

Historic Structures Report Part I
on

THE BENJAMIN FRANKLIN TENANT HOUSES
316 318 Market Street
(formerly 106 - 108 High Street)
Independence National Historical Park
Philadelphia

Chapter III
Architectural Data Section
December, 1960

by
James F. O'Gorman, Architect

RECOMMENDED

Acting Henry A. Judd
Supervising Architect, Historic Structures

Date DEC 23 1960

Acting Ernest R. de Sileto
Chief, EODC

Date DEC 23 1960

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

TABLE OF CONTENTS

	<u>PAGE</u>
SECTION I. FOREWORD	
A. Purpose, Limitations and Design of the Report	1
B. Acknowledgments	3
SECTION II. ORIGIN OF THE STRUCTURE	
SECTION III. ARCHITECTURAL DESCRIPTION	
A. Plans	2
A-1. Cellar	3
A-2. First Floor	4
A-3. Second and Third Floors	5
A-4. Garret	5
B. Exterior	6
C. Interiors	9
SECTION IV. STRUCTURAL DESCRIPTION	
A. Wall Construction	1
B. Framing	1
C. Passageway Substructure	2
D. Fireproofing Measures	3
SECTION V. SUBSEQUENT HISTORY OF STRUCTURE	
SECTION VI. RECOMMENDATIONS	
SECTION VII. APPENDICES	
A. 1787 Insurance Survey	1
B. 1847 Insurance Survey	1
C. 1848 Insurance Survey	1
D. 1851 Insurance Survey	1
E. 1869 Insurance Survey	1
SECTION VIII. ILLUSTRATIONS	

SECTION I

FOREWORD

I. FOREWORD

A. Purpose, Limitations, and Design of the Report

Superficially, the existing buildings at Nos. 314-322 Market Street appear to date from the middle nineteenth century. Recent architectural investigation however, has disclosed physical evidence that the three tenant houses erected at Nos. 316, 318 and 322 by Benjamin Franklin in 1786-87 - along with their two eighteenth century neighbors at Nos. 314 and 320 - remain buried beneath later facades. Since this row of buildings, particularly the three tenant houses, constitute our only known direct architectural link with the great philosopher - statesman (other than the underground remnants of his own house) its importance can hardly be over-stated.

It is the purpose of this report to present a preliminary description of two of Franklin's three tenant houses. Such a description, it is hoped, will point the way to further research. In any case, we now know that much of Franklin's original construction remains.

We are able to present reports on only two of the Franklin tenant houses (Nos. 316 and 318) because of the limited time available. Investigation and writing were both conducted on a part-time basis as other projects permitted over a scattered six weeks during July and August of 1960. Preliminary reports on the third of Franklin's tenant houses, No. 322, and the structures completing this row, 314 and 320, will have to be made later.

Both Nos. 316 and 318 Market Street are included in this report. Because their plans are identical (but reversed) and interlock in such a manner as to render one incomprehensible without the other, it seemed inadvisable to separate them (see Architectural Description, Section III of this report). The two houses form, in effect, one building, and are thus presented in one Architectural Data Section. The houses have had different historical associations, however, and therefore separate historical data sections are being prepared by others.

Further architectural investigation within the fabrics is needed to determine the extent of the remaining original framing and flooring (particularly in No. 318), the plan of the basements and first floors near Market Street - where the present 19th century store fronts impede examination - and the exact location of details in No. 316 which are now hidden behind 8" veneer walls. Excavations yet to be made may reveal the treatment of the rear walls of the basements and the layout of wells, areaways, etc.

Because important parts of the original structure of these houses are now gone, much of the reconstruction planning must rely upon typical details of comparable houses. Such research might begin from an examination of the Hexamer and Locher insurance maps of Philadelphia (1860) in order to find twin row houses meeting over a wide alley. With this information, the search for existing

examples could be continued. The old photograph collections of the Free Library of Philadelphia, the Historical Society of Pennsylvania, the American Philosophical Society, and so forth, should be searched for more examples. Several examples already found are mentioned in Section III and illustrated in Section VIII of this report.

B. Acknowledgements

In any study dealing with Benjamin Franklin, it is impossible to list all of the individuals who have contributed. The acknowledgments here seek only to recognize those individuals whose contributions directly influenced this report.

Published volumes, articles, and notices dealing with Franklin are legion. However, the publications specifically mentioning the Franklin Tenant Houses are somewhat limited. First, there are Franklin's own brief descriptions of these houses contained in several letters to his sister, Jane Mecom in Boston. This correspondence was gathered and edited by Carl Van Doren as Volume 27 of the Memoirs of the American Philosophical Society (Princeton, 1950). Other sources of this nature are noted in the footnotes. The only other published mention of these houses as yet uncovered is the brief notice in Edward M. Riley, "Franklin's Home", Historic Philadelphia, (Trans. Amer. Phil. Soc., Vol. 43, Pt. 1, 1953, pp. 148-160). Dr. Riley, building upon the previous research of the late Fred J. Gorman and others, recognized that the existing archway over Orianna Street related to Franklin's

rental houses, but believed it to be a later replacement.

The first step toward the present report was taken when the proposed demolition of the existing buildings on Market Street was prevented by Resident Architect Charles S. Grossman who pointed out the possibility that portions of the Franklin Tenant Houses might remain buried within later buildings. This led to a brief preliminary investigation of the buildings (November 1959) by Archaeologist J. W. Moore and Architect Penelope Hartshorne, an investigation which confirmed Mr. Grossman's suspicions.

The positive results of the preliminary investigation led to a more detailed architectural study. This writer's study was carried on under the general direction of Supervising Architect Historic Structures Charles E. Peterson with the invaluable advice of Miss Hartshorne, and the capable assistance at the buildings of Student Assistant Architects Gary Dysert (University of Michigan), David C. Norris (Illinois Institute of Technology), and Roland D. Spector (University of Pennsylvania).

For documentary sources other than those mentioned above I have relied almost exclusively upon the information contained in a preliminary draft of the Historical Data Reports for 316 and 318 Market Street, prepared by Park Service Historian Martin I. Yoelson.

Information concerning the Thomas Harper Houses and other comparable structures was kindly supplied by the Philadelphia Historical Commission, Grant M. Simon, Chairman.

James F. O'Gorman
(University of Illinois)
Architect

Note: After Architect O'Gorman had returned to the University of Illinois additional material was included and the whole report was further edited by Architects Peterson and Hartshorne.

SECTION II
ORIGIN OF STRUCTURE

II. ORIGIN OF STRUCTURE

By 1765 Benjamin Franklin held title to three small row houses plus another separate and vacant lot on the south side of High (Market) Street between Third and Fourth Streets (see Illustration 1). Two of the dwellings, known as the Read Houses, came into his possession through his wife's family. This row stood north of his own house in Franklin Court (built 1764) and formed a "wall" between his ground and High Street. The vacant lot to the west made possible a carriage entrance from High Street.¹

During Franklin's stay in France from 1776-1785, the public market in High Street was extended westward from Third to Fourth Street. By the time of his return to Philadelphia it had reached a point opposite his property. Realizing "the high Rents such a situation must afford",² he decided to exploit the opportunity by pulling down the three old houses and replacing them with two new and larger ones (106 and 108 High Street; the present 316 and 318 Market Street). At the same time he erected a third house on the lot

1. E. W. Riley, "Franklin's Home", Historic Philadelphia (Trans. Amer. Phila. Soc., Vol. 43, pt. 1, 1953), 160. See also Chapter II, The Historical Data Sections for 316 and 318 Market Street.

2. B. Franklin to Ferdinand Grand (April 22, 1787): Albert H. Smyth, ed., The Writings of Benjamin Franklin, (Boston, 1840), IX, 576.

formerly occupied by his carriage entrance (No. 112 High Street; the present No. 322 Market Street see Illustration 2).³

The building of this latter house made necessary a new carriage entrance, one which would occupy a minimum of valuable frontage. Franklin's solution was (in his own words) to provide "an arch'd Passage...in the middle between them [i.e. at grade between Nos. 316 and 318 Market Street] to come thro' down to my Dwelling, wide enough for a Carriage."⁴ The space above and below the passage was then equally divided between the houses (see restoration study plan of the first floor, Illustrations 9-11).

By this Franklin apparently achieved several advantages. First, he increased his rents and, secondly, he kept his quiet garden of "grass plots and gravel walks, with trees and flowering shrubs"⁵ separated from the clamor of mercantile High Street by a barrier of buildings.

3. B. Franklin's will (July 17, 1788): Carl Van Doren, ed., Benjamin Franklin's Autobiographical Writings (N. Y. 1945), 688-89.

4. B. Franklin to Jane Mecom (May 30, 1787): Carl Van Doren, ed., The letters of Benjamin Franklin & Jane Mecom, Princeton, 1950, 295.

5. B. Franklin to Mary Hewson (May 6, 1786): quoted from Riley, op. cit., 157.

SECTION III
ARCHITECTURAL DESCRIPTION

III. ARCHITECTURAL DESCRIPTION

Despite extensive nineteenth century rebuilding the four original north-south masonry walls of Franklin's houses remain. Much exact information is available, from the architectural evidence contained on these walls (see Architectural Evidence Drawings, Illustrations 3 through 8), and with the aid of documentary sources and comparable structures, the original appearance of these houses can be reconstructed. (see Chapter II, the Historical Data Section, and in Chapter III, Appendices A-E, and Restoration Study Drawings, Illustrations 9 through 11).

Franklin's 3 1/2 story, tenant houses were twin row structures; that is, they shared party walls. Their plans were reflected images of one another. They were separated at ground level by the carriageway, and the division of space above and below this void was accomplished in such a manner that the houses are keyed into one another on all floors but the first (see Restoration Study Drawings, Illustrations 9 through 11). Thus interlocked, the two houses can be considered as one building.

These houses were similar to other pairs erected in 18th century Philadelphia. The existing 3 1/2 story twins which undoubtedly come closest to Franklin's Houses are those at 419 - 421 South Second Street. Erected by Thomas Harper, "gentleman", before 1788⁶ these houses

6. The Minutes of the Trustees of the Mutual Assurance Company for November 12, 1788, contains the following entry:

/Policy No./

185 & 186	-	Thomas Harper's No/rth/New House	2nd Street	-	Insured	-	E 700
187	-	ditto	Backbuildings to ditto	-	ditto	-	300
188 & 189	-	ditto	So/uth/New House adjoining	-	ditto	-	700
190	-	ditto	Backbuildings	-	ditto	-	300

No search has yet been made for these early policies. The Harper houses are now owned by the Philadelphia Redevelopment Authority.

also span an alley wide enough to allow carriage access to the rear. Extremely valuable to our study is the fact that they retain their 18th century facade, although somewhat altered (see Illustrations 14 & 15) and that, like Franklin's houses, they were also erected opposite a public market (see Illustration 13). A detailed architectural study of the Harper houses will undoubtedly reveal much information of use in the reconstruction of the Franklin houses.

Illustrations 16 - 19 are other examples of carriageways built through a pair of houses. Further research should disclose still more identical pairs useful as comparable structures.⁷

A. Floor Plans

In plan these Franklin houses were not unique, except possibly for the division of space above the carriageway. In general each house was one room wide and two rooms deep, approximately 18'-6" by 45'-3" (exclusive of the ten foot passageway). Such a plan is old in Philadelphia.⁸ It was apparently used in Budd's Long Row (c. 1691) and can be reconstructed

7. A newspaper photograph of another twin uncovered by Architect Hartshorne in the Philadelphia Scrapbooks (Castner Collection, Free Library of Philadelphia), vol. 10, p. 52, is entitled "Old Coaching House, 304-306 Race Street."

8. William John Murtagh, "The Philadelphia Row House," Journal of the Society of Architectural Historians, XVI (Dec., 1957), pp. 8-13.

from a house still standing at 317 Market Street (apparently of the same period as Franklin's houses). It lasted into the nineteenth century in such examples as the row of houses formerly standing at 405-411 Marshall's Court (erected 1810, recently demolished).

A-1. Cellar

The plans of the houses at basement level, as at all levels, were identical but reflected images of one another. The two rooms were separated by a stairhall (see restoration study plan of the basement floor, Illustration 9). The north room in each house (17'-3" by 16'-0", exclusive of the vault) was without a fireplace, and was presumably used only for storage. Additional space in this area (about 7'-3" by 11'-0") was gained by a brick vault, one of a series forming the sub-structure of the carriageway. (see Structural Description, Section IV-C. of this report). Undoubtedly there was once direct access from High Street via a bulkhead in the north wall.

The stairhall (approximately 9'-0" by 17'-3") was enclosed by brick walls. The stair was at right angles to the party walls (i.e., the east wall of No. 316 and the west wall of No. 318), reaching the first floor by two flights of steps with a landing mid-point. This area also extended beneath the passageway, including in each house one-half of a vault, bisected laterally (approximately 8'-3" by 5'-0").

The southern room in each case was the kitchen (17'-3" by 16'-0"). Its location in the cellar is explicit from the Mutual Assurance Company survey of 1787 (quoted in full in Appendix A, Section VIII) and the ghost of a fireplace in this area pinpoints its position.

The fireplace was built against the outside party wall in each house, and brief inspection of the evidence uncovered in No. 318 suggests that it was flanked by closets. Here again additional storage space (about 6'-0" by 11'-0") was gained beneath the vaulted substructure of the carriageway.

A-2. First Floor

The exact plan arrangement of the first or ground floor is still in part conjectural. It is certain, however, that the houses were divided by the carriageway, and that here, again, were north and south rooms ("parlors" in most houses) separated by the lateral, brick enclosed stairhall, (see Restored First Floor Plan, Illustration 9). The north room facing the street in each case may have been used for commercial purposes. Still uncertain is the arrangement of entrance doors from High Street and the method of gaining access to the stairhall. The latter might have been by means of a hallway opposite the fireplace, an arrangement shown in the restoration study plan annexed. There is no evidence of an entrance directly from the carriageway to the stairhall (what would seem a most convenient arrangement). Also to be determined is the possibility of a separate entrance to the north room, undoubtedly desirable if this area were used for a shop. A separate entrance is shown in our conjectural plans.

There were two fireplaces per house at this level, one to warm each room. Brief inspection of the uncovered evidence in No. 318 suggests the presence of breast closets, at least in the southern room. Further study is needed to determine the exact arrangement of the elements on this floor.

A-3. Second and Third Floors

The plan arrangement of the second and third floors was apparently identical, except for minor variations in the location of breast closets and the presence of a balcony which seems likely to have been at the second floor level (see Restored Second and Third Floor Plans, Illustrations 10 and 11). Again, each house was divided into a north and south room (each approximately 17'-3" by 16'-0") separated by the brick enclosed stairhall. However, a third room (about 21'-0" by 10'-0") was gained at each of these floors (as well as the garret) from the space above the carriageway. The plans at these levels became interlocked, each receiving one-half of the added space: No. 316 the northern half and No. 318 the southern half.

The north and south rooms were heated by fireplaces at the outside party walls, and here again a quick examination of the walls suggests the presence of breast closets. If the rooms above the passageway were heated we have found no evidence of it.

A-4. Garret

At the garret or fourth floor level the plans followed those below, except that here only the north room in each house had a fireplace. This condition caused by the presence of the flue from the kitchen fireplace in the cellar, was apparently not unusual (cf. the garret at 317 Market Street). No traces of breast closets are visible (see restored garret floor plan, Illustration #11). Above the garret ceiling was a loft. The stairway at this level, apparently enclosed by

frame partitions, continued up against the outside party wall for access to the roof through a trap door. According to the insurance survey, a skylight lighted the stair well.

More specific information must await further investigation.

B. Exterior

From the Mutual Assurance Company Survey of 1787 we know that the houses were three stories of brick, internal evidence indicates the presence of a garret or "half" story. Although nothing of the original Market (High) Street facade now remains (it was apparently replaced during the 1847 rebuilding) there is no reason to suppose that it exhibited other than typical exterior details of the period. The bricks of the period were red and locally handmade. They were laid up in Flemish bond, at least on the principal facade. The basement story may have been veneered with marble, a common arrangement. The elevation, probably identical in both houses, would have been pierced by rectangular window openings. Their number, spacing, and size is uncertain at present, they would have been fitted with frames, sash and shutters possibly headed with marble lintels. The floors were probably marked off by belt courses, again either of brick or marble. The "Balcony in front" specified in the insurance survey seems likely to have been

at the second floor level, its exact design is at present unknown.⁹

Crowning the facade was certainly a wood eaves-cornice which probably continued unbroken across the face of both houses and "returned" against the brickwork at the east side of No. 316 and the west side of No. 318. Such cornices were general and appear on the twin row houses shown in Illustrations 14-18.

Above the cornice the wood-shingle roof was divided into three sections by "battlements" or parapets (see Illustration 21 and Section V of this report). The outside battlements (the tops of the east and west party walls) rose higher than those at the center to form a web between the chimneys. Internal evidence suggests that the two central battlements (the upward projection of the walls flanking the carriageway) were "slanting"; that is, they followed the pitch of the roof. If there were dormers (none are mentioned in the 1787 survey), they were probably gable roofed, and might have had the common round-headed upper sash with "gothic" lights.

9. Balconies would seem to have been frequent, if not common, features of early Philadelphia houses. As early as August 3, 1685, Robert Turner wrote to William Penn in England that "We build most Houses with Balconies" (quoted from Harold D. Eberlein and C. V. D. Hubbard, Portrait of Colonial City, Philadelphia, 1670-1838 Phila., 1939, pl); and balconies appear on houses shown in the well-known "Peter Cooper View" of Philadelphia, c. 1720 (see Fig. 1 of Robert C. Smith's "Two Centuries of Philadelphia Architecture, 1700-1900" Historic Philadelphia, op. cit., 290

It would be useful to know more about the frequency, construction, materials, and appearance of balconies on 18th century Philadelphia town houses. Instructive examples of apparently 18th century wood balconies have been located by Penelope Hartshorne in the Castner Collection (Free Library of Philadelphia) Vol. 5, p. 9 and Illustration 20 of Section VIII.

Undoubtedly, the most distinguishing feature of the elevation of these houses was the arched opening between them at ground level.

The existing archway across Orianna Street is now somewhat altered from the archway as Franklin knew it (see Illustrations 22, 23 and 24). Although the precise extent of this alteration is unknown at present, preliminary investigation indicates that the framing and some of the rived lath of the ceiling may be original (thus making the existing elliptical shape of the arch original), but the plaster of the ceiling has undoubtedly been replaced. Also replaced at the same time as the south elevation was its brick arch (see Illustration 23 showing an iron lintel). It appears that the existing northern brick arch follows the lines of the original arch, but the determination of the details of the original arches must await further study. The 1799 Birch engraving of "The New Market in South Second Street" on Society Hill (see Illustration #13) shows on the left the ground floor and archway of the Thomas Harper Houses. The archway here appears to have been flanked by pilasters supporting impost blocks from which the arch springs. In the unidentified twins shown in Illustration #15 the treatment of this feature is simpler, only a marble keystone decorates the archway. These sources may prove helpful in redesigning Franklin's archway.

The print shop erected by Franklin for his grandson, Benjamin Franklin Bache, apparently at the same time that the Tenant Houses were built is a major consideration in the study of the Tenant Houses. It was described by Colonel Robert Carr, who had apprenticed there under

Bache, as "two stories high, built on each side, and over the court or carriageway opening on Market Street." The only other description of the shop known to the writer gives its dimensions as "48 feet, including an alley, 10 feet wide, by 20 feet." These descriptions lead one to suspect that the print shop stood immediately south of the Tenant Houses, and that the carriageway continued through it.¹⁰ If so, it is highly possible that the south wall of the Tenant Houses was a party wall, shared with the print shop, at least for the height of two stories. The third story of the houses would then have been the only one with windows looking to the south although how the southern rooms on the lower stories were lighted remains a mystery. Needless to say, more information about this print shop, apparently pulled down during the 19th century extension and rebuilding of the Tenant Houses, is needed.

C. Interiors

Fortunately in the nineteenth century renovations not all the interior woodwork disappeared. Still in place in No. 318 Market Street are three interior door frames (see Illustrations 28 and 29) and what appears to be one interior door (original location uncertain). In addition, much original flooring remains buried under later floors and large quantities of original plaster (some with old paint still on it) remain on the four original brick walls.

10. All of this information can be found in Edward M. Riley, "Preliminary Historical Report, Franklin Court, Philadelphia, Pennsylvania," (INHP, March, 1950), 53-54. This typescript formed the basis of Dr. Riley's article in Historic Philadelphia (op. cit.), and contains fuller information than the published article.

The existing door frames, found in situ, surround the doorways between the former stairhall and the room above the carriageway on the second, third, and garret levels. The trim of these doorways suggest simple finish for at least the stairhall and the rooms over the passageway. At the two lower levels this doorway has a transom (Illustration 31 shows this feature at the garret level in No. 315 Market Street, a house apparently of the same period, and otherwise consists of plain, flat trim on which was planted a molding of simple profile. The joinery of the frame at the third floor displays curiously crude workmanship, recalling the author of "a penny saved is a penny earned".

The one interior door which we believe to be original has typical late 18th century raised panels with delicate moldings on one side and flat panels on the reverse. This door probably opened either into a closet (this type was found in the Bishop White House of the same date), or it opened from the hallway into a room.

Besides these remains and the indications in the original plaster of former chair rails, closets, etc. we can draw from the brief description of the interior given in the fire insurance survey of 1787 (quoted in full in Appendix A Section VIII). According to this document the cellar kitchen was "furnished plain." The first floor front (i.e. north) room has "washboards only", understandable if used for commercial purposes. The rear (south) room on this floor is treated with greater elaboration. The fireplace here had a "Breast & Mantle."

From a statement referring to the whole house, written later in the survey, "under the Cornice all the landscape panels are also

plaster", the "Breast" must have referred to a projecting chimney breast finished in plaster. Other interior trim mentioned for the first floor south room is "Cornice washboards surbase and Windows Cased with an Architrave". The north room of the second floor was the same, except that it had "a Dentle in front of the Chimney and a fret to the Mantle." No description is given for the south room on the second floor.

Apparently both the north and south rooms of the third floor are included in the statement "Third Story Breasts Mantles surbase washboards windows cased and single Cornice". For the garret we have the simple statement that it was plastered. The rooms above the passage, apparently at all levels, were "plain with only wash boards and windows cased." The stair was the common "Open Newel rampt.....with a plain light handrail up to the skylights" found in numerous 18th century surveys.

Other than the "fret to the Mantle", the "Dentle in front of the Chimney" and the "Architrave" at the windows, the only other possible indication of elaborateness in this insurance survey was the statement "under the Cornice all the Landscape pannels are also plaister". Landscape panel is a typical 18th century term but does not guarantee that a landscape was painted in the panel space. That the panels in this case were of plaster could mean the literal imitation of wood paneling in plaster."¹¹

11. Paneling of walls in stucco work is a particular subject being studied by Architect Robert Lester Raley of Hockessin, Delaware.

SECTION IV
STRUCTURAL DESCRIPTION

IV. STRUCTURAL DESCRIPTION

A. Wall Construction

From existing evidence found at Nos. 316 and 318 Market Street, it is possible to give the following brief description of the original structure.

The two houses had stone foundations and brick walls. Four north-south walls ran the length of the houses: an east party wall next to 314 Market Street, a west party wall adjacent to 320 Market Street, and two walls flanking the carriageway. Although now removed, four ranges of masonry walls originally ran east-west as well: the north and south elevation walls, and the walls flanking the stairhalls, neither of which crossed the carriageway. This wall system formed in plan a grid of spaces, seven in all, each cell of which could then be framed separately (see Illustration 10 and Section V of Chapter III). At this writing it appears as if the east-west party wall separating the rooms above the passage was of frame construction.

B. Framing

The floor joists of each house were apparently laid east-west, except at the fourth floor level where they ran north-south to meet the north-south oriented roof rafters. The exact size and spacing of the joints (and the determination of what part of the existing framing is original) must await further study after removal of later construction.

C. Passageway Substructure

The floor of the passageway and the brick walls flanking it are still supported by a bridge of five east-west oriented, brick barrel vaults of slightly varying sizes with stone foundations. This is a typical structural arrangement found in 18th century Philadelphia houses pierced by a passageway. The additional basement storage gained by such an arrangement is here shared between the two houses, each receiving the area of two and a half vaults (see Restoration Plans, Illustration #9 and Illustration #25).

We wish to draw attention to the off-center position of the carriage track within the passageway, leaving space for a walkway along the east wall. Presently (see Illustration 24) the carriage track is now paved with stone blocks probably of the mid 19th century. The way is raised slightly in the center, sloping out to granite curb stones. The walkway is presently covered with concrete, but judging by some areas further within Franklin Court there may be bricks laid on edge beneath the concrete. Referring to the able report, "Cobblestone Paving" by Park Historian David A. Kimball (July 1960) we can be sure that the stone blocks are not original. The curb stones along the walkway are of such a worn condition we recommend that they and the materials under the concrete walkway be studied carefully.

The above report also quotes a city ordinance (on p. 5 of its Historical Narrative) that "...where there are private cartways, leading from public cartways...crossing any footway...such footway...shall be paved... with broad flat stones, hewn and laid close together, or wholly with hard bricks laid on the narrowest side, commonly called on edge; or the tracks for

wheels with such stones, and the middle path, with such bricks on edge,..." Dunlap's American Daily Advertiser, June 6, 1791. In studying the Market Street sidewalk and passageway treatment we should keep this ordinance in mind, as Franklin surely followed it if in first paving his passageway he had not already provided for pedestrian traffic along Market Street.

D. Fireproofing Measures

Throughout his life, Franklin sought better methods of fireproof construction. It seemed irrational to him that men would surround themselves with buildings of flammable materials. Writing to Jane Mecom (September 20, 1787), Franklin laments the destruction caused by a recent fire in Boston, and continues: "I sometimes think Men do not act like reasonable Creatures, when they build for themselves combustible Dwellings in which they are every Day oblig'd to use Fire."¹² This same letter outlines the measures Franklin had taken in his own houses to prevent fire destruction. We cannot say that he was the originator of these details, but his fire prevention measures are a witness to his deep interest in the problem, and incidently an important addition to our knowledge about the houses:

"In my new Buildings [the Tenant Houses]
I have taken a few Precautions, not generally
Used; to wit, none of the Wooden Work of one
Room communicates with the Wooden Work of any
other Room; and all the Floors, and even the
Steps of the Stairs, are plastered close to
the Boards, besides the plastering on the
Laths under the Joists. There are also trap

12. B. Franklin to Jane Mecom (September 20, 1787); Van Doren, ed., The Letters of Benjamin Franklin & Jane Mecom, op. cit., 299.

Doors to go out upon the Roofs that one may go out and wet the Shingles in case of a neighboring Fire. But indeed I think the Stair Cases should be Stone, and the Floors tiled as in Paris, and the Roofs either tiled or Slated".¹³

That these measures were thought to be effective is apparent from the fact that the Mutual Assurance Company reduced Franklin's policy rate (from 30s to 25s per £1000 value) "in consideration of the great security made against fire."¹⁴

Given the opportunity in the erection of these houses, Franklin did not fail to put into practice what he had been preaching for half a century. Most interesting is the way Franklin carried out his requirement that "none of the Wooden Work of one Room communicates with the Wooden Work of any other Room." Although his method of achieving this may not be unique, he separated the two houses into three sections north-south and three sections east-west by a grid of masonry walls (see Illustration 10 and Section IV of this report). Only the staircase walls at garret level, and the wall dividing the space above the passage were of frame. Above the roof, this cellular division was continued, but the sections became larger. As mentioned above the brick north-south walls protruded beyond the roof to form the "four Battlements to the Houses." Thus the roof was divided into three separate areas of wood shingles. Since none

13. Ibid

14. Minutes of the trustees of the Mutual Assurance Co., July 8, 1787; quoted here from Riley, op. cit., 160.

communicated with the other, this greatly reduced the hazard from spreading fire.¹⁵ An additional measure used to prevent the spread of fire from roof to roof was the trap doors "that one may go out and wet the Shingles."¹⁶

Floors were commonly plastered on their under sides between the joists, in addition to the plastering of the ceiling below. But the writer has never heard of plastering the back sides of stair treads and risers (which is assumed to be what Franklin meant).

Franklin's mention of the use of stone for staircases, and tile and slate for floors and roofs "as in Paris" is also of interest, although nothing now suggests that any of these were used in his rental houses.

15. Franklin did not, of course, invent battlements (or parapets). Their earlier use, and function, is explicit from the following notice taken from the Pennsylvania Gazette of January 13, 1742 (p. 2, c.3):

"On Wednesday...a fire broke out in Water Street...
A strong party wall, with a Battlement above the
roof contributed very much to the saving of Mr.
Till's new House, and consequently the rest of
the Row towards Market Street..."

I owe this reference to Mr. William M. Campbell of INHP

16. Again this is not a Franklin innovation. Cf. the following contemporary note from Elizabeth Drinker's diary: "Dec. 26 [1794]... neighbors over [i.e. across] the street were watering the tops of their houses." [to reduce the danger from fire brands blown from an adjacent fire]. Henry D. Biddle, ed., Extracts From the Journal of Elizabeth Drinker from 1759 to 1807. A. D. (Phila., 1889), 255.

SECTION V

SUBSEQUENT HISTORY OF STRUCTURE

V. SUBSEQUENT HISTORY OF STRUCTURE

The history of the tenant houses after their erection in 1786-87 is given in full in the Historical Data Section, Chapter II of this report, and need not be repeated. The extensive rebuildings which occurred during the nineteenth century can be followed in detail from the fire insurance surveys contained in Appendices B through E, Section VIII. In general the major rebuilding of 1847 appears to have included the replacement of the Market Street elevation, the addition of two floors to each house, the removal of the original floors and framing in No. 316, the removal of the south elevation and the extension of both houses to the south, plus numerous minor alterations. Much study is still needed to determine the date of such features as the later arch found in the second story wall between the south room and the room above the carriageway (Illustration 8) and other features whose origin is at present unknown. This can probably be accomplished by a correlation of the later insurance surveys with the internal evidence. Answers to these and other as yet unknown problems will be necessary in order to determine how these later alterations affected Franklin's houses.

SECTION VI
RECOMMENDATIONS

VI. RECOMMENDATIONS

At present, there is no provision in the park Master Plan for retaining the buildings at 314-322 Market Street. However, evidence found in the initial investigation is so extensive and of such importance that it is strongly recommended that these buildings be preserved.

The amount of particular information already brought to light, about two of the three Franklin Tenant Houses (316 and 318), and that which can probably be obtained through further study, we believe will be sufficient to warrant a reconstruction. Indeed, no other course could be followed if we wish to preserve the "arch'd passage" through which Franklin and all of his distinguished visitors once passed. And, if this passage is to be made meaningful, it is urged, in addition, that all of the houses now bounding Franklin Court to the north (314-322 Market Street, Illustration 2) be reconstructed. This would preserve the barrier separating Franklin's quiet garden from bustling Market Street (see W. Campbell's restoration sketch for 314-322 Market Street in the Historical Data Section, Chapter II).

We request that no extensive demolition of the 19th century additions be undertaken until a highly detailed architectural study has been made of all the buildings and their lots, until data uncovered has been recorded and final plans for the houses have been developed in detail, and both presented in the form of an Architectural Data Section of a Part II Historic Structures Report. Regardless of the ultimate use of this information, this study should be made. Such information, which would be irreplaceable in the event of demolition, would then be

available to all future restoration projects.

We are grateful to Resident Architect Charles S. Grossman, whose quick action prevented wholesale demolition on Market Street, thus making this study possible. This experience has shown that upon the acquisition of new property an immediate preliminary historical, archaeological, and architectural investigation should be made to determine what information exists of value to any of these branches, either for immediate or future use.

SECTION VII

APPENDICES

Mutual Assurance Company Survey Nos. 230 & 231
(Nos. 316 and 318 Market St., July 1787)

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

Dimensions of each 18 feet 9 inches front exclusive of a 10 feet passage & 44 feet deep the Easternmost House occupies the North Moyety over the Passage & the Westernmost the South Moyety.

Lower story back room Breast & Mantle Cornice wash boards surbase and Windows Cased with an Architrave Front Room washboards only. Second story front Room has a Dentile in front of the Chimney and a fret to the Mantle otherwise finished as the back Room below Third Story Breasts Mantles surbase washboards windows cased and single Cornice.

Garrets Plaistered Trap doors & Sky lights the small rooms over the passage are plain with only wash boards & windows cased. Open Newel rampt stairs with a plain light handrail up to the skylights and enclosed with a Brick Wall. Kitchen in the Cellar finished plain and an Ash hole on the out side of Brick. NB The Floors are plaistered between Joists as well as under so are the stairs to both steps & Risers the walls & Ceiling has a Coat of Plaister under the Cornice all the Landscape pannels are also plaister there are four Battlements to the Houses and a Balcony in front.

I. Jones

July 1787

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

Mutual Assurance Company Policy No. 6034
(318 Market St., August 31, 1847)

Survey of Franklin Bache, Benjamin Bache and Hartman Bache's New Five Story Brick Store, Situate No. 108 on the South side of High [Street], between third and Fourth Streets, Front 18 feet 10 inches Depth 54 feet thence Angle on the East line and extending a further depth of 58 feet, Making the whole depth 112 feet 14 feet wide at the Rear or South line, First Story in 2 parts, washbds & windows cased, & plaister'd, Bulkheads boards planed & groov'd around the Basement windows. Cherry handrails & square ballusters around a Stairs from the Basement Story, a brick fire proof with Iron doors, 1 flight Strait Stairs, enclosed by a board partition planed groov'd & painted, Back is 1 Square head folding close door plain Jambs, - In front, are 4 large Square Marble Columns (moulded Caps) with Sills lintels & Cornice - 2 Square head folding sash front doors, Each 8 main lights, glass 12 & 17 & 16 Sub d^o 4 & 17 in fancy transom sashes over do and 1 Square head window 16 lights, glass 14 & 22 in Shutters hung outside, Second Story in 2 parts, washbds & windows cased, Inside Shutters to the front windows, Adjoining & Communicating on the East, & over the Archway leading to Franklin Place, is a Room 10 feet by 22 feet, washbds windows cased & Water Closet & Iron Sink Railing around head of [illegible word] Third and Fourth Stories, including the Rooms on the East are all finished Similar to the Second Story, except no Inside Shutters front, Fifth Story and Room on the East finished Similar to Fourth Story, except the Water Closet & Sink, In each of the Stories between the Rooms, in A large folding door lined with Sheet Iron on one Side, - Joise across forming the Roof. rough boarded, Covered with Tin, Brick Cornices Trap door, In the Southwest Corner at Rear End are 5 flights large Common winding Stairs, (a large closet under do) Basement Story, in 2 parts, windows Cased walls lined around with boards planed & groov'd Ceiling plaister'd 1 flight large Enclosed Strait Stairs, leading to first Story in the Center, In front is 1 square head folding sash door, 18 lights, glass 10 & 12 in & 2 square head sash doors, each 9 lights, glass 9 & 14 in leading into the vault floors 5/4 narrow heart pine boards, large hoisting hatches in each floor Glass 192 lights 11 & 18 - 132 d^o 11 & 14 & 202 d^o 11 & 12 in party walls 9 inches Stud partitions - East a Three Story & West a four story Brick Stores South a Three Story Brick house, Fronts on Franklin Place 68 feet - In the Second Story towards the rear end is a board partition across quartered plan'd groov'd & Painted with a folding ledge door in d^o and another running North and South forming a Counting Room with Sashes in d^o 36 lights 10 & 15 in hung with weights & a Sash door 9

\$3500

August 31st 1847

Philip Justus

Permission to Store Mdze finnally /sic/

Mutual Assurance Company Resurvey
(318 Market St., February 2, 1848)

On the first floor from the foot of the Strait Stairs to the western door Jamb of the Eastern front door, is a Board partition, quarter'd planed, groov'd & painted, forming an angle, with a sash door in do of 9 lights, glass 11 & 16 in with a fancy transom sash over do the whole forming a private entrance to the second story.

February 2nd, 1848

Philip Justus

Mutual Assurance Company Resurvey
(318 Market St., February 17, 1851)

On Viewing the within describ'd premises, I find the above partition, with the door & c. forming a private entrance, to the Second Story, Is Now taken down - I further find, That the board partition which enclosed the Stairs in the first Story near the East front door, is taken down & remov'd; these Stairs are now open with a painted Strait hand Rail & moulded ballusters & Close String, I also find in the Center of the Roof, is Now a large Ridge Sky light, and in the Third, Fourth & Fifth floors, a large opening cut out, and each surrounded by a plain painted hand Rail & ballusters, - All other parts remain as before described.

February 17th,
1851

Philip Justus

Philadelphia Contributionship Survey No. 1138 Z
(316 Market Street, March 6, 1869)

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

FIRST STORY in one room-floor of yellow pine, base beaded two pairs 6 light 22 1/2 x 29 in folding sash doors, with sliding shutters and three light transom above, glass apparently 20 inches high: -one pair 12-light 11x19 in folding sash doors with iron folding doors outside: all doors paneled below, one door at stairs paneled, and with 2 lights 9x15 in glass two 8 lights 14 1/2 x 18 in French Windows, with iron Shutters outside: one show window front containing 9 lights 22 1/2 x 36 in, and one light 36x80 in Glass; wire Guard inside to top of 2nd lights-bulk head under window of grooved boards, 3ft 6 in projection, by one foot 8 inches high-marble top washstand enclosed with cold water above. Walnut rail enclosing counting room, 3x7 in moulded- 2 new el posts and caps turned and 18 ash ballusters 4 in diameter, and turned: all very massive, Ceiling made of planed and grooved boards, painted. Fire proof closet 4 feet 6 in. by 7 ft 9 in, shelved, one single and one pair folding iron doors - skylight over Counting Room with iron sashes, hipped at angles, opening 7 ft 9 in by 6 ft 3 in, divided into 56 divisions or panes, each 5 1/2 in wide; space from ceiling to underside of glass, wainscoted with grooved boards, same as ceiling. Straight close string stairs, with winders at start to 2nd story; walnut rail to each side, with turned maple ballusters on string side - two newels at bottom, and landing in 2nd story enclosed - with rail and ballusters. Second Story, in one room yellow pine beaded base, one pair 12 light 11x19 in folding sash doors, with folding iron doors outside: two 8 light 20 1/4 x 27 in windows with outside shutters paneled - five 8-light 21 1/4 x 27 1/4 in windows without shutters - front wall wainscoted to window sills with grooved boards - wooden casings to space between window frames front, and wide frieze above them, straight close string stairs to 3rd story, with rail on each side; no ballusters on one side. 3rd Story in one room, floor of yellow pine - base beaded - one 12-light 9x18 in pair of folding sash doors, with outside iron shutters - two 12-light 20 1/4 x 25 in windows, with outside shutters paneled and five 8-light 17x21 in windows; straight close stairs to 4th story enclosed with grooved boards. Fourth Story, in one room, floor of yellow pine, base beaded, one 12 light 11x15 1/2 in folding sash door with folding iron shutters outside: two 8-light 20 1/4 x 20 1/2 in windows, and five 8 light 17x18 3/4 in windows; water closet 3 ft 3 in x 4 feet, enclosed with grooved boards, one panel door with blinds in upper panel,

and one light 9 x 20 in transom above; marble top washstand enclosed - cold water only, straight stairs enclosed with grooved boards to 5th story. Fifth Story, in one room, floor of yellow pine, base beaded, one 12 light 11 x 15 in folding sash door with iron shutters outside. Two 8 light 20 1/4 x 18-3/4 in windows, and five 8-light 17x16-1/2 windows. Hoisting Machine to hatchway, trap door to roof. Basement entire depth of Building, in one room, yellow pine floor, beaded base. Vault under front pavement with 2 iron columns 6 in. diameter to support granite flags - 4 arches through west wall to vaults under alley; one pair 12-light 10-1/2 x 21-1/4 folding sash doors; one pair 18 lights 10 x 14-1/4 in folding ditto, and one single 9 light 11-1/4 x 21-1/4 sash door, iron stairway from floor to street, valve container water closet enclosed with grooved boards, three 12-light 9 x 11 inches. Windows hung on hinges straight stairs enclosed to 1st story; ceiling covered with grooved boards, painted. Hatchway from basement to 5th story, lined with grooved boards on East side; outside back, iron sills and heads to window frames, and plain brick eaves. Front, Basement - 4 iron columns 8 x 17 in, and two ditto in first story 6 x 17 in., one ditto 12 x 16-1/2 in., and one ditto 10 x 16-1/2 in; with modillion entablature above latter, divided in length by 3 iron console brackets with caps above - 5 iron columns in 2nd story 8 x 15 in with capitals, frieze and cornice, iron sills and heads to 3rd, 4th, and 5th story windows. Iron Intel, arched, over alley way near 1st story iron grating in pavement in front of door, and windows, 4ft 2in wide. Tin roofs to main Building, and counting house, brick eave, or cornice, in brackets, to front - all sashes double hung, unless otherwise mentioned.

3 Mo 6 1869 Louis Moore, Surveyor

[drawing]

\$5000 by Penna Fire Insurance Co. (perpetual) & \$5000 by The Imperial of London to noon Dec. 15, 1889 allowed

Policy No. 1138Z \$5000 6 pc \$300 agreed to be Correct /S/Horace Fassitt

4' x 5' Elevator has been placed in the N. E. corner. hand power. From 1st to 5th story.

10/19/96 /s/ Houston D/?/

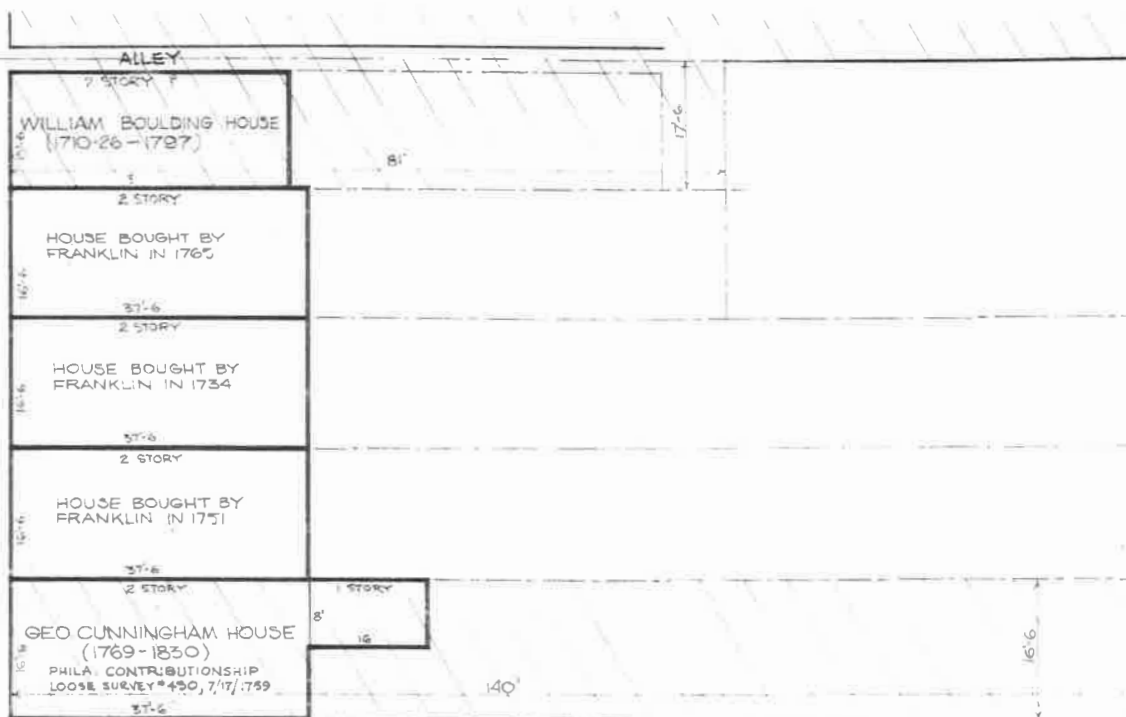
SECTION VIII
ILLUSTRATIONS

CHAPTER III
SECTION VIII
ILLUSTRATION 1

North Half of Franklin Court (c. 1765 - 1786)

A conjectural plan of the Market Street area of Franklin's property
before erection of the new tenant houses in 1786 - 1787.

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



APPROXIMATE SITE
OF FRANKLIN HOUSE
(1764-5, EXTENDED 1786)

PASSAGE TO FRANKLIN'S HOUSE (c.1765-1786)

CHARLES THOMSON HOUSE
1765

306' x 99'
FEDERAL PROJECT "C" (INHP)

LAND NOT OWNED
BY FRANKLIN

SCALE
0 5 10 15 FEET

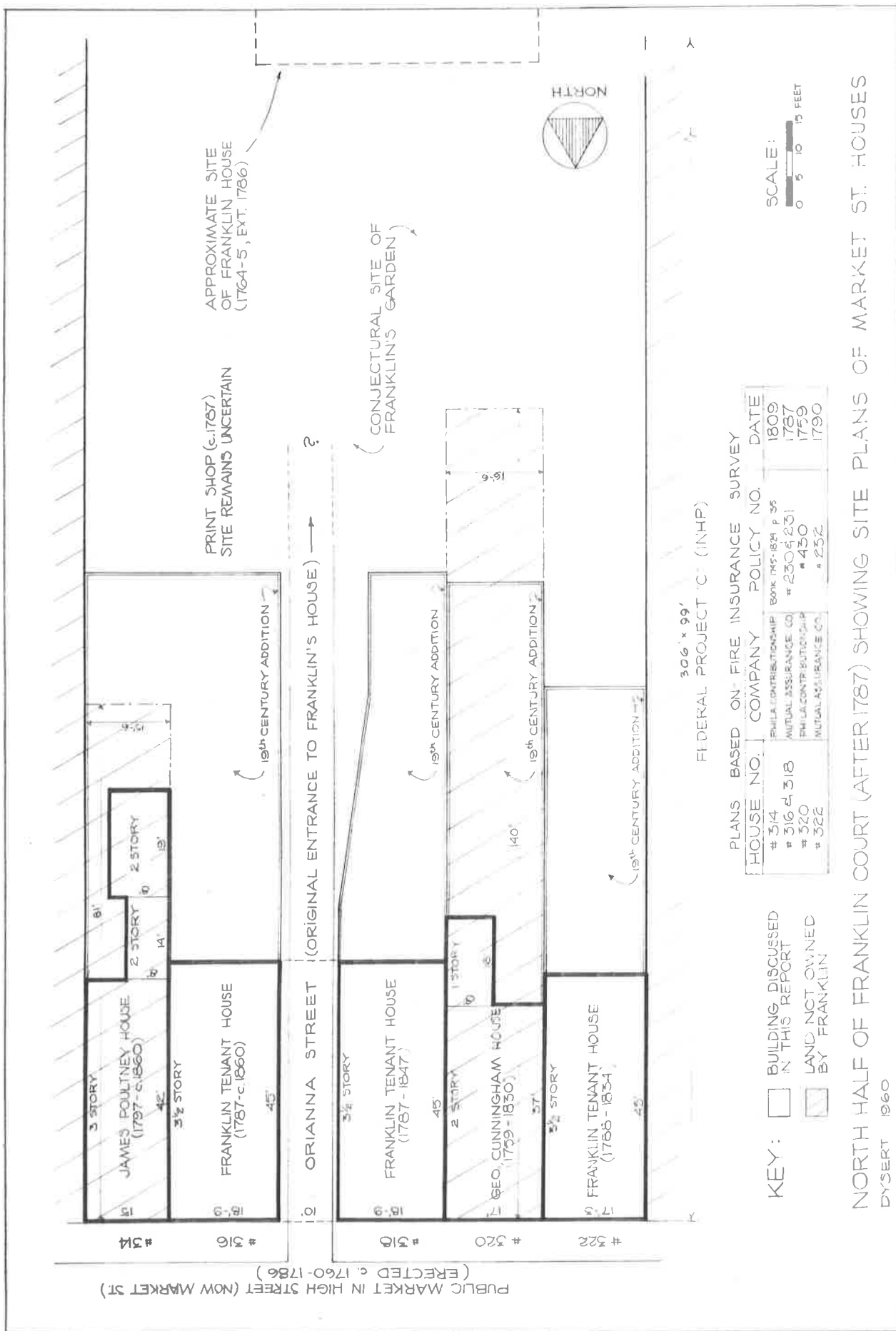
NORTHERN HALF OF FRANKLIN COURT (c.1765-1786)

SOURCE : EXCEPT WHERE NOTED, FROM DRAWING BY THE LATE FRED J. GORMAN, REPRODUCED AS FIG. 1, RILEY, E.M., "FRANKLIN'S HOME", HISTORIC PHILADELPHIA, VOL. 43, PT. 1, TRANSACTIONS OF THE AMERICAN PHILOSOPHICAL SOCIETY, PHILA., 1955.

DYERT 1960

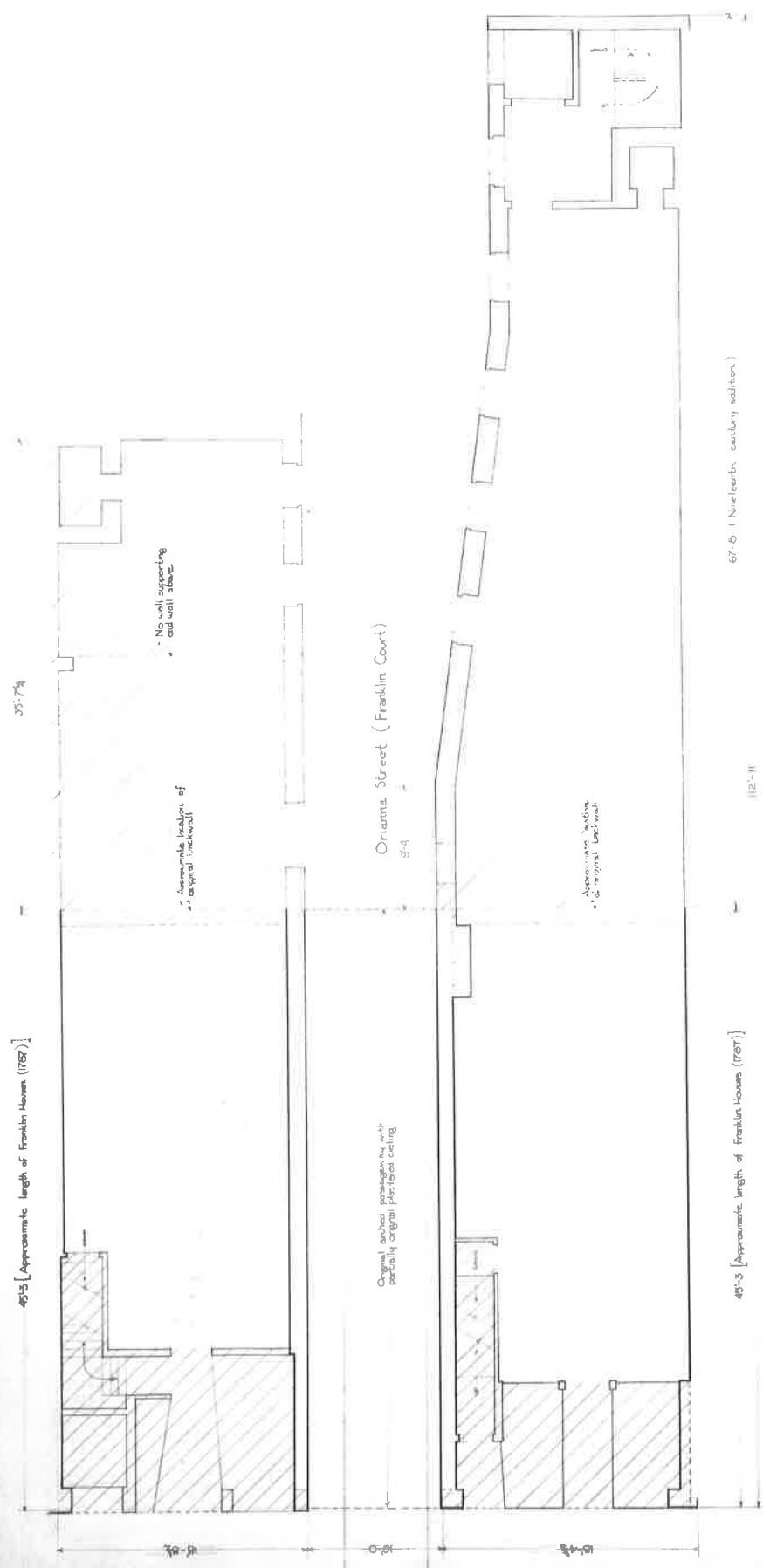
CHAPTER III
SECTION VIII
ILLUSTRATION 2

North half of Franklin Court (after 1787) showing conjectural plans of the Market Street Houses, i.e. a barrier between Franklin's House and Garden and the public market in High Street. The plans are based upon descriptions given in fire insurance surveys (as noted) and brief inspection of the existing properties. (See also the restoration sketch of these houses by William Campbell, Historical Data Section).



CHAPTER III
SECTIONS VIII
ILLUSTRATIONS 3-8

Unfinished preliminary evidence drawings (NHP-IND 3143 sheets 1-6).
Benjamin Franklin's Tenant Houses, 316-318 Market Street (formerly
106-108 High Street).



FIRST FLOOR PLAN OF 316 AND 318 MARKET STREET

1917 NINETEENTH CENT. ADDITIONS

RECOMMENDED		SCALE	1'-4'-0"	SHEET NO.		MARKS	DESCRIPTION OF REVISION	DATE INITIAL REVISED	BY POWER	FOR NO.	SHEET NO. OF	DATE NOV-68	BY 9149	DATE
							NATIONAL PARK SERVICE DEPARTMENT OF THE INTERIOR DIVISION OF CONSTRUCTION REMARKS OF 1927 BUILDINGS FIRST FLOOR PLANS B - EXAMINING S. TEMPLE HALL, SW-140 MARKET ST. INDEPENDENCE NATIONAL HISTORICAL PARK, KANSAS							

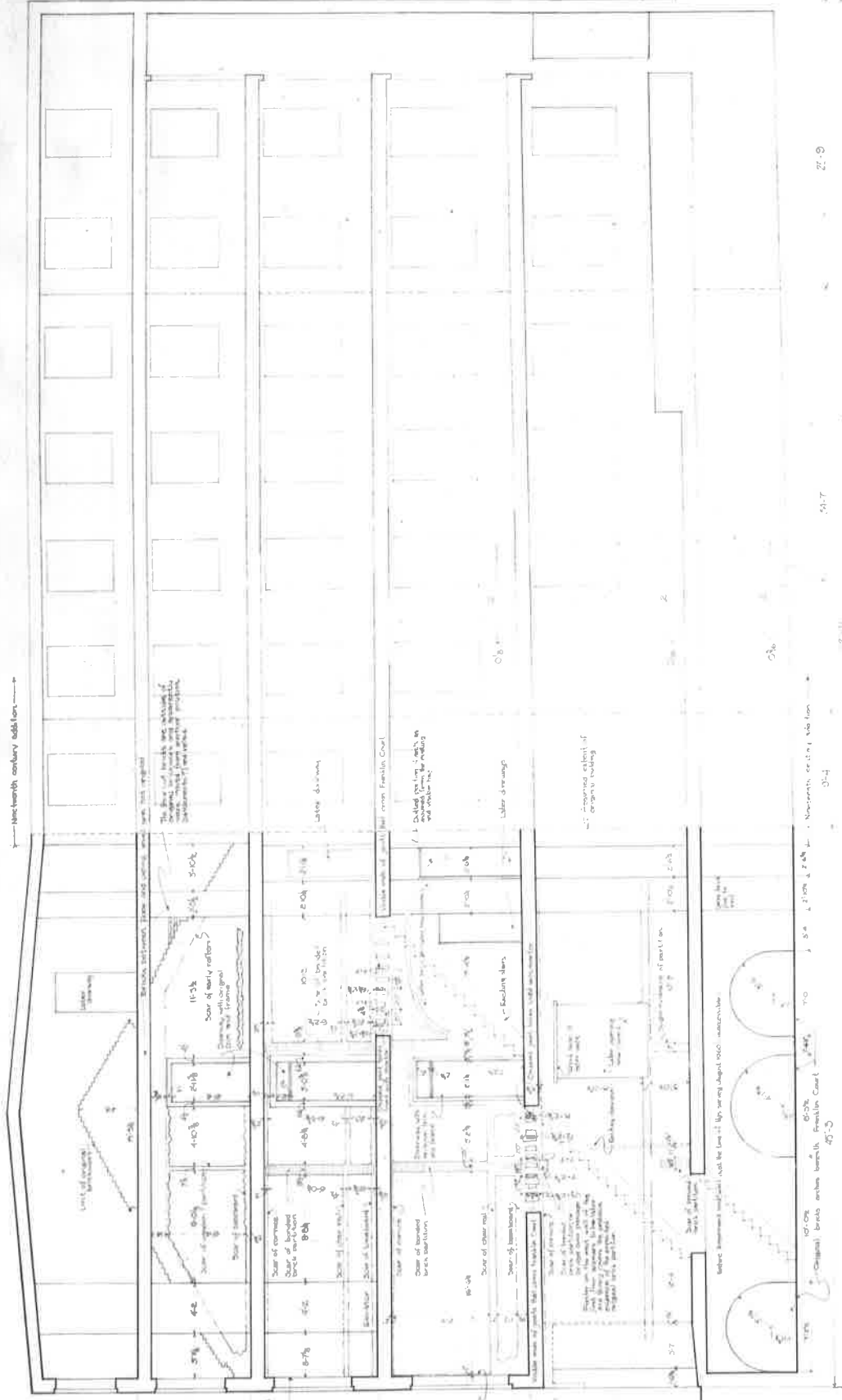
[illegible]

SECOND FLOOR PLANS OF 316 AND 318 MARKET STREET

NINETEENTH CENT. ADDITIONS

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

SPECTOR, DEL.



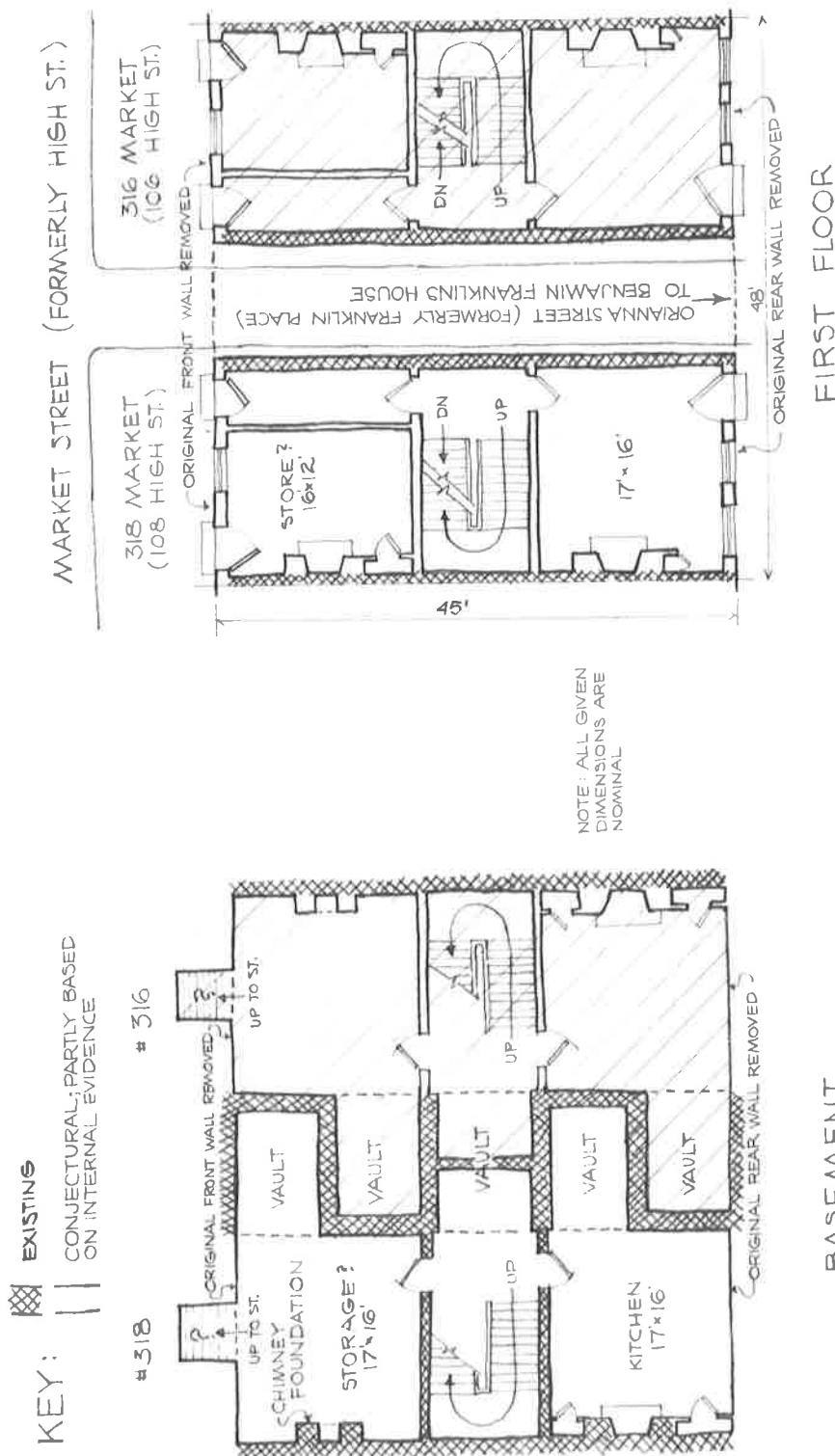
LONGITUDINAL SECTION SHOWING EAST WALL
SCALE 1/4" = 1'-0"

DISSERT; DEL.

[illegible]

CHAPTER III
SECTION VIII
ILLUSTRATIONS 9-11

Restoration Study Sketches (1786-87). Benjamin Franklin Tenant
Houses, 316-318 Market Street (formerly 106-108 High Street).
Gary Dysert, delineator.



RESTORATION STUDY PLANS

(1786-1787)

SCALE:
 0 2 4 6 8 10 FEET

BENJAMIN FRANKLIN TENANT HOUSES
316 - 318 MARKET STREET PHILADELPHIA PENNSYLVANIA

DYSEY 1960

KEY:  EXISTING
 CONJECTURAL; PARTLY
BASED ON INTERNAL EVIDENCE

MARKET STREET

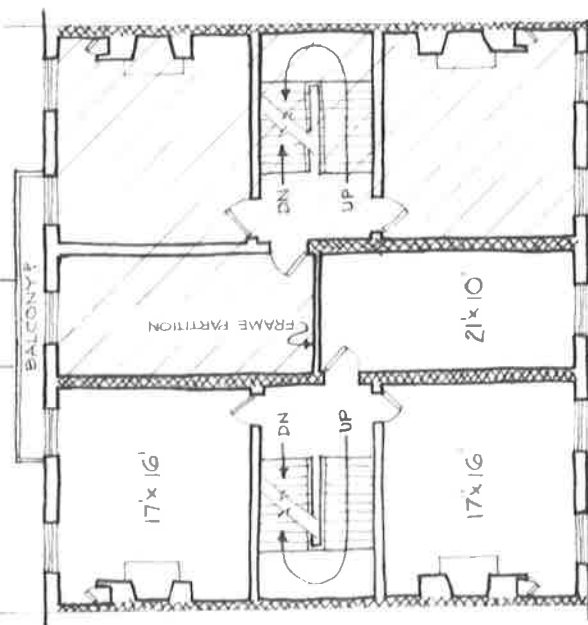
MARKET STREET

318

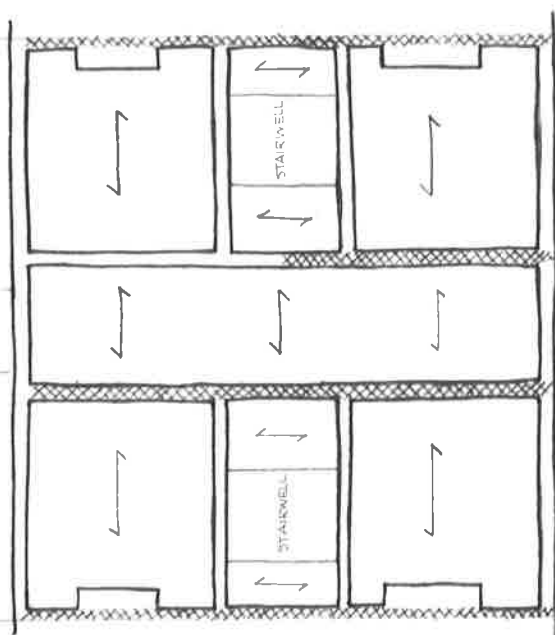
316

318

316



SECOND FLOOR



ARROWS INDICATE DIRECTION OF JOISTS

SECOND & THIRD FLOOR
FRAMING PLAN

SCALE:



RESTORATION STUDY PLANS

(1786-1787)



NORTH

BENJAMIN FRANKLIN TENANT HOUSES
316 - 318 MARKET STREET PHILADELPHIA PENNSYLVANIA

DYSSERT 1960

KEY:  EXISTING
 CONJECTURAL, PARTLY BASED ON INTERNAL EVIDENCE

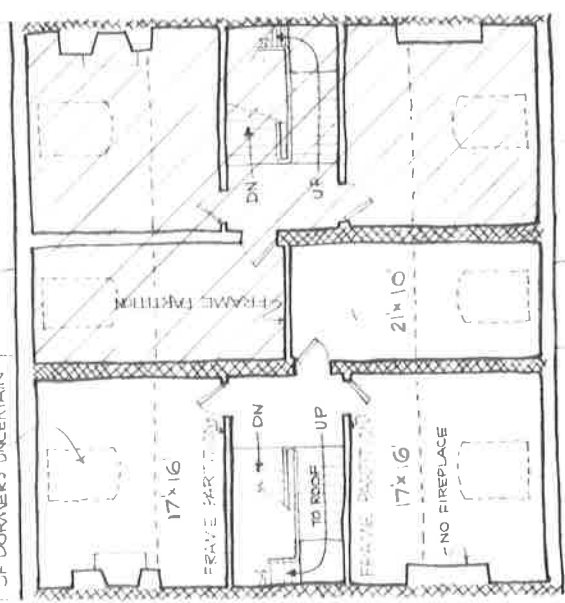
MARKET STREET

MARKET STREET

#316

#318

PRESENCE & LOCATION OF DORMERS UNCERTAIN

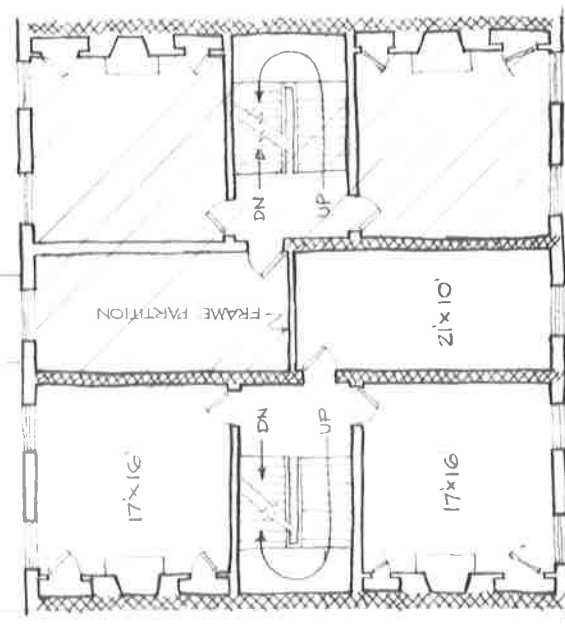


GARRET

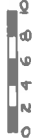
NOTE: ALL GIVEN DIMENSIONS ARE NOMINAL

#316

#318



THIRD FLOOR

SCALE: 

RESTORATION STUDY PLANS

(1786-1787)

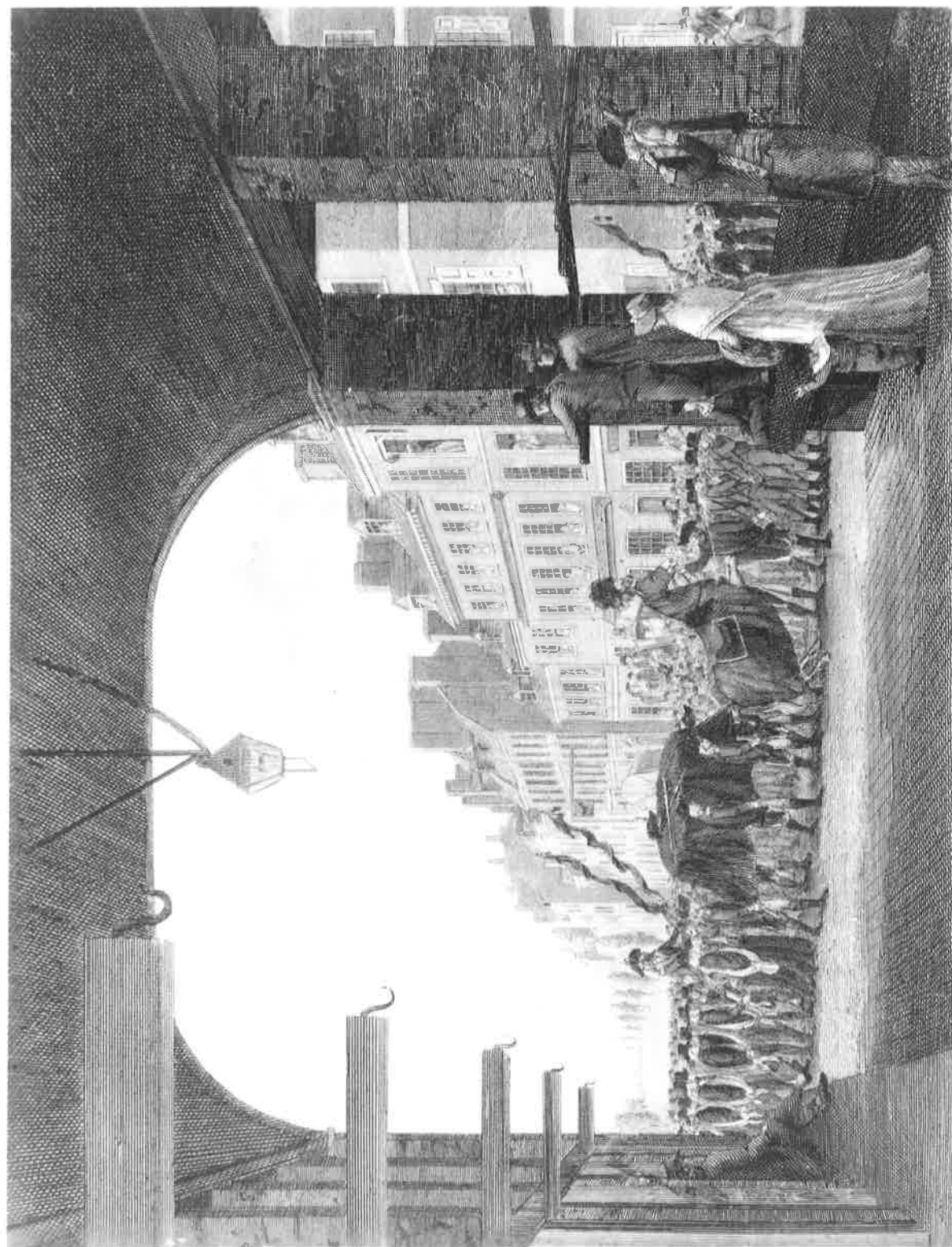


BENJAMIN FRANKLIN TENANT HOUSES
 316-318 MARKET STREET PHILADELPHIA PENNSYLVANIA

DYSSERT 1960

CHAPTER III
SECTION VIII
ILLUSTRATION 12

"HIGH STREET, From the Country Market-place Philadelphia: with the procession in commemoration of the Death of GENERAL GEORGE WASHINGTON, December 26th 1799." Drawn & Engraved by W. Birch & Son, (INHP neg. #1655). The value of property fronting on High Street is suggested in this view. Not one building lot was left undeveloped. It was the erection of these market sheds which prompted Benjamin Franklin to build his tenant houses.



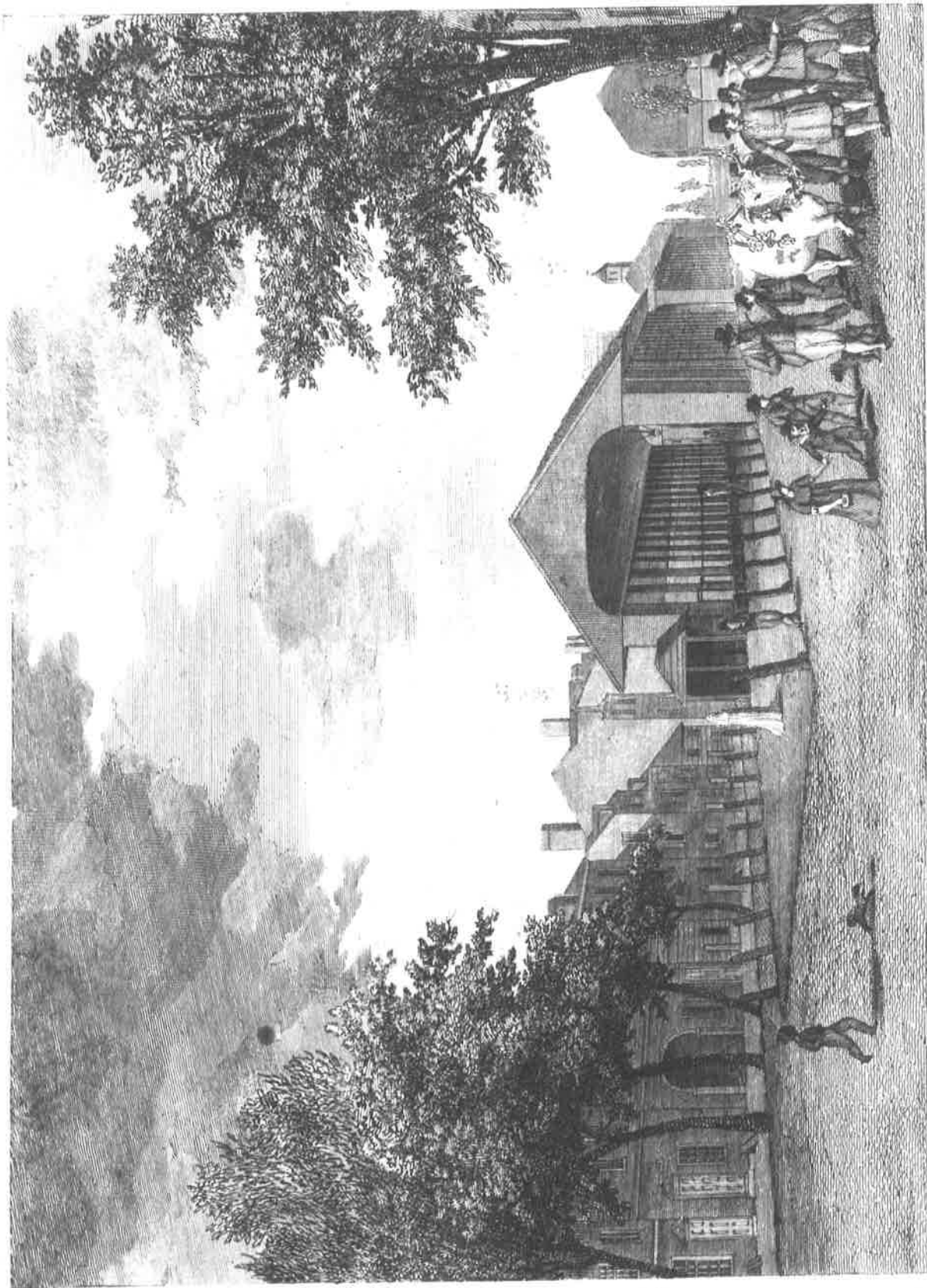
Engraved by R. Bird

PHILADELPHIA, 1844, From the Country Market-place, PHILADELPHIA.

CHAPTER III
SECTION VIII
ILLUSTRATION 13

"NEW MARKET, in South Second Street, PHILADELPHIA." Engraved view by Wm. Birch, 1799, (INHP photostat neg. #4518). On the left behind the trees is shown the first floor and arched passage of the 1788 Thomas Harper Houses (they still stand), a pair of twin row houses flanking a cartway, comparable to the Benjamin Franklin Tenant Houses. This scene must closely reflect the appearance of Franklin's rental houses and the public market in High (Market) Street.

Note the details of the arched opening, particularly instructive since the original opening between Franklin's houses has been remodelled.



Drawn, Engraved, & Published by W. Birch & Son.

Sold by R. Campbell & Co. N.º 50, Chestnut Street. Philad. 1799.

NEW MARKET, in South Second Street PHILADELPHIA.

CHAPTER III
SECTION VIII
ILLUSTRATION 14

View from the northeast of the Thomas Harper Houses, 419-421 South Second Street, c.1788 (Photo: October 1960 by P. Hartshorne EODC neg. #1338).

These houses, flanking a carriageway, were erected across from the "New Market" (see Illust. 11) about the same time as the Benjamin Franklin Tenant houses were built on High Street. The archway has been replaced by a lintel and the store fronts and cornice of 419 (on left) are later additions.



CHAPTER III
SECTION VIII
ILLUSTRATION 15

Rear, or east side of the Plough Inn (Thomas Harper Houses, 419-421 South Second Street), c.1788 (Photograph from the Philadelphia Free Library, Castner Collection, vol. 11, p. 22; EODC neg. #1305).

This photograph is an excellent source of architectural details in filling out the missing elements of Franklin's Tenant Houses. Note the paneled shutters with strap hinges and shutter fasts, the 8 over 12 and 12 over 12 light windows, the plank front frames, the brick work of the arch, the brick bond of a row of headers every six courses, the round drain pipes emptying pole gutters on the roof, and the 6 over 6 light gabled dormer.

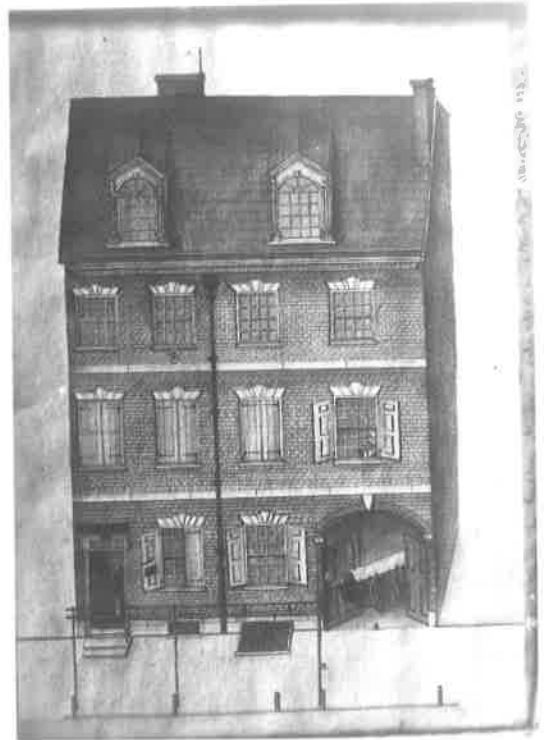


Plough Inn. 2nd St.
below Pine St. East Side.

CHAPTER III
SECTION VIII
ILLUSTRATION 16

This drawing is labeled:

"Drawn in 1799. - Built by Godfrey Haga - situated in North 3^d Street No. 123 -" (Philadelphia Free Library, Castner Collection, vol. 4, p. 66, EODC neg. #999). Although it is a single unit, this house in scale and detail is comparable to the Thomas Harper Houses (see Illustration no. 14). This drawing could well contain exactly the details needed to replace the Market Street facades of Franklin's Tenant Houses. The double doors closing the cartway for instance were likely used to close Franklin's passage to his house. Another such house formerly stood at 131 Fitzwater Street.



CHAPTER III
SECTION VIII
ILLUSTRATION 17

18th century Philadelphia twin row houses (unidentified except for the street number 791 on the next house to the right). Courtesy of the Philadelphia Historical Commission, EODC neg. #1364 These houses are smaller in scale, but this photograph should prove useful in reconstructing the Franklin Tenant Houses (Note the keystone in the arch and the paving treatment of the passageway).



CHAPTER III
SECTION VIII
ILLUSTRATION 18

View of Swanson Street, Philadelphia, taken circa. 1856 (from the Philadelphia Free Library, Castner Collection, vol. 5, p. 54; EODC neg. #1301).

Although they are not exactly like the Franklin Tenant Houses, these represent one more variation of the inclusion of an arched passageway between twin houses.



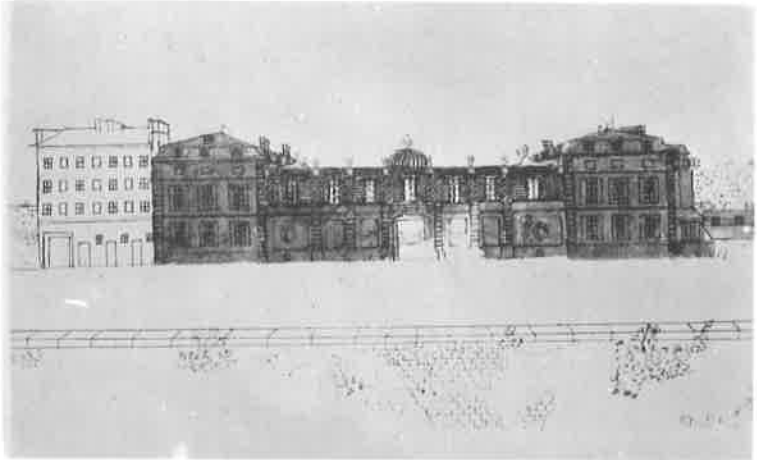
Swanson St.

1856
Photo by

CHAPTER III
SECTION VIII
ILLUSTRATION 19

Available to Franklin as precedent, were not only Philadelphia arched passageways, but for nine years prior to his building the tenant houses on Market Street, Franklin had first hand experience in using a passageway in France.

The "Hôtel de Valentinois" in which Franklin lived while in France from 1776-1785 also contained a passageway. The sketch of this building is attributed to Benjamin Franklin Bache by Bernard Fay. Fay states that Bache made the drawing between 1783-85 while staying in France with his grandfather. Bernard Fay's The Two Franklins: Fathers of American Democracy, Bernard Fay, Little Brown & Co., Boston, 1933, Illustration 42. This sketch was called to our attention by Dr. John D. R. Platt, Supervising Park Historian of Independence National Historical Park.



Courtesy of Franklin Bache

A VIEW OF THE HOUSE OF FRANKLIN IN PASSY

CHAPTER III
SECTION VIII
ILLUSTRATION 20

Queen Street, Philadelphia, taken circa 1856 (Philadelphia Free Library, Castner Collection, vol. 5, p. 1, EODC neg. #988). This is a rare view of a balcony, and should be considered in future studies of this detail of Franklin's Tenant Houses.



Queen St.

CHAPTER III
SECTION VIII
ILLUSTRATION 21

Northeast corner of 3rd and Spruce Streets, Philadelphia (Philadelphia Free Library, Castner Collection, vol. 5, p. 13, EODC neg. #998).

This view has been included to illustrate the word "Battlements" used in the 1787 Mutual Assurance Co. survey of Franklin's Tenement Houses (see Appendix A.). Note the projections of party walls above the roof on the two houses to the right, and the apron of bricks between the chimneys.



N.E. Corner 3rd & Spruce Sts.

CHAPTER III
SECTION VIII
ILLUSTRATION 22

Benjamin Franklin's Tenant Houses (316 and 318 Market Street). View from the north of the 1787 "arch'd Passage". (Photo: August 1960 by P. Hartshorne, EODC neg. #1339). Note the vertical joint on the west jamb showing the application of the 19th century facade on #318. Although the time worn sidewalls were in places pierced by subsequent openings, they are original to the 1787 structures. Much of the plaster lath of the ceiling is from the 1787 period. The curve of the original facade archway probably followed this same form.



CHAPTER III
SECTION VIII
ILLUSTRATION 23

Benjamin Franklin's Tenant Houses (316 and 318 Market Street)

South end (east wall) "arch'd Passage", Photo: August 1960, by P. Hartshorne, EODC neg. #1340 . The iron lintel and face brick above are 19th century replacements. Broken bricks 8-9 courses below the iron lintel probably mark the spring point of the original brick arch. The vertical joint ending the original wall of the passage is clearly substantiated by the "queen closer" bricks which traditionally close the bond at corners and ends of brick walls.

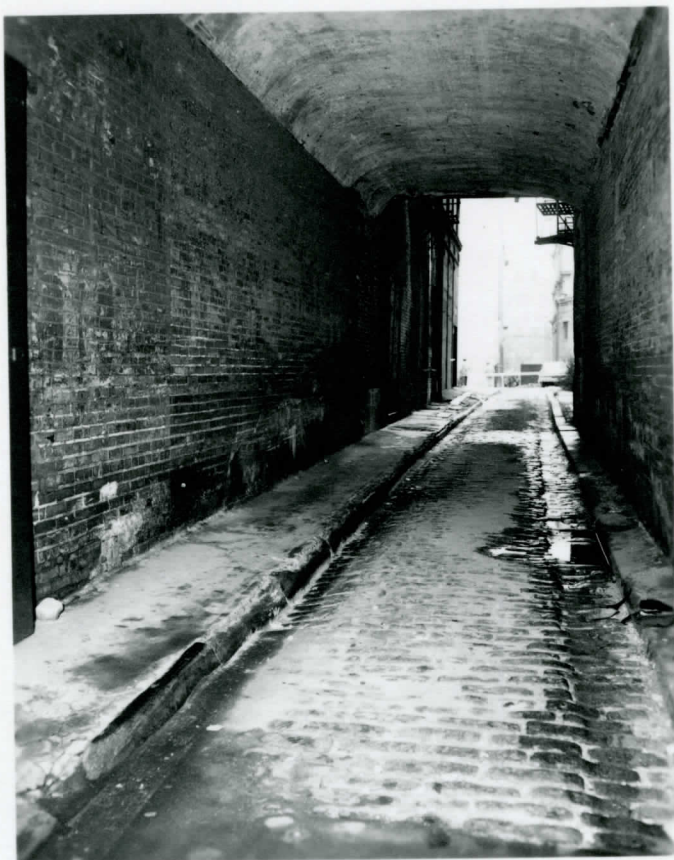


CHAPTER III
SECTION VIII
ILLUSTRATION 24

Benjamin Franklin's Tenant Houses (316 and 318 Market Street)

The "arch'd Passage". (Photo: October 1960, by P. Hartshorne, EODC
neg. #1341).

The wear of the curb stones on the left may have been started by
Franklin's own carriages. Under the cement layer on the walkway
evidence of bricks laid on edge may be found, and it is possible
that evidence of cobblestones may still exist under the paving
blocks in the carriage tracks.



CHAPTER III
SECTION VIII
ILLUSTRATION 25

Benjamin Franklin's Tenant House (318 Market Street)

Cellar kitchen. View of East wall showing vault under passage and outline of the wood trim made by the original plaster. Photograph by P. Hartshorne, October 1960, EODC neg. #1342.



CHAPTER III
SECTION VIII
ILLUSTRATION 26

Benjamin Franklin's Tenant House (318 Market Street).

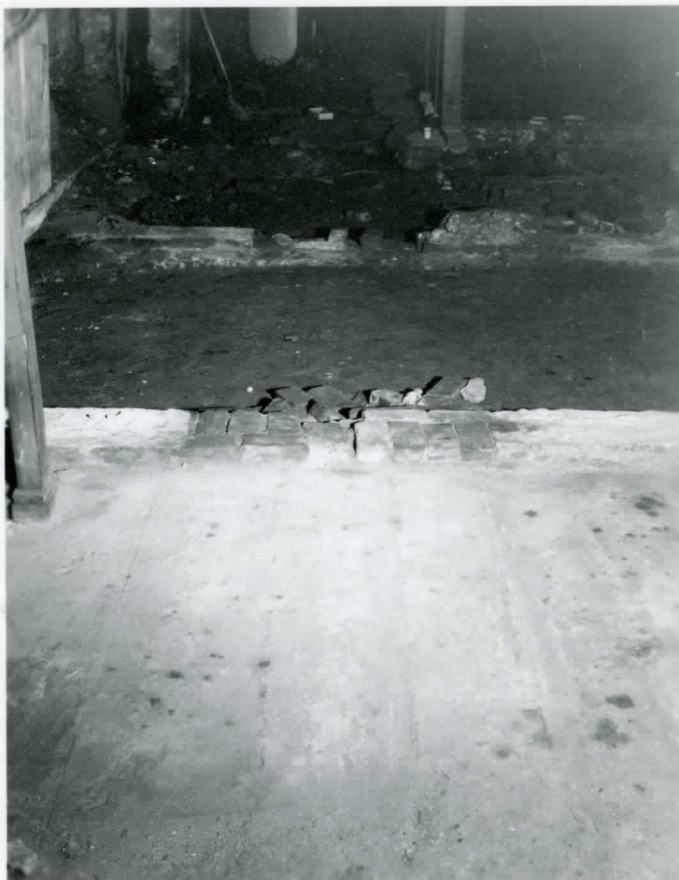
Cellar kitchen. Showing footings of the fireplace and marks of closet shelving on the west wall where later plaster has been partially removed. Photograph by P. Hartshorne, October 1960, EODC neg. #1343.



CHAPTER III
SECTION VIII
ILLUSTRATION 27

Benjamin Franklin's Tenant House (318 Market Street).

Cellar showing excavated stairhall walls with evidence of doors to north and south rooms. The lime mortar floor in foreground was covered with planks while the mortar was still wet. This type of flooring was found in the wine cellar of the Bishop White House (1787). Photograph by P. Hartshorne, October 1960, EODC neg. # 1344.



CHAPTER III
SECTION VIII
ILLUSTRATION 28

Benjamin Franklin's Tenant House (318 Market Street).

Doorway leading from room over passageway to stairhall, third floor. (Photo: August 1960, by P. Hartshorne EODC neg. #1345). The frame and trim of this doorway seem to be original. The transom is missing and the door itself is probably 19th century. A door frame of the same simplicity of detail was also found in this position at the second floor level.



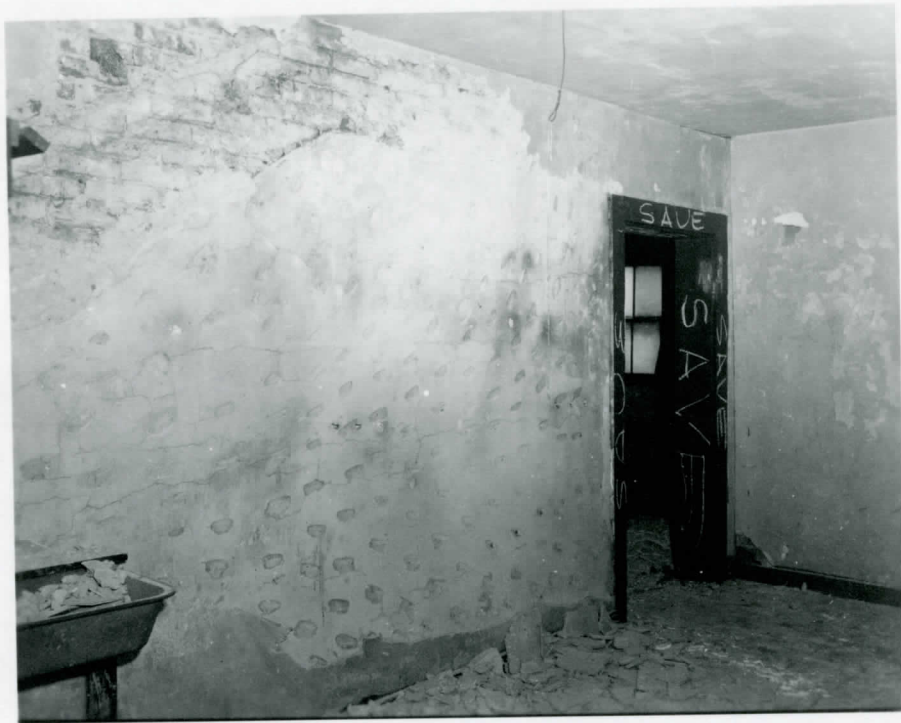
CHAPTER III
SECTION VIII
ILLUSTRATION 29

Benjamin Franklin's Tenant House (318 Market Street).

West wall of the room over the passageway at the garret floor.

(Photo: August 1960 by P. Hartshorne, EODC neg. #1346). The plainly detailed door frame is original. The door is missing.

Note the scar of the original roof slope at left.



CHAPTER III
SECTION VIII
ILLUSTRATION 30

Old House at No. 315 Market Street, 3rd floor, south room.

West wall, showing closet doorways and chimney breast: a source
of details for reconstructing the similar rooms of Benjamin
Franklin's Tenant Houses. Photograph by P. Hartshorne, Oct.
1960, EODC neg. #1347.



CHAPTER III
SECTION VIII
ILLUSTRATION 31

Old House at No. 315 Market Street.

Doorway from north room to stairhall in the garret floor. This transom doorway is excellent precedent for filling out the details of the similar doorways found in situ but not intact, in 318 Market Street. (Photo: by P. Hartshorne, October 1960, EODC neg. #1348).



CHAPTER III
SECTION VIII
ILLUSTRATION 32

Old House at No. 315 Market Street.

Garret Floor, south room west wall showing fireplace opening, closet doorway, and a fixed 6 light window allowing light to pass into stairhall.

(Note: the garret back room of this house, as the Franklin Tenant Houses do^s not have a fireplace).

This room can serve as another source of missing details for the reconstruction of the Benjamin Franklin Tenant Houses. (Photo: by P. Hartshorne, October 1960, EODC neg. #1349.

