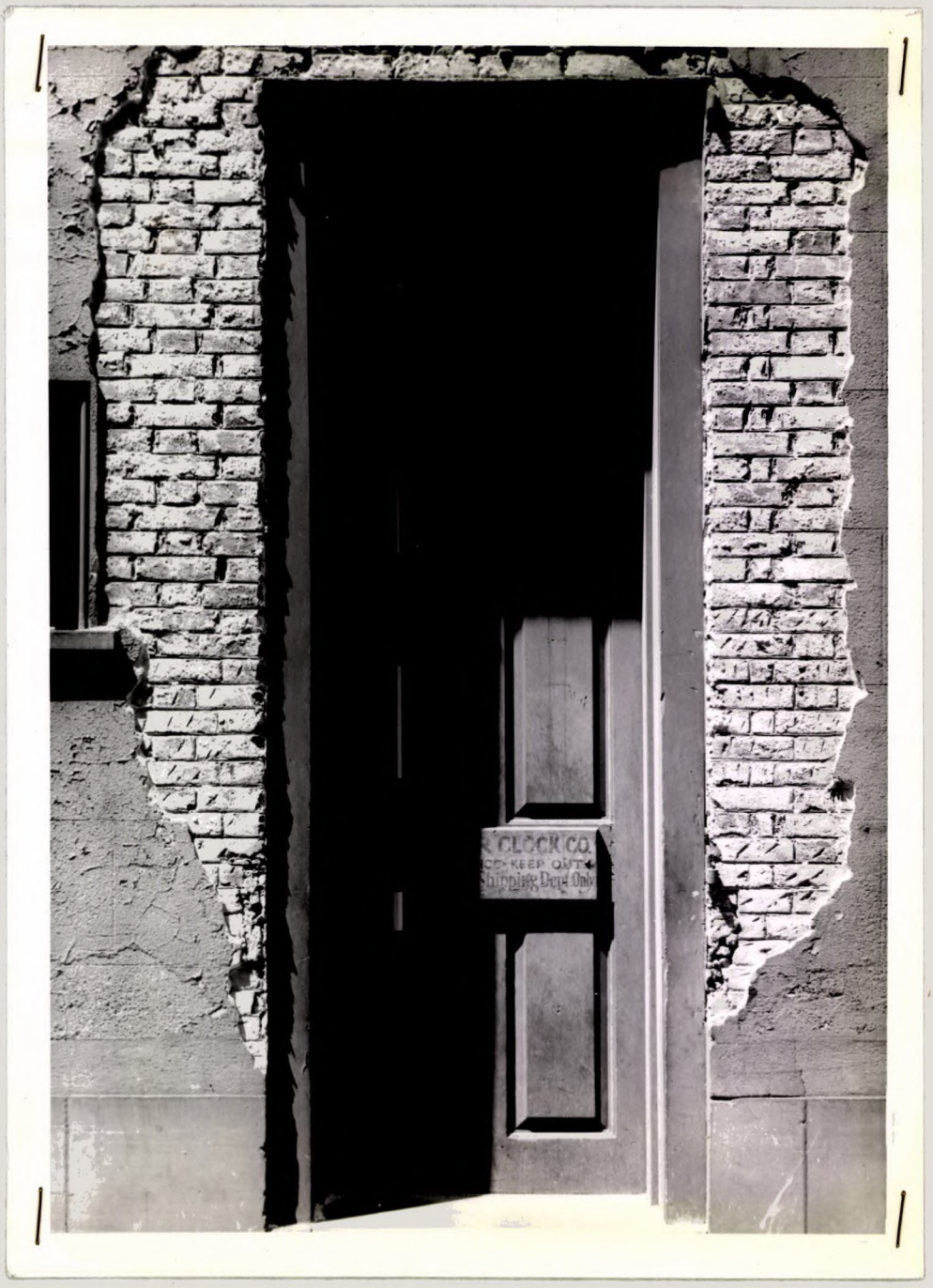
On the left of the picture is the commercial building that replaced Pemberton's mansion, and which was itself later torn down for Furness' bank which still stands, though in peril of destruction for the new park project.



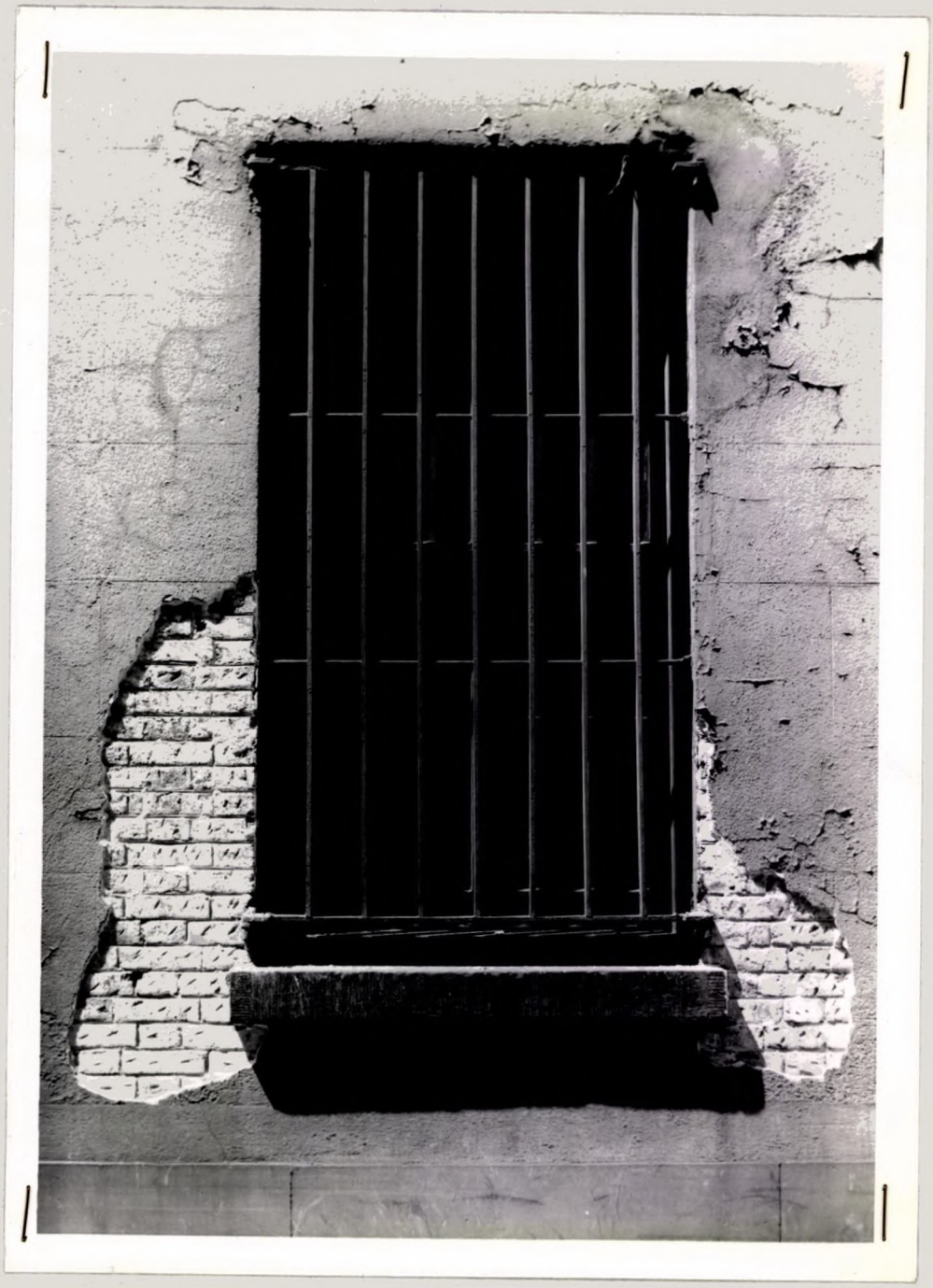
17. "FRONT STORE," DETAIL OF SIDE DOOR.

The removal of stucco around the door shows how a window was cut down to make room for this door. Note the broken brick where the sill would be, and the original flemish bond brick-work, which was gouged to receive the coat of stucco.

The photograph is by D. F. Benson, NPS, 1953.


R CLOCK CO.
KEEP OUT
Shipping Dept. Only

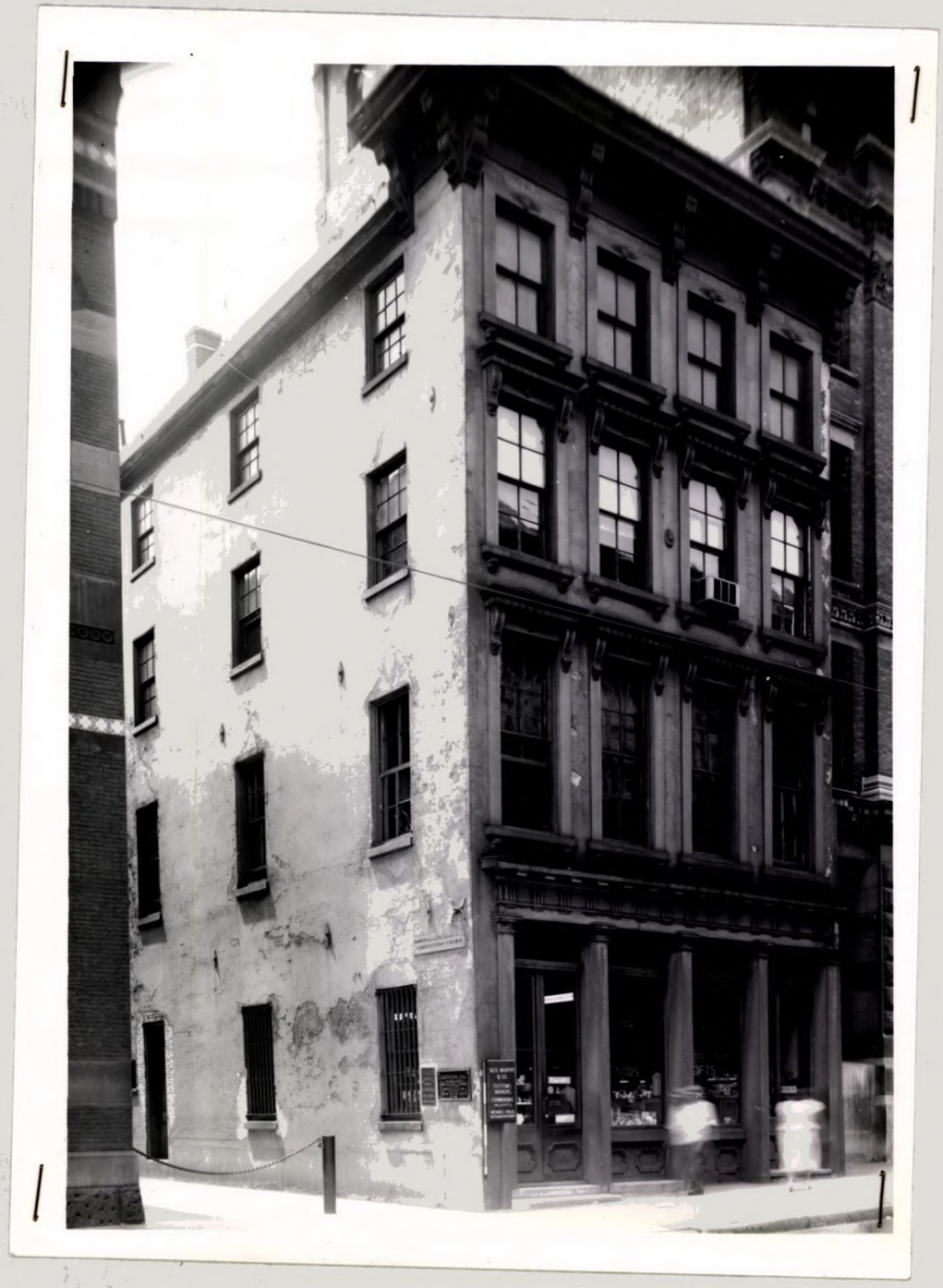
18. "FRONT STORE," WINDOW ON SIDE. The removal of stucco around this window showed the sill to be in its original position, indicating that the floor levels had not been changed. The photograph is by D. F. Benson, NPS, 1953.



19. "FRONT STORE," corner detail. This view at the Chestnut Street corner, shows the stucco applied in 1861 and the brickwork under where the stucco has been cut away. Note the "queen closers" at the corner. Photograph by D. F. Benson, NPS, 1953.

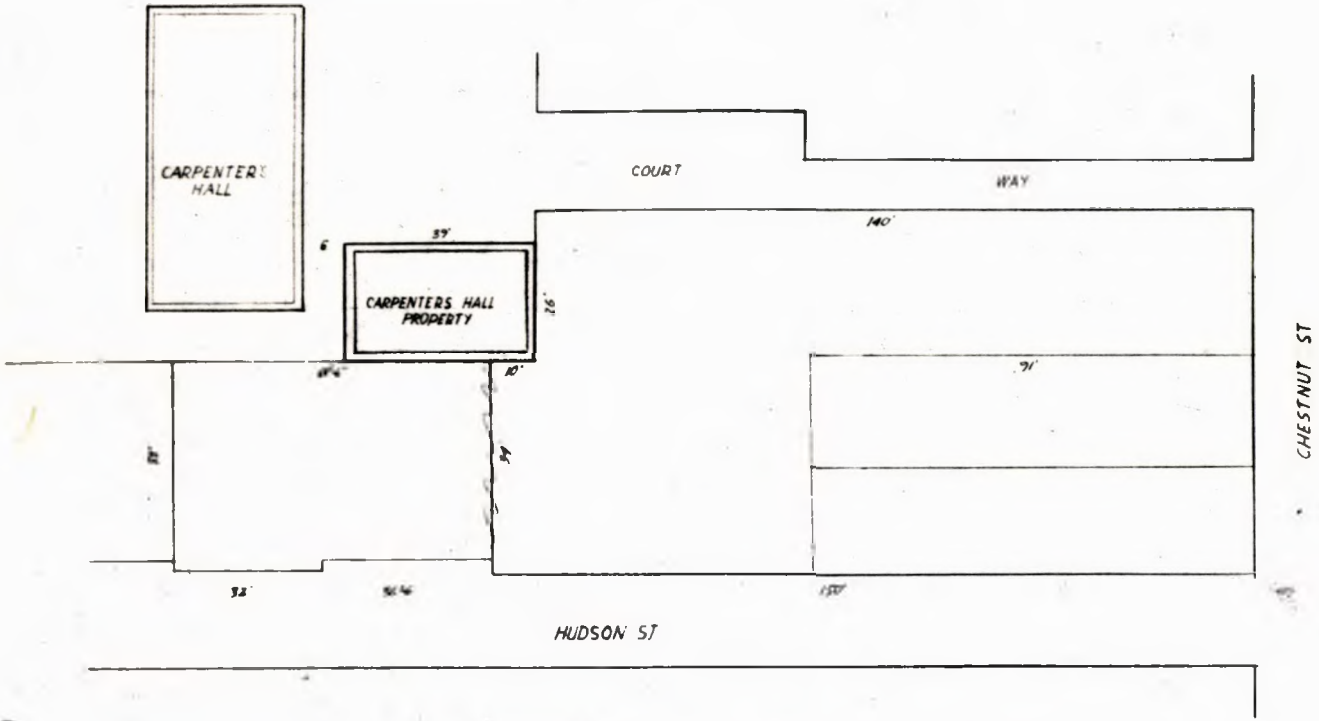

PILOTS
ASSOCIATION
FOR THE
BAY AND RIVER
DELAWARE
OFFICE 2ND FLOOR
CARPENTERS' HALL
MEETING PLACE OF
FIRST CONTINENTAL CONGRESS
OPEN FROM 9 A.M. TO 4 P.M.
COMPANY INSTITUTED A.D. 1724

20. "FRONT STORE," facade. This photograph shows the 1861 facade by Collins and Autenreith and the first floor store front of 1901. Photograph by D. F. Benson, NPS, 1953.
The Brown Brothers Building in background is now being demolished to make way for the Independence National Historical Park Project.



## TABLE OF FIRE INSURANCE SURVEYS OF CARPENTERS' COURT BUILDINGS

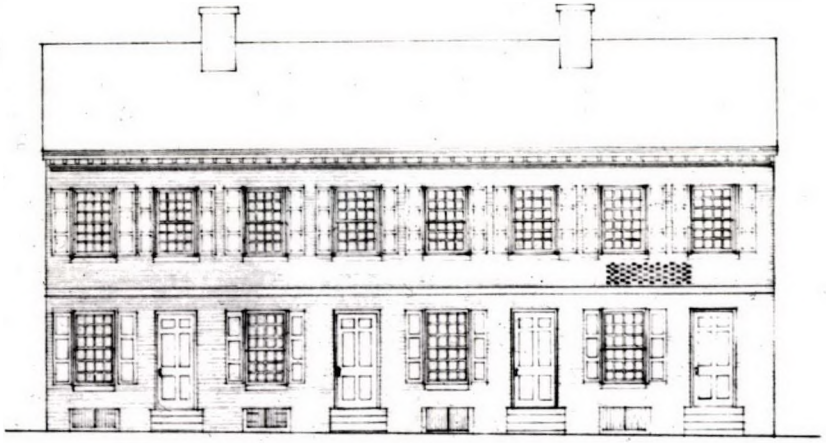

| | | |
|---|---|---|
| New Hall | December 1791 | Page I |
| New Hall | December 1812 | Page II |
| Front Store | April and June 1811 | Page IV |
| Front Store | February 1818 | Page VII |
| Front Store | May 1823 | Page VIII |
| Front Store | November 1833 | Page IX |
| New Hall Additions | October 1833 | Page X |
| New Hall | August 1848 | Page XI |
| New Hall | September 1857 | Page XII |
| New Hall | October 1850 | Page XIII |
| Front Store | March 1857 | Page XIV |
| New Hall | September 1857 | Page XVI |
| Front Store and New Hall | January 1861 | Page XVII |
| Front Store and New Hall | November 1861 | Page XXI |
| Front Store and New Hall | March 1864 | Page XXII |
| Front Store and New Hall | January 1868 | Page XXIII |
| Front Store and New Hall | April 1899 | Page XXIV |
| Pemberton House | November 1776 | Page XXV |
| Pemberton House | February 1812 | Page XXVII |




# PLOT PLAN OF CARPENTERS' COURT

UNDATED PLOT PLAN OF EAST BUILDING OF CARPENTERS COURT, FOUND IN FRONT OF BOUND MSS. OF MINUTES OF MANAGING COMMITTEE, 1857-1891, IN LIBRARY OF CARPENTERS COMPANY OF PHILADELPHIA.
scale as shown ~ traced from original ~ 15 July, 1953, J.C. Massey

DRAWING 1



Carpenters Court Elevation




second story plan

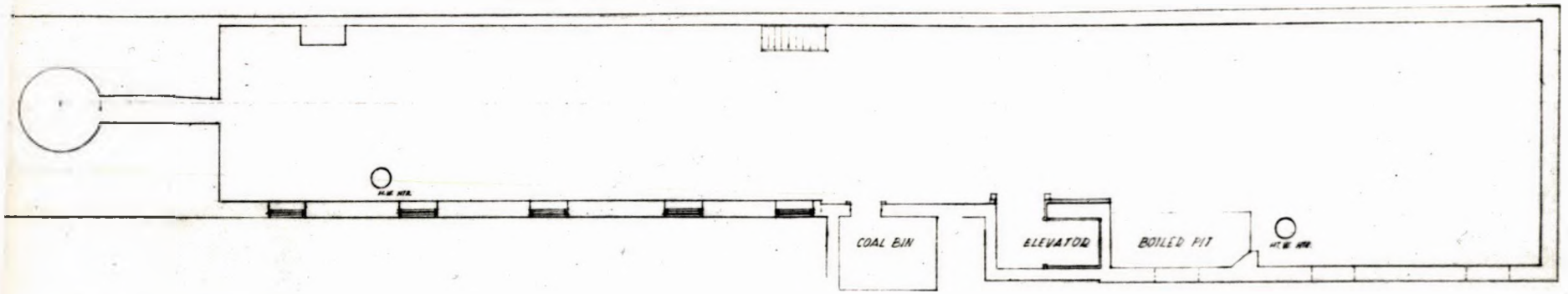


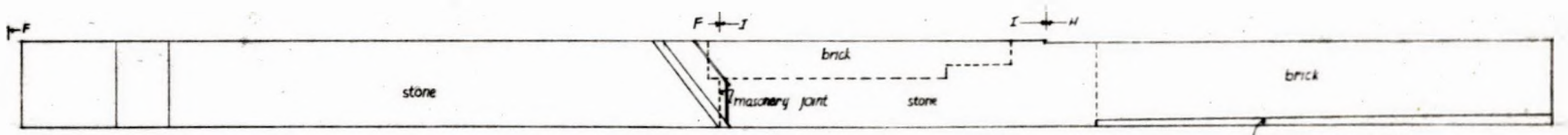

1st story plan

# THE NEW HALL 1791

DRAWING 2 JCM

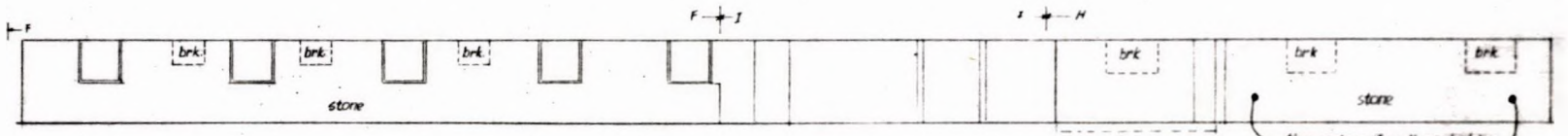
# BASEMENT PLAN




WEST WALL ELEVATION

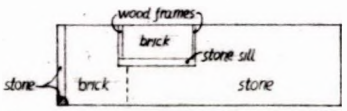
projecting ledge - stone probably remains of Fawcett house, 1706-1713




EAST WALL ELEVATION

in reverse taken from plan

this section of wall probably from the Fawcett House

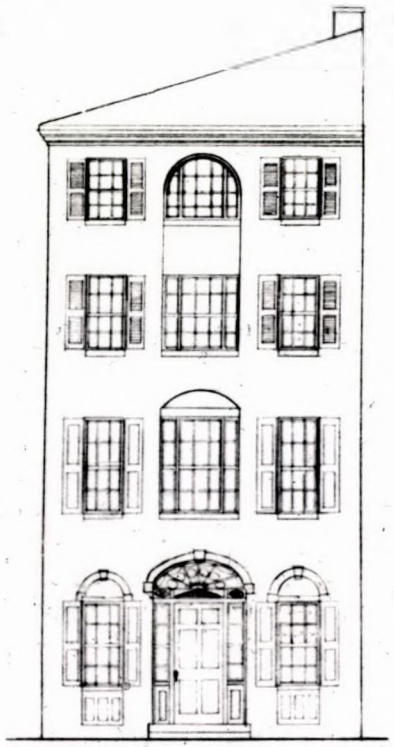



FRONT WALL ELE.

stone probably remains of Fawcett House

# 322 CHESTNUT-CELLAR 1"=1'0"

DRAWING 3. JCB



Chesnut St Elevation

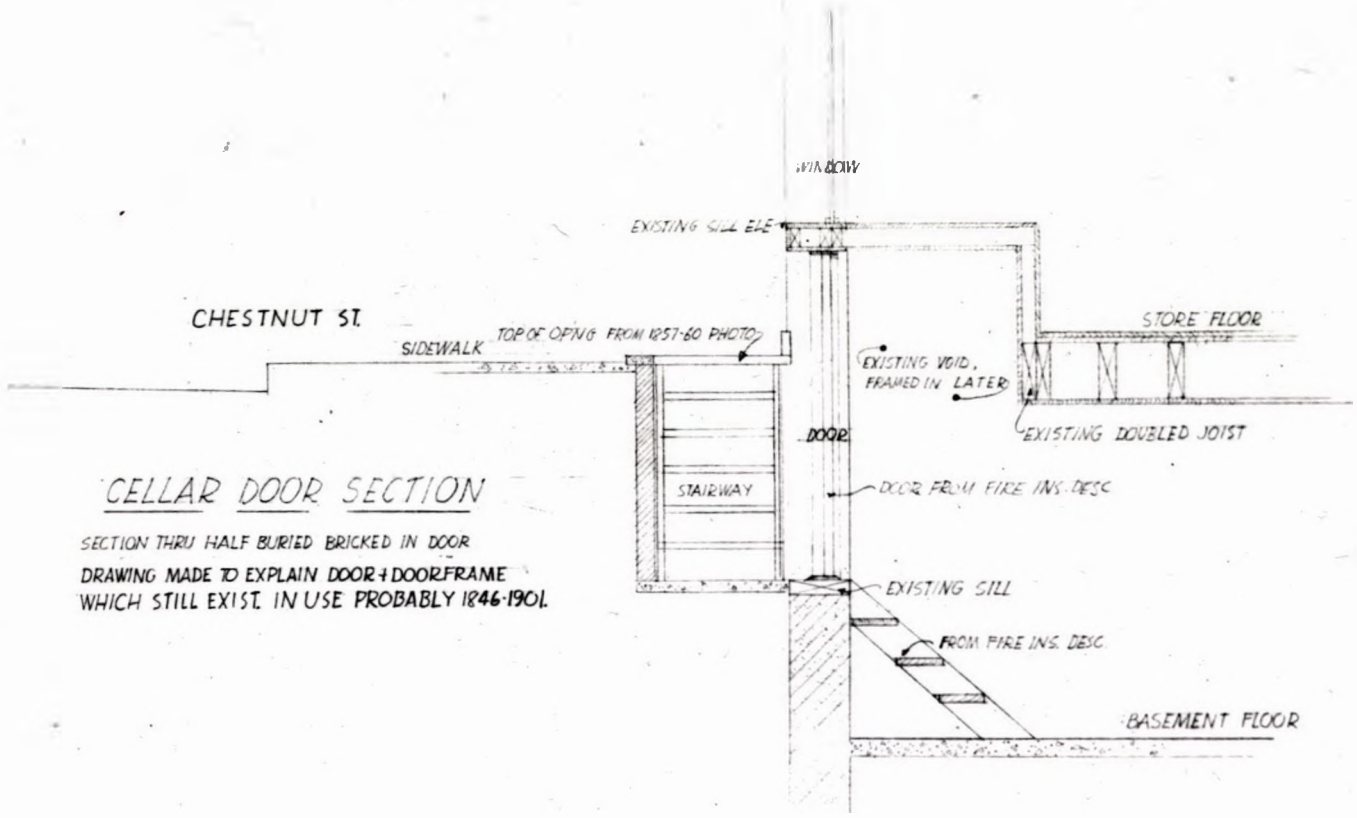


Carpenters Court Elevation

# THE FRONT STORE

built 1810

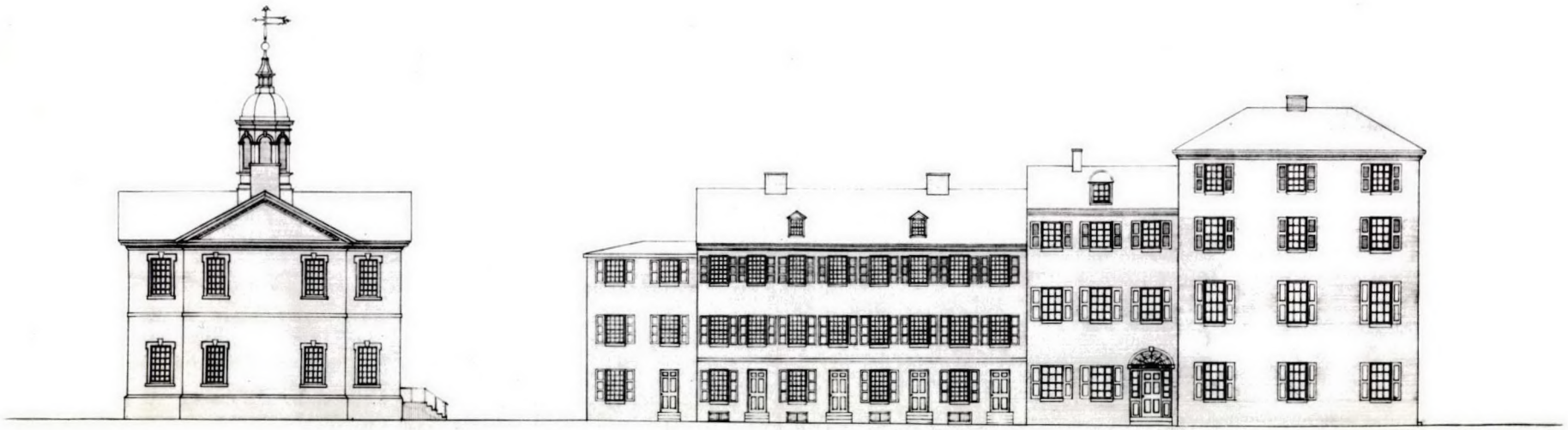
DRAWING 4 JCM




## CELLAR DOOR SECTION

SECTION THRU HALF BURIED BRICKED IN DOOR
DRAWING MADE TO EXPLAIN DOOR + DOORFRAME
WHICH STILL EXIST. IN USE PROBABLY 1846-1901.

DRAWING 5. ICM

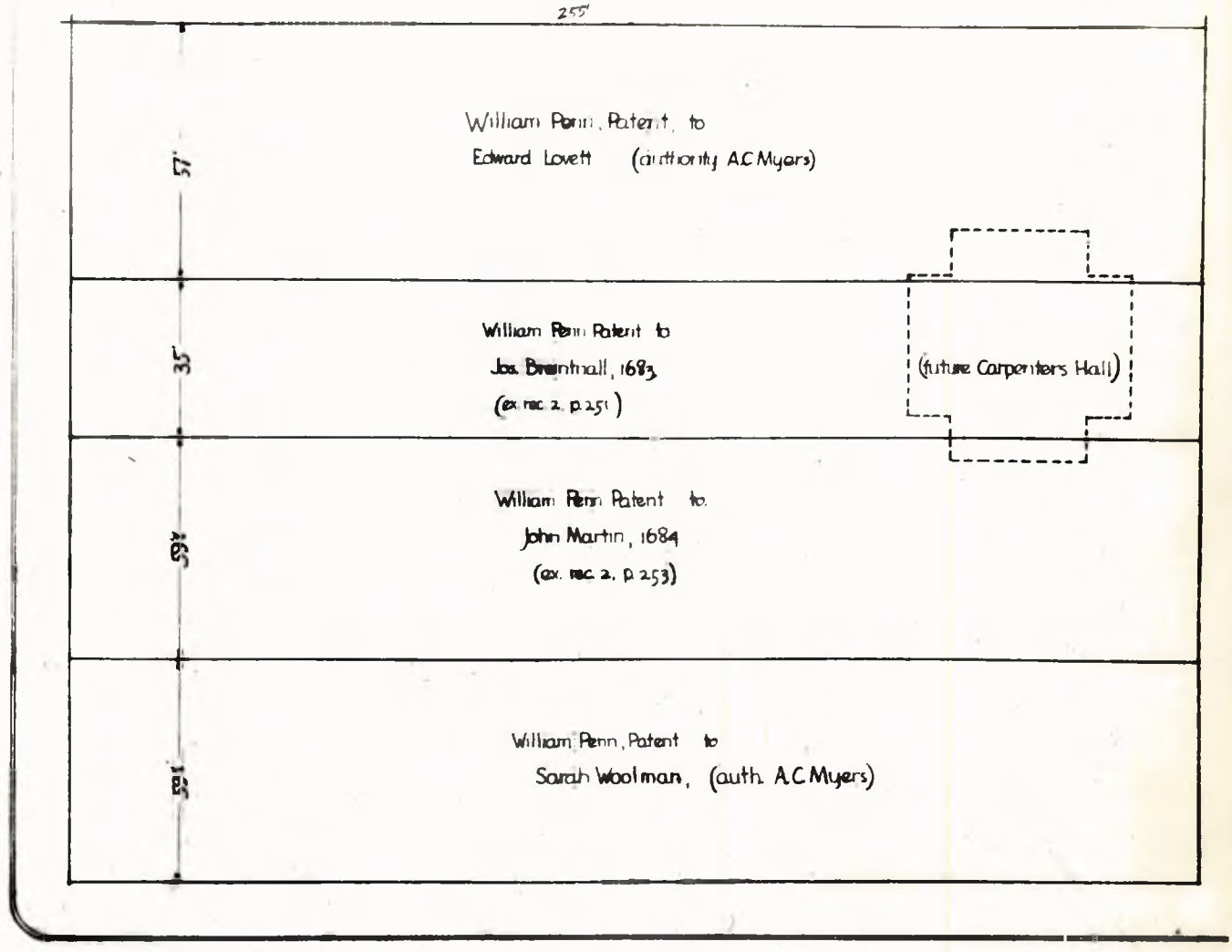


East Elevation

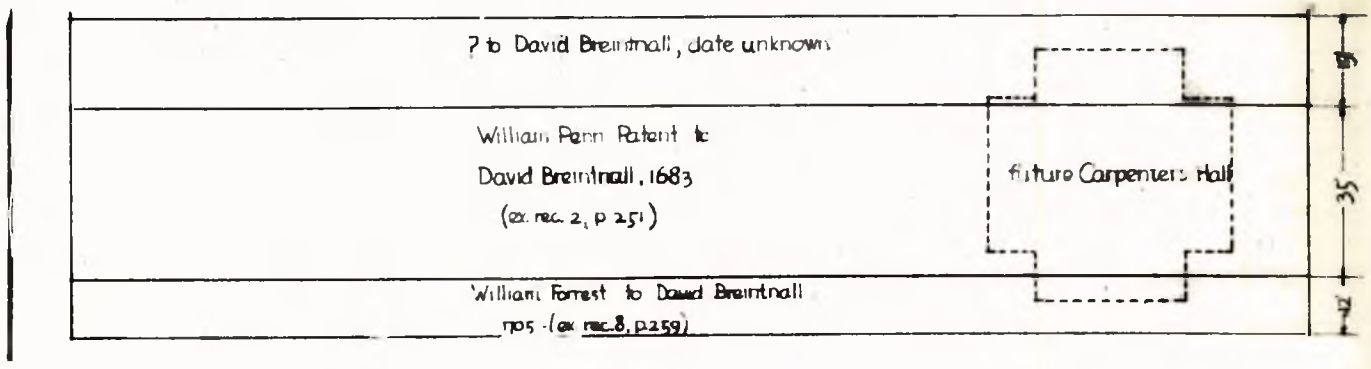
# Restoration of Carpenter's Court Buildings

SCALE 1/8" = 1'-0"

| | | |
|---|---|---|
| RECOMMENDED ..... DATE ..... | UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE | REGION ONE |
| RECOMMENDED ..... DATE ..... | DESIGN & CONSTRUCTION DIVISION PHILADELPHIA | PCP No. |
| RECOMMENDED ..... DATE ..... | | SHEET 12 OF |
| APPROVED ..... DATE ..... | CARPENTER'S COURT INDEPENDENCE NATIONAL HISTORICAL PARK PROJECT | DRAWING No. NHP-IND 2128 [illegible] 8 MAY 1954 |

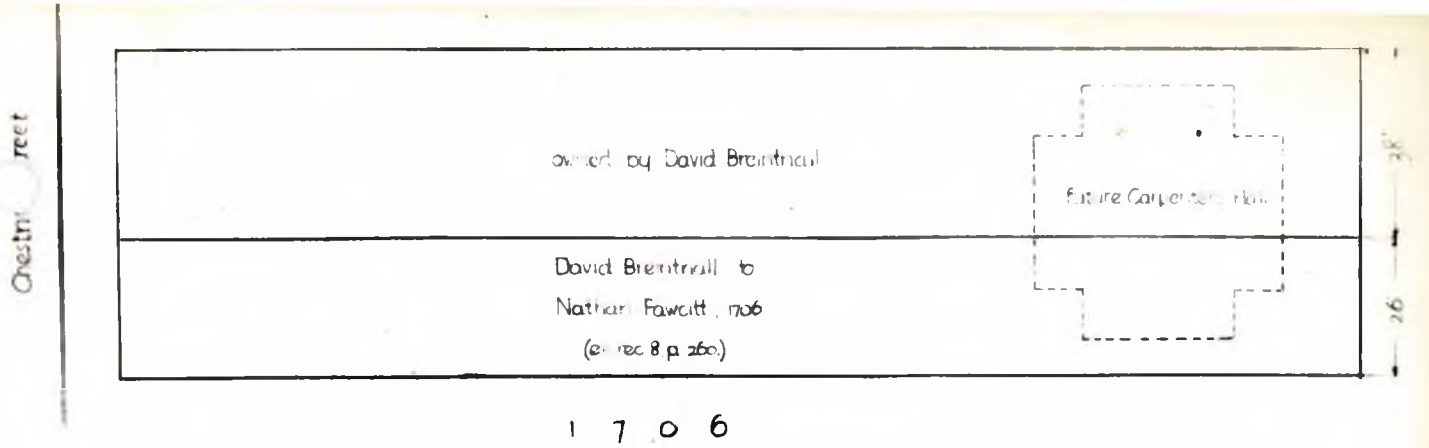



original land grants

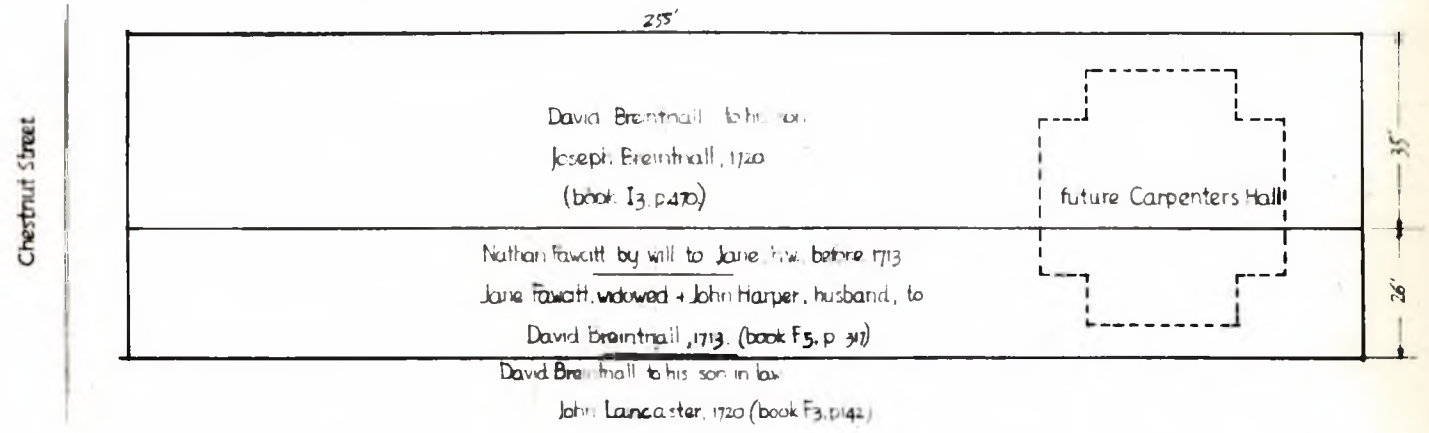



c. 1705

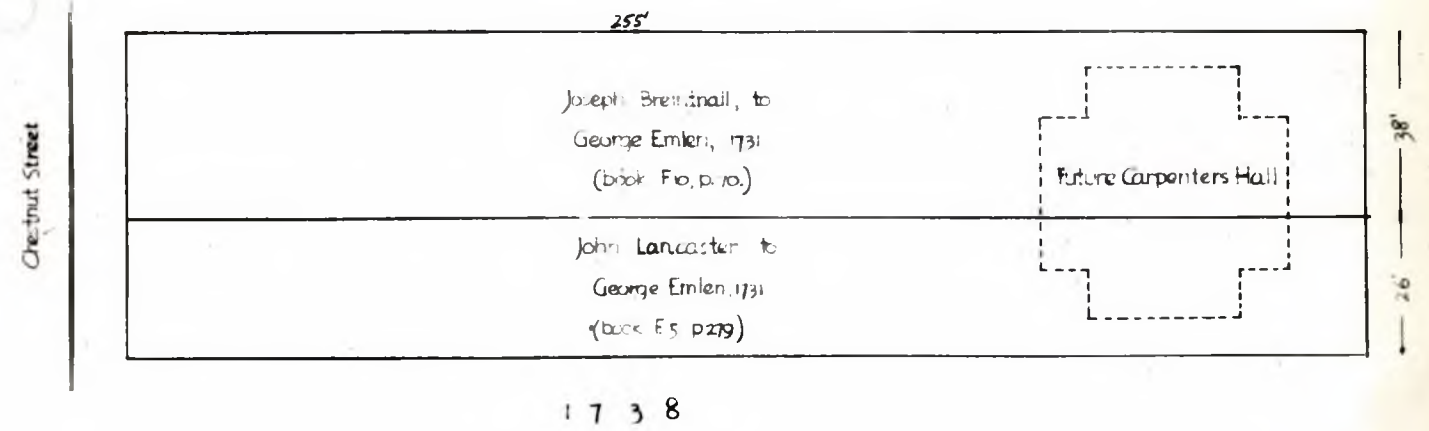
OWNERSHIP OF CARPENTERS COURT LOTS



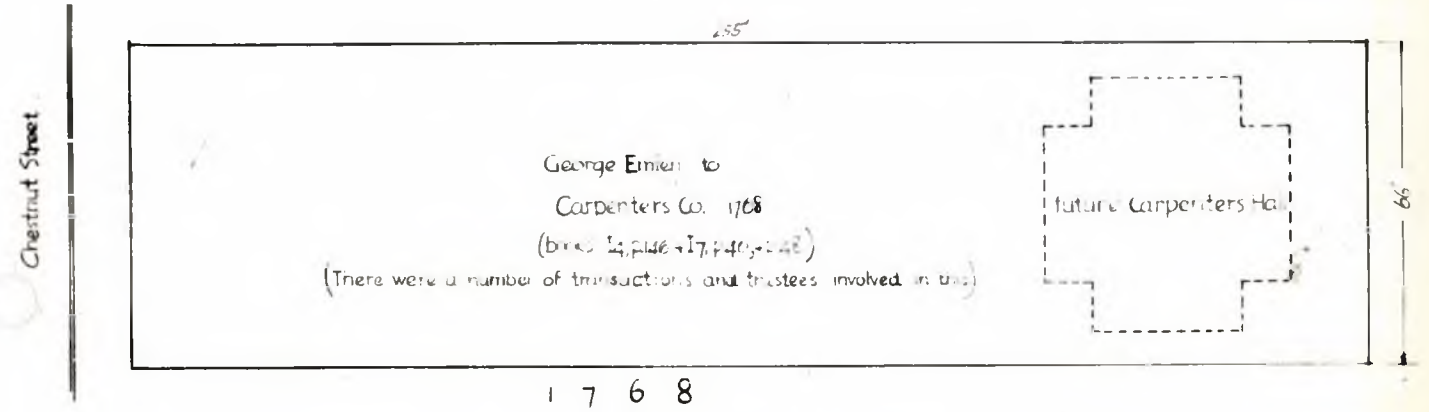

1 7 0 6




1 7 2 0.

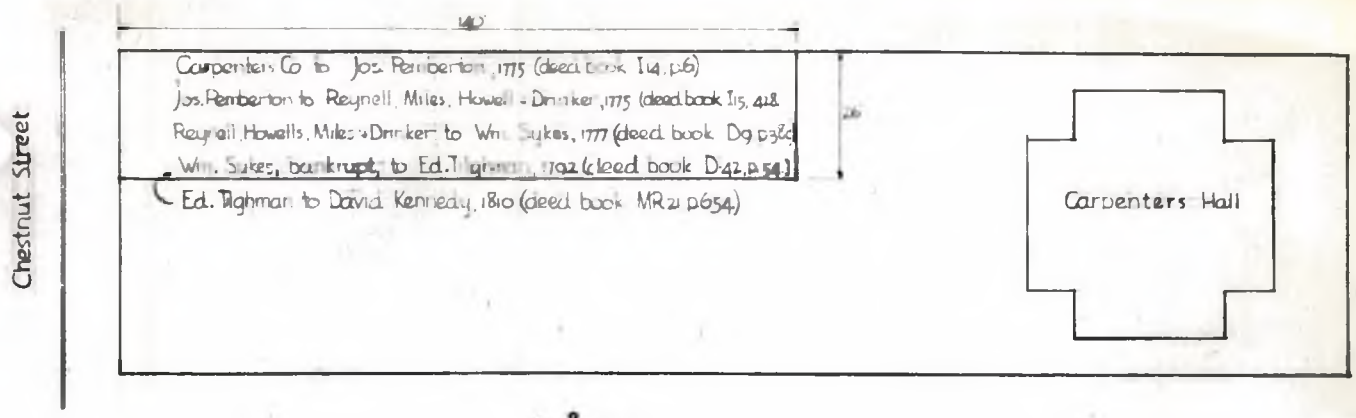



1 7 3 8

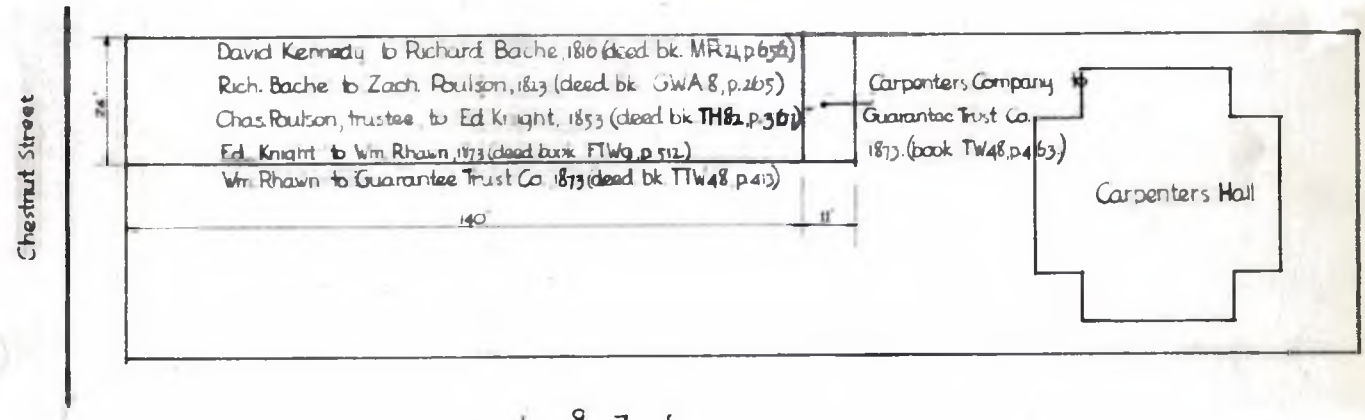



1 7 6 8

OWNERSHIP OF CARPENTERS COURT LOTS

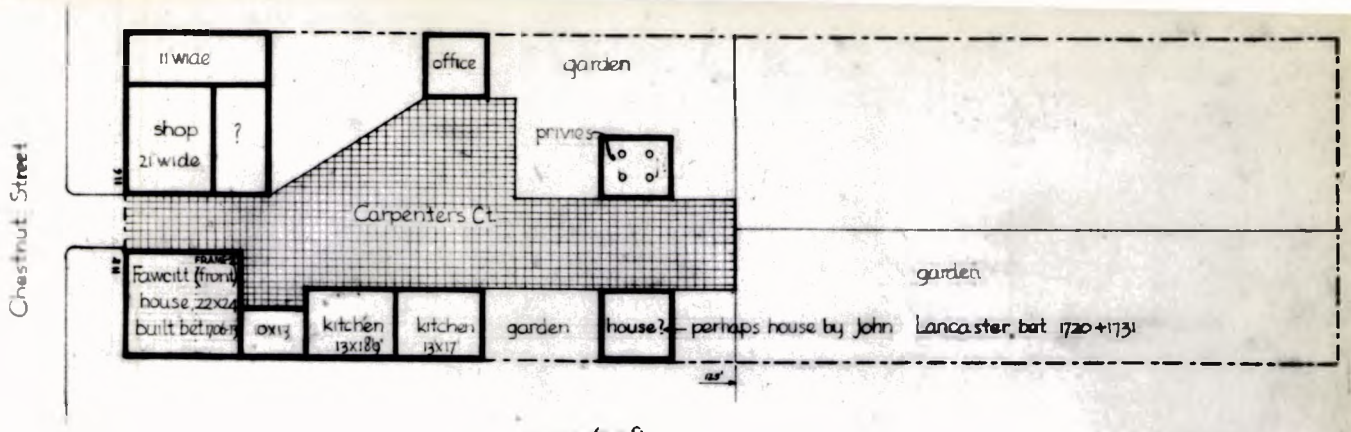



1 8 1 0.

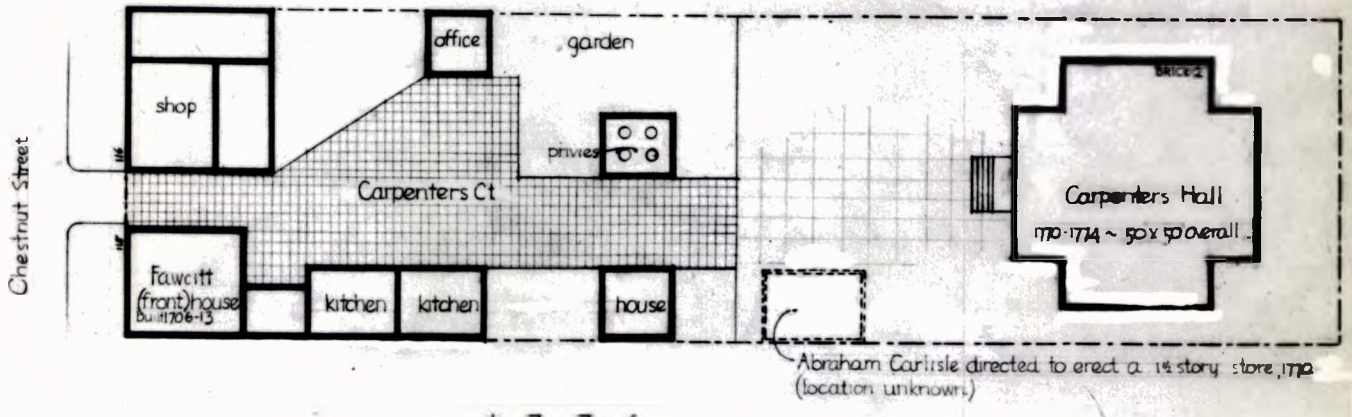



1 8 7 3

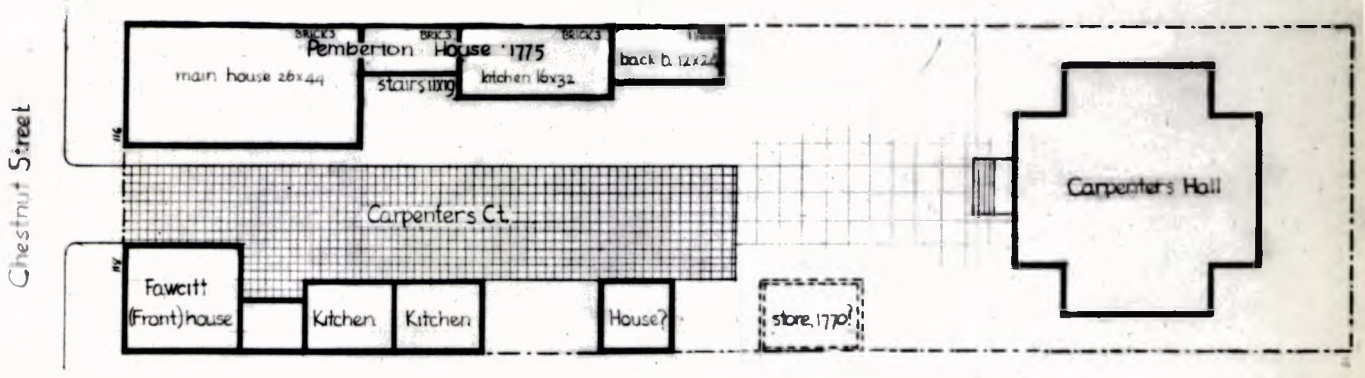
# OWNERSHIP OF CARPENTERS COURT LOTS



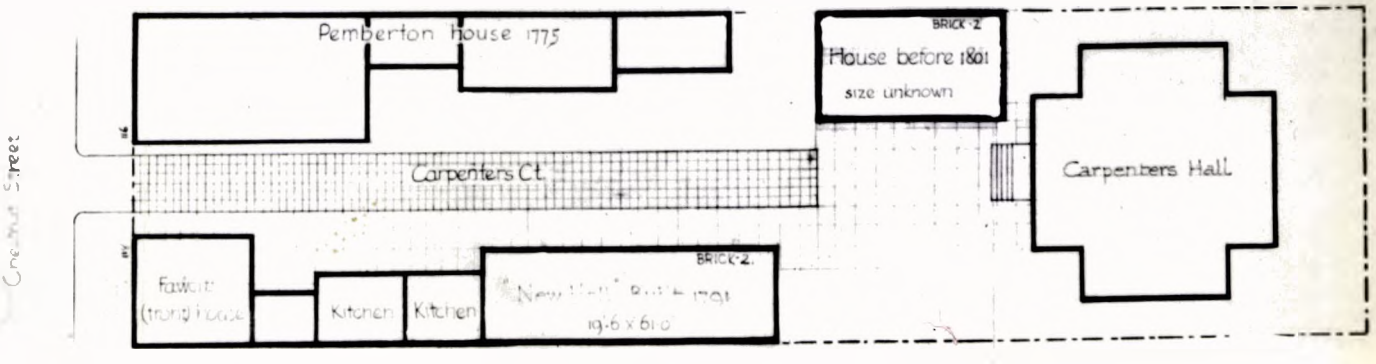

1768




1774

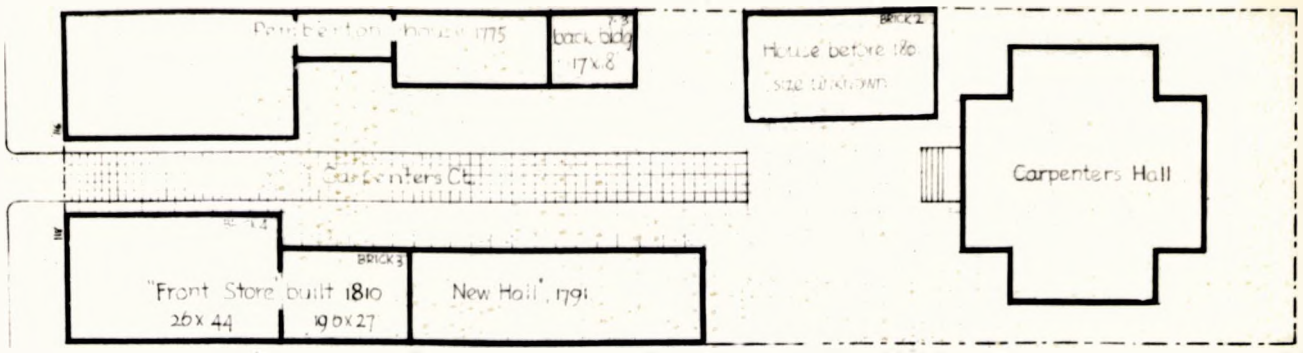



1776

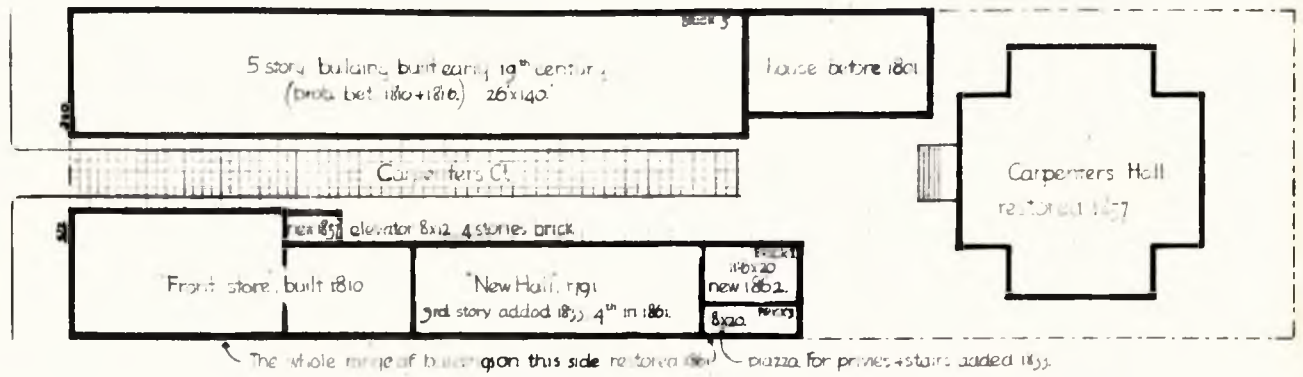



1801

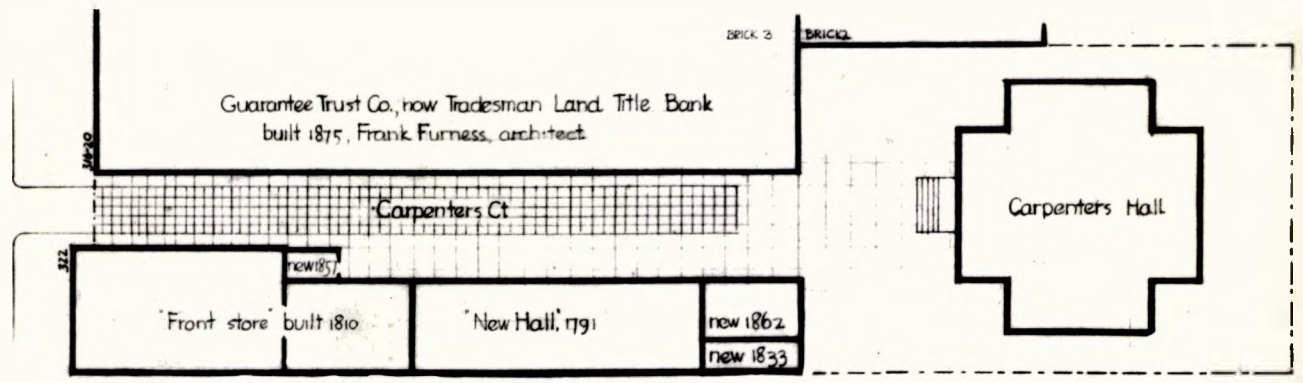
BUILDINGS ON CARPENTERS' COURT




1 8 1 4




1 8 6 2




1 8 7 5

BUILDINGS ON CARPENTERS' COURT

"Building F" (Second Meeting Hall) December 6, 1791 (Contributionship, No. 2481. Value £200).

a house belonging to the Carpenters Company of phia., situate on the west side of a 14 feet aley Leading from Chesnutt Street to their Hall 61 feet front--19 feet 8Is. deep--2 Storys high, 14 & 9 inch walls, 3 Rooms in each Story, some plasterd., and some Board pertitions paperd., finishd., very plain inside, floors of Good Sap Board, one Story of plain dog Leg Stairs, 1 Story of Comon winding Stairs, out Side and one Story within painted, Block Cornice to eaves, new.

No. 2481.

By the Philadelphia Contributionship for the Ensurance of Houses from Loss by Fire.

THIS POLICY Witnesseth, That the Carpenters Company of Philadelphia, having become a Member of the Philadelphia Contributionship for the Ensurance of Houses from Loss by Fire, Pursuant to a Deed of Settlement, bearing Date the ninth Day of April, 1810, And having deposited in the hands of the Treasurer of the said Society, the Sum of Eight Dollars in Consideration thereof, the Sum of Five Hundred Thirty Three Dollars thirty three Cents is hereby Ensured by the said Society unto the said Carpenters C$^{o}$ & their Successors — and Assigns, on the Terms, Conditions, and Provisions in the said Deed of Settlement contained, upon Their House Situate on the West Side of a Fourteen feet wide Alley - leading from Chesnut Street to their Hall, being 61 feet front, 19 feet 8 Inches deep, 2 Stories high. This Ensurance commencing the 9th Day of December 1812, being a Reensurance.

PROVIDED, That this Policy shall be void if the Premises above mentioned are or shall be Ensured elsewhere, unless the same shall be allowed by the Directors of this Society, and specified on the back of this Policy.

IF a total Loss of the Property Ensured shall happen, this Policy, upon the payment of the Sum above Ensured, or upon rebuilding the Property, (at the option of the Directors) shall be delivered up to the Society, who shall be entitled to retain the Deposit Money, and the Ensurance shall from thence forth cease and be of no effect.

IT shall be lawful for either this Society or the Assured at the expiration of Seven Years from the Date of this Policy, or at the expiration of any period of Seven Years thereafter, to annul the Ensurance, or to withdraw the Deposit Money, thirty Days previous Notice being given of an intention so to do. And in case the Assured shall sell the Property ensured before the Expiration of any such period of Seven Years, he may give up the Policy and withdraw the Deposit Money, paying to the Society Five per Centum upon the Amount thereof.

IN Case Trees shall be planted before the Property above ensured after the Date of this Policy, the same shall be reported to the Society, and an additional Deposit paid within One Year after they are planted, or this Ensurance shall be void.

IN all Cases in which the Deposit Money upon any Policy shall be withdrawn, if it shall have happened during the Period such Policy has been in Force, that the Stock of the Society has been lessened by Losses, then and in such case a just Proportion of all such Losses as the Interest Money has been insufficient to satisfy, shall be first deducted out of the said Deposit Money.

NO Policy effected by this Society, shall be extended, or construed to extend, to the Assurance of any Sugar-house, Brew-house, Bake-house, Still-house, Cooper's or Joyner's Shop, Retail Grocery Store, or other House or Shop wherein the Business of Apothecaries, Chymists, Ship-Chandlers, Tallow-Chandlers, Stable-keepers, Inn-holders, Malt-houses, or Oil and Colour-men, are carried on, or wherein any large quantities of Hemp, Flax, Tallow, Pitch, Tar, Turpentine, Rosin, Salt-petre, Sulphur, Spirits of Turpentine, Distilled Spirits, Hay, Straw, or Fodder of any Kind, or Corn unthreshed are Stored, or Lodged, unless the same is expressly mentioned in the Policy. And in case the Assured shall receive any Damage from the Storing of Gunpowder, or Breaming of Ships at the Wharves by himself, he shall have no recourse therefor under this Policy.

Mutual Assurance Co. Policy N$^{o}$ 3125 - Survey N$^{o}$ 1709.

SURVEY, For the Carpenters Company of the City & County of Philadelphia. Their new four Story Brick house, Situate on the Southwest Corner of Chesnut Street & Carpenters Court, between third & fourth Streets,- Dimensions, 26 feet by 44 feet, First Story, 1 Room, occupied as a book store, neatly Shelv'd, with a wood Cornice over d$^{o}$ plain mantle, washbds &c windows cased, 2 arch head windows, a neat arch head venetian door with fan & Side lights, - 2 walls lined,

Second Story, 1 Room, washbds ' windows Cased 2 walls lined, - A part of the Second floor open with painted handrails & ballusters around, -

Third Story, 1 Room, plain mantles, washbds. & windows Cased, -

Fourth Story, 2 Rooms, finished Similar, Loft not plaisterd, Trap door, Roof hipt. & pitcht four ways,

Back Building, 19 feet 6 inches, by 27 feet, three Stories high, - In a part of this building are 3 flights open newell painted Rampt handRail Stairs, Close String, a neat Arch head venetian door with fan & Side lights,

Other part - First Story, 1 Room, plain mantle washbds & windows Cased,

Second Story, 1 Room. Similar, with Closets,

Third Story, 1 Room Sililar, to Second Story,

Loft - not plaistered, Trap door, — 2 floors narrow heart pine, other floors heart pine bds,

Glass, 84 lights 13 by 20 - 72 do. 12 by 18 - 92 do. 12 by 15 - 60 do. 11 by 16 84 do. 12 by 12 & 36 do. 19 x 12 inches, - party walls 9 inches, Board partitions, - Materials good & well Built, Brick ash holes, - West a three Story Brick house, South a two Story Brick Building, with which it Communicates, & which is insured in the Contributionship Assurance Company, - Water plenty,

$2000 April 1811

(Signed) Philip Justus

| | | |
|---|---|---|
| On the House . . . . | $ 1400 | |
| Backbuildings . . | 600 | |
| $2000 at 3-1/4 per Cent . . . . . | | $65.- |
| Policy & Incidental Expenses . . . | | 6.- |
| The above is a Correct Survey of the Premises as now insured | | $71.- |

Philada June 11th, 1811

for the Carpenters Company
(Signed) David Flickwir

ANY Assignment of this Policy must be brought to the Office to be entered within Sixty Days after the Deed of Conveyance of the Property has been executed, on Default whereof, the Benefit of Insurance will be lost, unless the Directors shall choose to admit the Entry of the Assignment after the said Sixty Days. And in case the Directors will not admit of such Entry, the Party entitled to the Policy may withdraw the Deposit Money, paying to the Society Five per Centum on the Amount thereof.

IN WITNESS WHEREOF, we have hereunto set our Hands, and caused the Seal of the said Society to be affixed, this Fifth Day of January Anno Domini 1813.

(signed) Isaac Bearson
Jos. S. Morris
Jn$^{o}$ Morton

(Endorsement)

No. 2481
Carpenters Company of Philadelphia
Commencing Decem. 9th 1812
Reensurance

Cancelled by force of new Policy
Aug. 20, 1834

Philip Justus

---

The Carpenters Company having opened a Door of Communication with the House adjoining to the North of the Premises hereby insured. the same is allowed of Without prejudice to this Insurance

Philade. February 3, 1818
(signed) Joseph Watson
T. Morris
T. Poulson

In consideration of an additional deposit of Eleven 67/100 Dollars the further sum of four hundred & sixty seven Dollars is hereby ensured on the within mentioned premises. Philad. May 14, 1823.
(signed)
Joseph Price
T. Poulson
T. Morris

Sundry alterations as appear by a Resurvey of 31 ulto. are hereby allowed —

— Philad$^{a}$. Nov. 8. 1833 —

(signed) Geo. Roberts
T. Poulson
Jon$^{o}$ Norris.

(No. 2481 - Decem. 9th 1812)

The Carpenters Company having opened a Door of Communication with the House adjoining to the North of the Premises hereby insured. the same is allowed of Without prejudice to this Insurance.

Philada. February 3. 1818

(signed) Joseph Watson
T. Morris
T. Poulson.

(No. 2481 - Decem. 9th 1812)

In consideration of an additional deposit of Eleven 67/100 Dollars the further sum of four hundred & sixty seven Dollars is hereby ensured on the within mentioned premises. Philad. May 14. 1823

(signed) Joseph Price
T. Poulson
T. Morris

(No. 2481 - Decem. 9th 1812)

Sundry alterations as appear by a Resurvey of 31 ulto. are hereby allowed --

--Philad$^{a}$ Nov. 8. 1833 --

(signed) Geo. Roberts
T. Poulson
Jon$^{o}$ Norris.

"Building F" (Second Meeting Hall) October 31, 1833 (Contributionship, Resurvey of No. 2481).

I have Resurveyed a House belonging to the Carpenters Company of Philada--Situate on the west side of Carpenters Court--Insured by Policy No. 2481--recently raised from two, to three Stories high--The 3d. Story divided in two rooms & short passage, the floor of 5/4 in yellow pine moulded bas round. Single mouldings to the doors & windows. Glass 8 by 10 in--outside venetian Shutters. Sash dble hung--Shed roof hip'd at the South end--wooden Cornice--tin Gutter & pipes.--Stairway, Privy &c, newly built at the south end & adjoining the above--being 8 ft. by 20 feet--three Stories high--9 in walls--floors of 5/4" yellow pine. Single mouldg to the windows--Straight Stairs with winders in the corner leading to the 3d Story--Straight rail & plain banisters, painted--Shed roof hip'd at the South corner--wooden eave--tin gutter & pipe.--

John C. Evans

"Garret in one room, plastered, yellow pine floor, plain base round, two circular dormer windows & trap door in the roof--the old Stair way continued up--plain & straight--with winders in the corner, & plain rail.--

X

I have Surveyed a brick House belonging to the Carpenters Company of Philadelphia, situate on the west side of Carpenters Court running south from Chestnut Street—East of & near Fourth Street. —Being 61 feet front 19 f$^{t}$ 8" deep. Stair way & Privy 8 feet by 20 feet-all three Stories high. 14 & 9$^{in}$. walls. —

The lower Story of the first is divided into four rooms, & a stair way at the north end, the floor of heart & sap pine, inch boards. plain base round, single architraves & mouldings, & a closet in each room. —two sah doors & one box entry. Glass 8 by 11$^{in}$. outside shutters.

The 2$^{d}$. Story in two rooms, divided by folding doors crossing the whole from East to West. — the floor of sap pine, plain base, single architraves & mouldings, one mantel shelf, a large pantry closet, shelved —Glass 8 by 10$^{in}$ sash double hung, outside shutters—a fire proof closet in the lower & 2$^{d}$ Stories — The 3$^{rd}$ Story in three rooms — divided by planed board partitions, the floor of 5/4" yellow pine, moulded base, single architraves & mouldings. Glass 8 by 10$^{in}$ Venetian Shutters, sash d$^{b}$l$^{e}$ hung. A garret over, plastered, floor of yellow pine, two circular dormer windows & trap door in the roof. — Stairs at the north end, with short straight rail & turned ballusters to the 2nd Story & from the 2$^{nd}$ Story up. — plain rails to the Garret. — winders in the corners. — plain Eave, shed roof tin gutter & pipes. — Building at the South end of the above, has a Privy below — & plain stairs leading from the yard to the 3$^{d}$ Story, one small room in the 2$^{d}$ & One in the 3$^{d}$ — the floors of 5/4$^{in}$ yellow pine, base round, single mouldings. Glass 8 by 10$^{in}$, venetian shutters. — roof hip'd at the south corner. — plain Eave tin gutter & pipe. — one room in the cellar of the main building is floored, the lower & 2$^{nd}$ Stories papered. —

A water closet in the 2$^{nd}$ & one in the 3$^{d}$ Story of building at the west end. —

8th M$^{o}$ 16th 1848. John C. Evans
Surveyor

Policy No. 7445 Amt Ins$^{d}$ D$^{rs}$ 2000. at 2 perc$^{t}$ D$^{rs}$ 40.

Liberty of Doors of Communication 2$^{d}$ & 3$^{d}$ Stories to House adjoining on the North - Agreed to be correct

James Hutchinson
for Carpenters C$^{o}$

Note: There is a door in the 2$^{d}$ Story & one in the 3$^{d}$. Communicating with the house on the north.

I have Examined the within described building and find a door has been made in the lower story communicating with the store on the north.

October 8th 1850 D. R. Knight
Surveyor

I have Resurveyed the within described Building & find the following alterations Viz. The Division wall between this Building & the Building adjoining on the North has been taken down in all the stories also the intermediate partitions making each story in one room except the lower story which has a Counting Room partitioned off at the south end, a new flight of stairs has been run up at the north end from the Lower to the second story finished with ash Rail & turned balusters & winders at the bottom.

September 30th 1857 D. R. Knight
Surveyor

(No. 7445 - Aug. 16th 1848)

I have Examined the within described building and find a door has been made in the lower story communicating with the store on the north.

October 8th 1850 D. R. Knight
Surveyor

No. 9879 - The Carpenters Co. of Philad$^{a}$ - Survey [Endorsement]

I have Surveyed a Brick Store, Office, & Back Building belonging to the Carpenters' Company of the City & County of Philadelphia situate on the south side of Chesnut street No. 118 & west Corner of Carpenters Court between 3$^{d}$ & 4$^{th}$ streets. The Store being 26 feet front by 44 feet deep four stories high. Office 7 feet by 10 feet one story high. Back Building 19 feet by 27-1/2 feet three stories high. 14 & 9 inch walls.

The Lower Story in one room including the Back Building & an Office. The floor of yellow pine plain wash boards plain & Grecian mouldings. In front are two show windows each 4 lights of plate Glass 34 x 52 with transom lights over them outside shutters folding in a box on one side covered by a Pilaster, one pair of folding sash doors 4 lights of Plate Glass 18 x 51 with sliders & one transom light over them of plate. Iron Piers & neat wooden Entabliture over. Five 12 light windows the Glass 11 x 12 x 18 & two 12 light Do. in the Back Building 11 x 16 all with outside shutters, one 9 light sash Door 9 x 12 with sliders & Circular sash over.

The second story in one room in the Main Building & three Do. in the Back Building the floor of yellow pine plain wash boards, plain kneed architraves in the large room & common architraves in the back six 12 light windows the Glass 12 x 20, & one 12 light 12 x 21 in one sash hung at top with hinges 4 lights of Glass in the door 12 x 12 & one 12 x 24. A Hoisting Machine in this story with hatch way & door hung. In the back Building a plain wooden mantel & One breast Closet & recess Closet three 12 light windows the Glass 11 x 16 outside shutters.

The Third Story in two rooms & passage in the Main Building & one room & passage in the Back Building the floor of Common yellow pine plain wash boards & surbase & plain mouldings the rooms in the main Building divided by board partitions six 12 light windows & one 20 light in the main Building the Glass 12 x 15 three sash doors 9 lights in one 8 x 13 four lights in another 8 x 10 & 12 lights in another 11 x 16 three 12 light windows in the back Building 10 x 12 & two breast Closets & plain wooden mantel.

The Fourth story in two rooms & passage in the Main Building & a Garret Room & passage in the back Building the floor of Common yellow pine plain wash boards & plain mouldings one plain wooden mantel, seven 12 light windows 12 x 12 & one D [O] window in the Main Building with 8 lights 12 x 12 & 5 Inch lights, a Trap Door in the Roof & step ladder. In the Garret Room back one Circular head Dormer window, Trap Door & step ladder, straight stairs on the west side starting from the front leads to the 3$^{d}$ Story having a moulded pine rail to the lower flights, all enclosed with a board partition. the stairs from the 3$^{d}$ to the 4$^{th}$ Story are straight & winding with pine Rail & balusters. there is a Bulk Head in the Roof over these stairs to make head way for them with a 4 light window in it 12 x 12.

The Basement story in one room the floor of yellow pine the walls lined with planed boards the Ceiling plastered three 12 light windows on the alley 12 x 12 inside shutters & wire screen outside one pair of folding sash doors front 6 lights 11 x 14 & 12 lights 5-1/4 x 14 with sliders, & 4 steps up to the same one folding window the same except the lights one inch longer. There is a straight stairs leads from this story to the store above with plain Rail & balusters around the opening in the floor. Cedar Roof on the Main Building Hip'd at the Corners, with a flat pitch on the west side covered with copper, single pitched Cedar Roof to the Back Building & Plain wooden Cornice on Chesnut Street front & on Carpenters Court front, Tin Gutters & pipes. The 1$^{t}$ & 2$^{d}$ stories papered also one room in the 3$^{d}$ story back Building.

March 4th 1857 D. R. Knight
Surveyor

Note There are doors of
Communication with a Building on the south
all the Stories

Liberty of a Paper Hanging Store in the basement 1$^{st}$ & 3$^{rd}$ Stories and of a Daguerreotypist's Materials Sales room in the second story and part of the third story and of a stencil cutter and Type Founder in the fourth story. Also communication in every story with Building on the South. D$^{rs}$ 4.000. Insured by The Reliance Fire Insurance Company, allowed and in case of loss to be borne proportionably

Policy N$^{o}$ 9879. D$^{rs}$ 2.000 5 per Cent D$^{rs}$ 100.--
Agreed to be correct.

D. R. Knight for
The Carpenters Company

[Reverse]

N$^{o}$ 9879

The Carpenters Co. of
Philad$^{a}$

Survey

(No. 7445 - Aug. 16th 1848)

I have Resurveyed the within described Building & find the following alterations Viz. The Division wall between this Building & the Building adjoining on the North has been taken down in all the stories also the intermediate partitions making each story in one room except the lower story which has a Counting Room partitioned off at the south end, a new flight of stairs has been run up at the north end from the Lower to the second story finished with ash Rail & turned balusters & winders at the bottom.

September 30th 1857 D. R. Knight
Surveyor

(No. 10.457)

I have Surveyed a Brick store belonging to the Carpenters Company of the City & County of Philadelphia situate on the South side of Chesnut street No 322 between third & fourth streets. Being 26 feet front for 54 feet deep then narrowing to 20 feet & continuing that width 77 feet further, making 131 feet deep four stories high, Fire Proof & Privies, 8 feet by 20 feet 5 inches, three low stories in height.

The Lower story in one room the floor of 5/4 heart pine the walls lined 4-1/2 feet high (average) from the floor with plain boards & cap on the same. plain architraves to two doors & large beads on the window jambs 24 feet of the rear end of the store enclosed with heavy walnut Rail & turned ash balusters see plan one marble mantel shelf & Iron brackets, the Ceiling lined with boards formed into Alternate sinking & projections lengthwise of the store as sketch,  one 4 light sash door at the rear end the Glass 13 x 28 with panel door outside & folding panel doors to Elevator inside & outside. three 8 light windows the Glass 18 x 18 _ 6 Do. 15 x 20 all with folding inside Venitian shutters & Iron Grating outside three pairs of folding sash doors & a folding window front each having 4 lights of plate Glass 24 x 44 inches with sliders & three square transom lights over two of 18 x 18 & one of 18 x 27 inches three Iron piers & two wooden Do. with moulded Caps & neat Doric Entabliture over. Straight stairs with winders at bottom lead from the first to the second story finished with continued ash Rail (large) turned ash balusters & large Octagon Newels see plan. stairs to the Cellar under them with plain posts & rail & a 9 light sash door at the head of them the Glass 10 x 16.

The Fire Proof back shelved for books say four rows of upright divisions on one side & 3 Do. & 10 Drawers on the other side. Privies back of the Fire Proof. The wall is lined up the stair-way handrail high omitted in description of stairs.

The second story in one room the floor Ceiling & beads on the window Jambs the same as below. the walls lined 3-1/2 feet high from the floor with plain boards & cap on the same folding panel doors to the Elevator. four 8 light windows the Glass 18 x 26 three Do. 18 x 20 and three Do. 15 x 20 all with folding inside Venitian shutters. Stairway & privy back over the Fire Proof & Privies one Urinal, the floor of yellow pine moulded wash boards & 2-1/2 inch mouldings two 24 light windows & one 12 light Do the Glass 8 x 10 outside Venitian shutters. 4 Iron bars to the small window, straight & winding stairs with painted Rail square balusters & close string lead to the third story over Fire Proof (&3d story of the store) which is finished with yellow pine floor moulded wash boards mouldings Privy & Urinal simelar to the 2$^{d}$ story. two 16 light windows & one 12 light Do the Glass 8 x 10 Venitian shutters outside.

The Third story (store) in one room the floor of 5/4 yellow pine no wash boards nor window casings plastered window Jambs, folding doors to the Elevator. four 8 light windows front the Glass 18 x 20. three 12 light windows 12 by 15 & Eight 12 light Do 11 x 15. straight stairs at the rear and across leads to the 4$^{th}$ story with plain posts & plank rail

& plain posts & rails around the opening in the floor above.

The Fourth story in one room the floor of 5/4 yellow pine no wash boards nor window Casings plastered Jambs a Hoisting machine or Elevator & folding doors to the same a Trap Door in the Roof & step ladder to the same, four 4 light windows front the Glass 18 x 30, three 12 light windows 12 x 12 & eight 12 light Do 11 x 11.

The Basement story in one room the floor of 5/4 yellow pine the walls & Ceilings lined with boards planed & Grooved one pair of folding sash doors front Eight lights plate Glass 12 x 21 with strong wire work on the same 5 wooden steps up to these doors. five 12 light windows the Glass 10 x 12 with Iron Grating outside. one Furnace for warming the Building which appears safe all the windows throughout are double hung & the Gas pipes plastered in 1st 2d & 3d stories. The front windows (2d & 3d stories) are finished outside with plain pilasters Consoles & flat pediments & the 4th story front windows with plain Architraves only all of Cast Iron large wooden Cornice front & about 5 feet of return on the East side with seven large Consoles & dentals, plain wooden Cornice from the return about 38 feet & the remainder Brick Cornice

Battlement wall on the West. Tin Roof Tin Gutters & pipes the Roof of the front Building Hip'd at two Cornices & pitching three ways the other part of the roof single pitch. The Roof of the Fire Proof & Privies Hip'd at one Corner & pitching two ways wooden Cornice & a Ventilator on the same of Iron. The front of the Building on Chesnut street & 43 feet in depth on the Court is rough Cast.

January 10th 1861 D. R. Knight
Surveyor

(Drawing)

D$ 5.000. Insured by The Reliance Mutual Insurance Company allowed and in case of loss to be borned proportionably by each Company.

Policy N$ 10.457. D$ 5.000. 4 per Cent D$ 200.-

The Deposit money above mentioned was paid and the Insurance commenced on December 1. 1860. it being then unfinished. It has since been finished and this Survey made which is agreed to be correct.

James Hutchinson
Treasr of C. C.

I have Resurveyed the above described Building & find the following alterations & additions Viz. a Brick Counting House built back & adjoining 11 feet 6 inches by 20 feet 4 inches One story high with Brick & wood Cornice & Tin Roof hip'd at one Corner & finished inside

with clean white pine floor the walls lined 3 feet high with narrow boards & a plain cap on the same. single architraves to the windows & doors three 8 light windows the Glass 15 x 20 with folding inside Venitian shutters & strong Iron Grating outside, one 4 light sash door the Glass 14-1/2 x 28 with a panel door outside in two thicknesses & sheet Iron between, In the place of two of the privies there is a water closet with walnut seat Riser & lid small reservoir & a China Urinal, a one light window the Glass 10 x 17 hung with hinges & Iron Bar outside. three windows in the second story over the new Counting House have Iron Gratings or bars to them two of them on the inside & one on the outside

November 12th 1861 D. R. Knight
Surveyor

Agreed to be correct
Samuel Kain
One of Committee

Note A Counting Room in the 2d Story belonging to the Tenant

I have Resurveyed the within described Building & find the stairs have been removed from the West side of the Lower story & a straight stairs put up on the East side near the front 4-1.2 feet Going, ash steps & risers, & the wall lined hand rail high, & enclosed with a board partition & a door in the same communicating with the lower story, the stairs are lined underneath with boards & a Closet under, & in the second story a level ash rail & turned ash balusters around the opening in the floor, the stairs above mentioned lead from the first to the second story. a trap door in the floor over the cellar stairs, & the opening above floored over, & the second story papered, except small room in the rear.

March 3rd 1864. D. R. Knight, Surveyor

Per R. T. Knight

(Endorsement) Agreed to be correct

Nº 10.457 James Hutchinson
for Carpenters Co.

The Carpenters Company
of Philadª
No. 322
Survey
&
Resurvey.

I have resurveyed the annexed described premises and find that there is one flight of continued stairs on the West side (and marked removed on plan) with ash steps and risers. walnut rail. newel and turned ash balusters from the first to second story (3 feet 6 inches going) with rail and balusters on the first and second story landings. Also one flight of straight open stairs. with yellow pine steps (3 feet going) pine rail. newel and wall lined from the basement to first story. plain wainscot and closet with ledge door under stairs in basement.

January 20. 1868 Jaª A. Campbell for

Daniel R. Knight. Surveyor

Agreed to be correct

James Hutchinson
Treasr Carpenters Cº

XX

(No. 10.457)

I have Resurveyed the above described Building & find the following alterations & additions Viz. a Brick Counting House built back & adjoining 11 feet 6 inches by 20 feet 4 inches One story high with Brick & wood Cornice & Tin Roof hip'd at one Corner & finished inside with clean white pine floor the walls lined 3 feet high with narrow boards & a plain cap on the same. single architraves to the windows & doors three 8 light windows the Glass 15 x 20 with folding inside Venitian shutters & strong Iron Grating outside, one 4 light sash door the Glass 14-1/2 x 28 with a panel door outside in two thicknesses & sheet Iron between, In the place of two of the privies there is a water closet with walnut seat Riser & lid small reservoir & a China Urinal, a one light window the Glass 10 x 17 hung with hinges & Iron bar outside. three windows in the second story over the new Counting House have Iron Gratings or bars to them two of them on the inside & one on the outside

November 12th 1861 D. R. Knight
Surveyor

Agreed to be correct

Samuel Kain
One of Committee

Note A Counting Room in the 2d Story
belonging to the Tenant

(No. 10.457)

I have Resurveyed the within described Building & find the stairs have been removed from the West side of the Lower story & a straight stairs put up on the East side near the front 4-1/2 feet Going, ash steps & risers, & the wall lined hand rail high, & enclosed with a board partition & a door in the same communicating with the lower story, the stairs are lined underneath with boards & a Closet under, & in the second story a level ash rail & turned ash balusters around the opening in the floor, the stairs above mentioned lead from the first to the second story. a trap door in the floor over the cellar stairs, & the opening above floored over, & the second story papered, except small room in the rear.

March 3rd 1864. B. R. Knight, Surveyor

Per P. T. Knight

Agreed to be correct

James Hutchinson
for Carpenters Co.

(No. 10.457)

I have resurveyed the annexed described premises and find that there is one flight of continued stairs on the West side (and marked removed on plan) with ash steps and risers. walnut rail. newel and turned ash balusters from the first to second story landings. Also one flight of straight open stairs. with yellow pine steps (3 feet going) pine rail. Newel and wall lined from the basement to first story. plain wainscot and closet with ledge door under stairs in basement.

January 20. 1868 Jas A. Campbell for

Daniel R. Knight. Surveyor

Agreed to be correct

James Hutchinson
Treas$^{r}$ Carpenters C$^{o}$

I have Resurveyed the annexed described premises and find the following alterations; viz, In the 1st story, front, one of the sash doors has been removed & a window substituted with single lt. 61 x 90; also the glass in the other front window changed & a similar 61 x 90 light substituted - The partitions & "balustrade" of former "Counting Room" (as shown on plan), have been removed, & the space thrown into the room. The "stairs" on West side (noted in Resurvey Jan. 20. 1868 as not having been removed, have been taken away (as noted in Resurvey March 3rd 1864) - A flush water closet in place of the former "privy" - Urinal removed -

Note -- In 1st story a slate mantel with raised grate & slate hearth 18" wide metal slab - Hard wood floor -

4/13/99 William W. Trapier, Surveyor

Agreed to be Correct.

Thos. H. Marshall Treas.

(drawing)

The walls of 1st story (main Bldg) are covered with "burlap") 4' high & finished with 2" x 2-1/2" oak molding strips. 1st to be occupied as a Banking House - Upper Stories - woolen cloth & blankets in cases -

Philadelphia Contributionship policy Nos. 1971-3

Joseph Pemberton Estate

"Survey 4 Nov. 1776

A house belonging to the estate of Joseph Pemberton situate on the south side of Chestnut St and on the corner of the aley leading to the Carpenters Hall.

26' front 48' deep 3 stories high, 14 & 9 inch walls. 2 rooms and passage in each story, plastered partitions, wainscoting pedistil high, chimney breast, mantle, cornice, tabernacle frames, dowel floor, dubble cornice in one room with _____ and dorrick frontispiece in passage of first story. Strait joint floor chimney breast mantle cornice, dubble cornice round, bass and surbass in 2nd story. third story plain garrot plastered- modillion eaves a good plain frontispiece to door- glass 11x9

Stair case 19x11' 3 story high 9 inch walls- two stories of open newel stairs ramped Bracketed and varnished mahogany rails, a twist to first story.

Kitchen 32x16 feet 3 stories high inch walls two rooms on a floor one of which has a chimney breast _____ _____.

Back houses and necessary 24x12 feet one story high pulled down.

Back building 1x16 feet added three stories high.

The whole painted inside and out and new. $4000 at 3 1/2 pe. $140

Geo. Bedford

on front part of the house divide by the stack of chimneys £500--30/-

on the back part and staircase £500------30/-.

on the backbuildings £250------20/-

recorded by J. C. Massey, 1953.

Philadelphia Contributionship. policy no. 1971

David Kennedy (Pemberton House, Carpenters Court)

I have surveyed a back building belonging to David Kennedy back of a house south side of Chestnut St. near fourth street being an addition of 17x16 feet three stories high also the old back building raised from two to three stories high. The walls 9 inches thick. lower story finished for a kitchen. plain. The second story finished with base only and single moulding to the windows. the third story divided in two rooms both finished plain. the glass 8 x 10. lower floor of yellow pine. the other two of white pine, shed roof plain eave- tin gutter and pipe- two flights of straight stairs leading from the lower into the third story painted inside and out.

2 mo. 3rd 1812. John C. Evans

$4000 at 3 1/2 pc $140. deduct ____ _____ 46.67 tot. 93.33

recorded by J. C. Massey 1953



