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HISTORIC STRUCTURES REPORT

AREA F

ARCHITECTURAL DATA SECTION

INDEPENDENCE NATIONAL HISTORICAL PARK

PHILADELPHIA, PENNSYLVANIA

by

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DENVER SERVICE CENTER
MID-ATLANTIC, NORTH-ATLANTIC TEAM
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR
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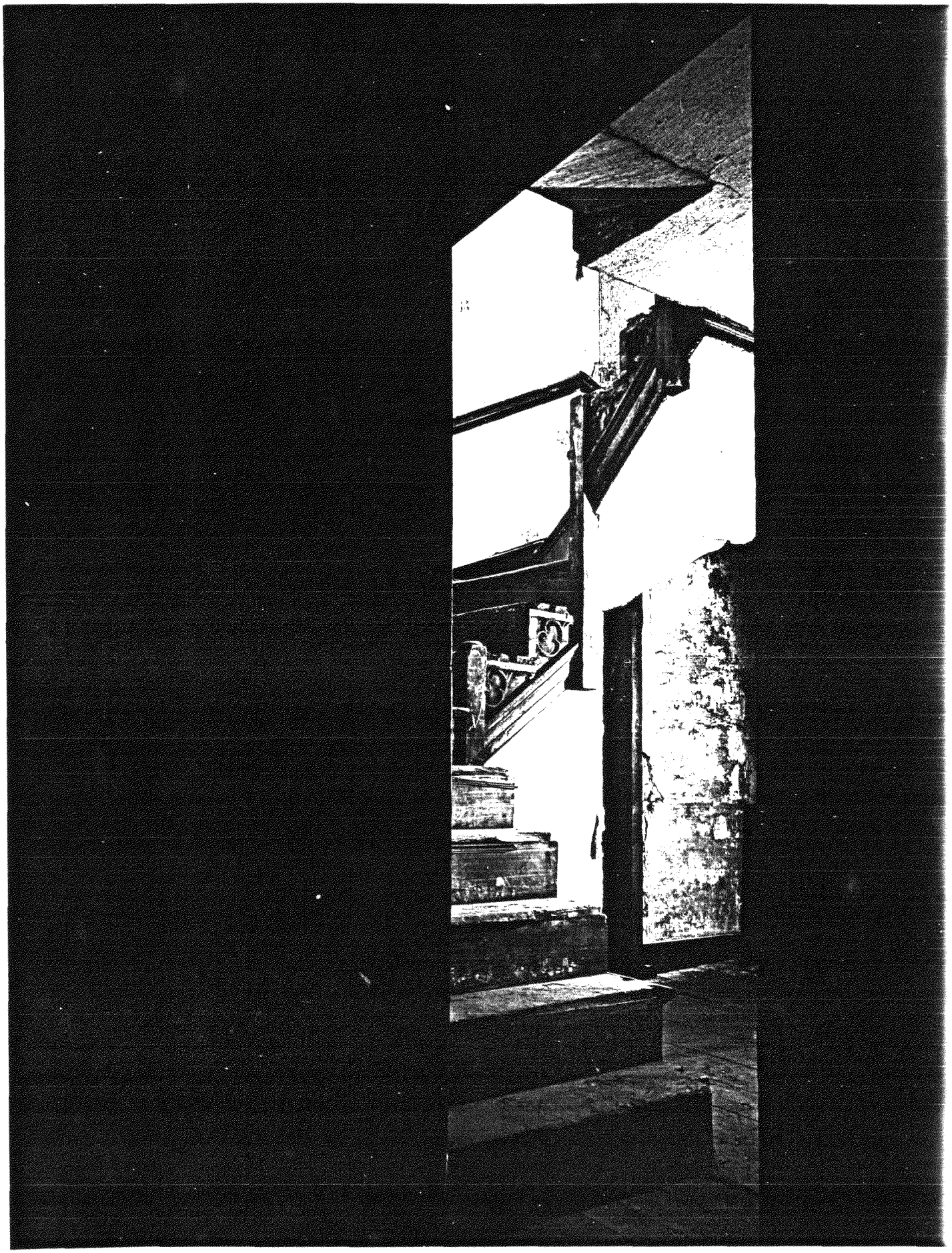


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ADMINISTRATIVE DATA SECTION

I. ADMINISTRATIVE DATA

A. Name and Number of Structure

Building Name	Number
Thomas Bond House, 129 South Second Street	186

This building is a historic structure and is classified as a structure of the third order of significance.

B. Proposed Use of the Structure

Area F is that block bounded by Chestnut Street on the north, Front Street on the east, Walnut Street on the south, and Second Street on the west. Area F was included within the bounds of Independence National Historical Park by Public Law 93-477, October 26, 1974. Only the center portion of Area F, or the block bounded by Ionic Street on the north, Front Street on the east, Sansom Street on the south, and Second Street on the west, was acquired by the National Park Service in fee. The remaining portion of Area F will remain in private ownership and under the control of a redevelopment agreement which is satisfactory to the Secretary of the Interior. If development that is adverse to the Secretary or a variance to the redevelopment agreement is granted, the Secretary will have the authority to condemn and purchase those properties involved.

A number of buildings were located within the fee acquisition zone of the National Park Service and after consultation with the State Historic Preservation Officer and the Advisory Council for Historic Preservation, all buildings except the Thomas Bond House, 129 South Second Street, were demolished. Extensive archeological studies were accomplished on the site by the National Park Service.

The main portion of the fee acquisition area where the buildings were removed will be leased to the Philadelphia Parking Authority where they will construct a 600-car parking facility to serve the visitors of Independence National Historical Park. The National Park Service will develop a mall area between Sansom Street and the parking garage which will serve as a principal walkway between Penn's Landing and Independence National Historical Park. The Thomas Bond House will be part of that mall area.

The Bond House is to be restored to its c. 1775 appearance. The interior will be an orientation and information station to serve visitors entering Independence National Historical Park from the parking facility

and the Penn's Landing area. The structure will be interpreted and operated as an integral part of Independence National Historical Park.

In summary, the visitor to Philadelphia's historic area and Independence National Historical Park will be directed by a logo, or trail blaze , from the major arterial highways in the Philadelphia area to the parking garage at Second and Sansom Streets. They will then leave their car, exiting the parking garage onto the Sansom Street mall, and then be directed to the Visitor Center by way of the Moravian Street mall which is scheduled for development in the 1981 fiscal year.

C. Cooperative Agreement

It is anticipated that in March 1979 a cooperative agreement between the National Park Service and the Philadelphia Parking Authority for the development of the parking garage will be executed. The design of the garage has been approved by the State Historic Preservation Officer and the Advisory Council for Historic Preservation. An acceptable bid for the garage of $4.35 million was received in January 1979. It is anticipated that in February 1979 an Ordinance will pass City Council of Philadelphia to guarantee the Parking Authority bonds for the construction of the parking garage. In March 1979 an agreement will be signed. The agreement will allow the land on which the Parking Authority will build the garage to be leased for one dollar per year. It is anticipated that the bonds will be sold immediately and 30 years later when the investment is amortized, the title of the parking garage will be transferred to the National Park Service. As soon as the bonds have been sold, the contract for the construction of the parking garage will commence, which should result in a completion date of approximately March 1980.

ARCHITECTURAL DATA SECTION

INTRODUCTION

Area F. is located in the block between Chestnut and Walnut Streets, Second and Front Streets, Philadelphia. The designation refers to the portion of this block which is held by the National Park Service for the development of a parking garage to be used principally by visitors to Independence National Historical Park.

The parking garage is to be built and operated by the Philadelphia Parking Authority, and once the bonds for its construction have been amortized the title of the structure will pass to the National Park Service. In the design of this facility there will be a walkway linking the National Park with the garage and the Penn's Landing development to the east along the Delaware River.

The structures standing within Area F (along with those in the rest of this Old City Philadelphia block) were placed on the National Register of Historic Places in 1972. Therefore the proposed treatment of these structures as well as the proposed development of the parking garage facility were subject to review.

And on September 9, 1973 a Memorandum of Agreement between the National Park Service, the Pennsylvania State Historic Preservation Officer, and the Advisory Council on Historic Preservation approved the proposed development of a parking facility with the proviso that its plans be reviewed and that consideration be given to preserve the facades of several nineteenth century buildings

in the path of the parking garage.

In accordance with the above Memorandum of Agreement the following actions have already been taken. The facades of 125 and 127 S. Second Street were considered for incorporation into the planned parking garage but were determined to be unacceptable for this purpose. In an effort to at least preserve the cast iron facade of 125 S. Second Street for reuse elsewhere, under the direction of Mid-Atlantic Regional Architect Henry Magaziner, the pieces were individually numbered before disassembly to enable reuse elsewhere. As no use has been found as yet for the facade, an agreement was made whereby the City of Philadelphia accepted ownership and the National Park Service paid for moving the parts to City Storage. This report does not address the structural history of these buildings as they were demolished before work began on this assignment.

Another facade to be considered for incorporation into the design of the parking garage was that of 114 S. Front Street. This building was standing to be studied by the author, the results of which make up one chapter of this report; albeit this study has become a record document for the facade has since been demolished as its preservation was considered not feassible.

Although not called for in the Memorandum of Agreement a record was made, and included in this report, of the warehouses which were agreed upon for demolition to accomodate the parking garage.

The principal chapter of this report is that devoted to the structural history of the Bond House.[1] This building stands as part of the "Area F" development to the south of the parking garage and is to be preserved for adaptive use.

The Bond House has a center core which was built c. 1769 by Dr. Thomas Bond Sr.. In 1824 a four foot extension with a new facade was added to the west, and ← in the 1830's-40's the building was extended eastward at the rear.

This report has a full study of the nineteenth century additions as well as the eighteenth century core of the Bond House as it is the writer's opinion that these sections of the house should be preserved despite a decision made in June 1977 to return the exterior of this house to its eighteenth century appearance.[2]

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1. In the early planning phase for Area F this house was mistakenly thought to have been the home of Robert Fulton during his stay in Philadelphia. Historical research now shows that Fulton lived elsewhere in the block. See Historical Data Section, by Jerome A. Greene, February 1974, Chapter N "Robert Fulton in Area F."
2. This decision was made at a meeting between the Superintendant of INHP, representatives of the Mid-Atlantic Regional Office, the Assistant Manager of the Mid-Atlantic/North-Atlantic Team, DSC, and the architect of the Area F Parking Garage (see memo to Superintendant INHP from Assistant Manager M/A - N/A Team DSC, June 23, 1977. This memo states that the writer's opinion was considered at this meeting.)

The writer in no way intends this report to be unsupportive of decisions already made. The intention is to record this professional opinion, and to present a fuller picture of the structure's past and present condition.

Whatever action is to be taken for the Bond House must be in compliance with Section 106 of the National Preservation Act of 1966 (36 CFR Part 800).

During the preparation of this report the Bond House restoration was taken off the FY 1980 program, and postponed indefinitely. The writer has therefore made an earnest effort to record all that has been learned about this structure for the benefit of those who will carry the project to completion.

This study of Area F and its structures has involved many individuals whose courteous cooperation has been much appreciated. The tenants of the Bond House, Mr. Frank Fisher of Resin Research Corp. and Mrs. Peggy Poth, manager of the Key and Quill Shop were most patient with the physical research necessary within their spaces; The Philadelphia Historical Commission, City Archives, and the Mutual and Contributionship fire insurance companies, particularly their Archivist Carol Wojtowicz, graciously supplied information from their historic files. And the parking garage architects, Eshback, Glass, Kale and Associates, and Site Engineers, Inc. shared survey data. Through the Mid-Atlantic Region Office of Planning and Research Preservatinn, data was exchanged with the Temple University Department of Archeology which was performing an archeological contract in Area F.

And through the Superintendant of INHP, Maintenance Carpenter Ross Flanagan aided with physical research in the buildings and several stalwart laborers helped sort through considerable debris in looking for architectural artifacts in the Bond House.

Photographers Anthony S. Bley, courtesy of the U.S. Army Corps of Engineers, and George Eiseman of James L. Dillon and Company contributed greatly with their excellent record photographs. Historical Architect John Ingle of MARO, on his own time helped with photographing and physical research. DSC Historian Jerome A. Greene shared documentation which he gathered, and Archeological Consultant Ms. Betty Cosans expanded on this. Miss Karen Spiegel kindly volunteered historical research related to 114 S. Front Street which is cited in the text. And Architectural students Pat Peters and Nina M. Fite gained experience by measuring and drawing details of the Bond House. DSC Structural Engineer Maurice L. Paul and Project Supervisor Thomas W. Fischer worked with the writer on the structural history of 114 S. Front Street, and DSC structural Engineer James J. Wolf contributed to the assessment of the Bond House existing conditions.

DSC Architectural Technician Mary Mish helped in measuring 114 S. Front Street. DSC Historical Architect G. Rodger Evans made measured drawings of the Bond House with the writer, helped design adaptive use alternatives, and aided greatly the process of getting to know the building. And DSC Estimator Amos Williams translated the suggested development alternatives into the reality of costs.

PREFACE

Interpretation of the History of Land Use and Physical Development of Area F in the Old City Historic District of Philadelphia.

Jerome A. Greene in his Historical Data Section, Area F, and Ms. Betty J. Cosans in her "Area F: Historical Report," both give the background for the development of this land. Ms. Cosans has documented in detail each parcel of land up to 1800, forming an excellent basis for understanding the early development of the block.[1]

It is the intent of this preface to view this development history from the standpoint of what the land was used for, and how those structures to be built on it affected the parcel sizes and visa versa. This interpretation will be brought forward in time to the present proposed use of the Area F land.

Philadelphia from the start was a designed city. A grid of perpendicular streets divided the land between the navigable Delaware River and the Schuylkill River. This was the site of William Penn's provincial capital. For every one to five thousand acre country tract purchased from Penn's grant, the purchaser was to be given a city lot. The city lots in Penn's initial concept were to have houses built free standing surrounded by gardens and orchards "that it may be a green country town which will never be burnt and always be wholesome."[2]

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1. Archeological Survey Report Area F, Daniel G. Crozier, Jan. 1977, Contract No. CX-4000-6-0021, Temple University with the Mid-Atlantic Regional Office, NPS. Ms. Cosans subcontracted the research and writing of the land title history. Her work is hereafter cited, "Cosans." See also on file in the INHP History Office Historical Base Map Documentation compiled Sept. 8, 1965.

2. History of Philadelphia 1609-1884, Scharf and Westcott, Phila. 1884, Vol. 1, p. 88.

The devastating London fire of 1666 was upward in Penn's mind, but the land values near the Delaware docking were such that the city lots were soon subdivided for the development of row houses similar to those in England's cities and towns. Thus the c. 1683 copper plate engraving entitled, "A Portraiture of the City of Philadelphia ... by Thomas Holme Surveyor General ..." is a plan of the city showing the major blocks divided into numbered lots, with those nearest the rivers sized the length of the blocks but narrow in width.[3]

The ← lots ← in the Area F block were by 1686-1691 subdivided for the construction of row houses facing Front Street, ranging in width from 16'-3" to 22'-6". The determination of this range of widths must have been the spanning capability of wood floor joists. A 3" x 9" joist easily spans up to 18 feet. Beyond this distance an intermediate supporting wall was usually introduced at the lower floors where there were greater loads.

Of the four first houses built in Area F, three are known to have been built of brick.[4] It is commonly said that the brick came to Philadelphia as ballast. Indeed, some bricks may have. But in letters, written about the time these first houses were being erected, the established trades of the new province were extolled, including "seven Master Bricklayers, [and] four Brick-Makers with Brick-kills." Penn wished to encourage the use of non-combustible brick, and suggested this mode of building in his descriptive advertisements for his growing colony.[5]

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3. This copper plate is in the collections of the Historical Society of Pennsylvania. See also City of Philadelphia: Views of Philadelphia Before 1800, by Martin P. Snyder, 1975, pp. 16-20, for a discussion of the history of this engraved map.

4. Op. Cit., Cosans, pp. 18-21.

5. Op. cit., Scharf and Wescott, Vol. 1, p. 146 and p. 150.*

* See 1685 letter Robert Turner to Governour Penn explaining the benefit of building in brick, The Pennsylvania Magazine of History and Biography, Vol. IX, pp. 73-76.

For a discussion of the origin and history of the Philadelphia city plan see Anthony B. Garvan, "Proprietary Philadelphia as Artifact" in The Historian and the C Handlin + Burchard, Eds., MIT Press and Harvard Univ. Press, Cambridge, Mass., 1963.

The layout of these 17th century town houses is yet to be researched. Evidence is not readibly available. A few perspective drawings done before several of the early houses were torn down at least show that their plans were more individual than those to be built in the 18th century. See the accompanying 1830's sketch of a house adjacent to Area F which was apparently built in the 17th century.

Of the four first houses built along Front Street within Area F, three were built and lived in by their owners. The lots of these houses extended through to Second Street; ungainly spaces which soon were to be subdivided with access by narrow alleys.

The early 18th century development of the inner block created rental property, the houses of which were reduced in scale due to the restricted size of the sub-lots.[6] See the accompanying land plans "Area F Development - 1684-1798," and the photograph of the profiles of two of these small houses which illustrate two variations in the layout of the inner block houses.

The Philadelphia row house of the 18th century, regardless of its scale, had basically the same plan concept based on the needs of heat, light and circulation. The living spaces, or rooms, focused on their fireplaces for heat, all had outside walls for window lighting, but most important, they were planned with the house circulation not interrupting the spaces in front of the fireplaces. In the lessor houses this just meant that the entrance door was along the opposite wall of the room from the fireplace. In larger houses the hallways lead from the same relative entrance location past the rooms to the special use spaces in the back of the houses.

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6. Evidence of tenant usage in the inner block is almost consistent in the 1798 Federal District Tax listing. Ms. Betty J. Cosans gathered tax and directory data on Area F which is in typescript form entitled, "Additional Historical Research: Area F," April 1977; and is filed among Area F Architectural data to be deposited at INHP.

The houses which the more affluent owned and occupied were larger in scale and number of floors, usually 3-1/2 stories, and were provided with more amenities. At the front of the house would be parlors and bed chambers, with comfortable stairways nearby. In the rear of the house were the kitchen, servants rooms, summer kitchen, wash house, yard, necessary and sometimes stables.

The smaller houses (usually 2-1/2 stories) had smaller rooms, no separate entrance hallways, and of the stairways, instead of straight runs with landings in stairhalls as one found in large houses, they were more apt to be tight winding stairs spiralling up within the recesses beside chimney breasts of the front room. The detail "variations on these themes" was considerable despite the limitations of lot widths and depths.

Throughout the 18th century and well through the 19th century the small structures within the center of the block of Area F continued to be occupied by tradesmen, or renting widows. There were the activities of a cooper, baker, shoemaker, granary and eventually a sugar manufactory.

For the first one hundred years the larger houses which faced the main streets, Front and Second, continued generally to be owner occupied, in some cases with their houses incorporating their businesses in the first floor front rooms. In one instance the owner became affluent to the extent that his 17th century house was considered too old fashioned, he moved out to more befitting circumstances. This was the case at 114 S. Front Street where the owner-occupant, a cooper, advanced in trade so that he was able to move

out of town and thereafter he rented the 17th century house to a tavern keeper and vintners.[7]

By the 1790's there was economic pressure on the Front Street properties particularly. Several of the 17th century houses were replaced with more substantial owner-occupant, combined business and domestic structures.[8]

By the 1820's similar pressure resulted in commercial use alterations to the fronts of domestic structures along South Second Street, particularly at 127 and 129.[9]

New development in Philadelphia began in earnest toward the middle of the 19th century. As the available construction methods still depended upon the spanning capacities of wood joists, the new structures which resulted from the change in use from domestic-business to wholesale and manufacturing, still were confined to the 17th and 18th century narrow lots, but their new structures almost totally covered the lots and had increased in number and height of floors.

The accompanying map, "Area F Development c. 1860" shows not only the complete replacement of some of the earlier domestic plan structures, but it also shows the infill of buildings in yards and erstwhile empty interior lots. Land coverage was reaching the level of 80%. By 1874 the Area F Development map shows easily a 90% land coverage, still within the bounds of the early lot sizes.

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7. See chapter on the history of 114 S. Front St. included in this report.
8. Ibid., and see the title chain of #116 S. Front St. by Cosans.
9. See the chapter on Bond House "Nineteenth Century Structural History."

The development of cast iron columns with built-up wood girders, a system which could produce open space without interruption from bearing walls, took place as early as 1849-50 in Old Philadelphia.[10]

But this system could only be introduced where large lots could be assembled. In the case of Area F, the first of this type of large warehouse for the bulk transfer of goods was developed by 1874 at 116 S. Front St (see p. 216) on a double lot. Larger warehouses were built c. 1896-1908 (see the Area F Development plans for those years, and the chapter of this report on "Area F - Warehouses - 103, 105, 107 Gatzmer and 117-123 S. Second"). However, the development of these large warehouses in the Old City District was not frequent.

The above Area F maps show that some of the 17th - 18th century lots also stayed in use into the twentieth century. In a few cases, such as the Bond House, even the 18th century structures remained. In most cases only the 18th century party walls survived, having been incorporated into the later property renovations (for an example of this see Appendix A of chapter II on "History of 114 S. Front Street ...").

It is the rhythm and scale of the resulting streetscape from the remaining 17th - 18th century lot sizes with the few 18th century and many 19th century structures on them, which characterizes the Old Philadelphia Historic District. On May 5, 1972, the uniqueness of this area of the city was recognized by its listing on the National Register of Historic Places.

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10. Philadelphia Preserved Catalogue of HABS, Richard Webster, 1976, p. 80-81, entry for the Jayne Building which was built in 1849-50 at 242-44 Chestnut Street, using iron columns and wooden girders to develop clear space 47'-7" by 133'-6".

A new influence had come to Philadelphia, one of revitalization through redevelopment, restoration and preservation. With Independence National Historical Park as a catalyst, the Philadelphia City Planning Commission charted the development of new block-sized corporate and government headquarters around Independence Mall, restoration of the Society Hill 18th and 19th century residential area, and the preservation of the Old Philadelphia Historic District.

With the anticipated visitor use of the National Park, NPS and Philadelphia planners sought a parking facility which would both start Park visitation near the new Visitor Center and also provide the needed customer parking for the revitalized Old City. Area F was a logical site. Here in the center of a block with minimum street frontage was a section of the Old City which already had large land parcels with large structures uncharacteristic of the rest of the Historic District. In fact, by the 1960's one of these large structures had been torn down and was already used for parking (see the accompanying 1960 Area F Development map).

Thus, with an amendment to the Public-Law 93-477 authorizing the establishment of the National Park, "Area F" was acquired, cooperative agreements made with the Philadelphia Parking Authority for the construction of the garage, and plans made for a pleasant pedestrian link through the block between the National Park and the newly developed water frontage park, Penn's Landing.

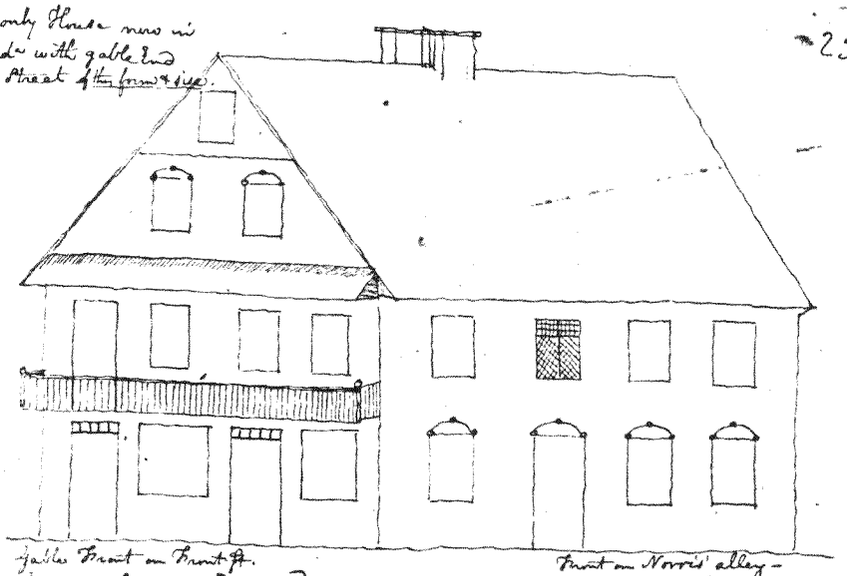
A good description of this most recent development of Area F can be read in the Final Environmental Statement - Area F, of 1976, Chapter 1, "Description of the Proposal."

At the writing of this report Area F itself, save for the presence awaiting the construction of the parking facility.
of the Bond House, stands vacant, a single parcel of land ∧ It has not been in this state since William Penn was granted the right to start building his "green country town."

(top of page)
Ink sketch of the 17th century house which stood at the southwest corner of Front and Norris Alley, adjacent to Area F. Drawing by John F. Watson, c.1830. Library Company of Philadelphia collection, Original manuscript of John F. Watson's Annals of Philadelphia..., p.235. Courtesy of the Historical Society of Pennsylvania.

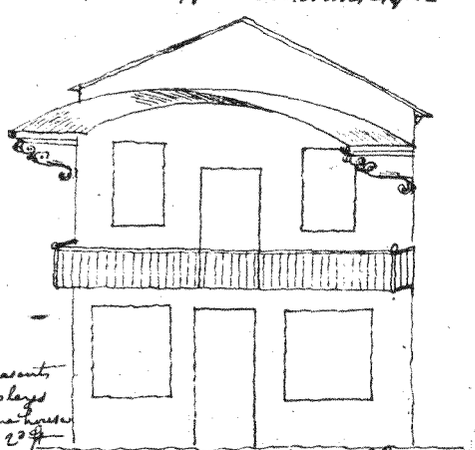
John Fanning Watson observed, interviewed, and set down for prosperity as much as he could learn about the early history of Philadelphia. This sketch, among others, crude as it is, was made because Watson wished to record the appearance of the then vanishing structures of 17th century Philadelphia. It illustrates for us the different architectural vocabulary used in that period, as opposed to the later 18th century houses. ← Here one sees not only the gable facing the primary street, but there is also a balcony across that facade. The several entrances indicate that at least by the 1830's the building had both business and domestic use. The arched alley (side) openings include a door which perhaps lead to the domestic apartments. Leaded casement sash let light into this corner house. And a cluster of flues in the center of the building indicates a grouping of fireplaces, perhaps back to back in the corners of adjacent rooms. One can venture that originally the plan of this house had at least three rooms and hall on the first floor and perhaps four rooms and stair hall at the second floor. The 1860 Hexamer and Locher map shows the lot size for this house to have been approximately 38-40 feet wide (N - S). Four rooms to a floor would have provided the center bearing partition (E - W) needed to support the 18-20 foot joist spans on each side.

The only House now in Philad^a with gable end to the Street of the front & two.



Gable Front on Front St. — Front on Norris' alley.

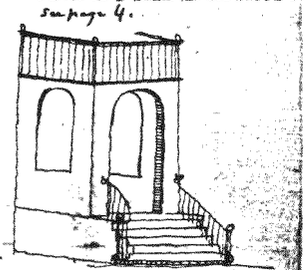
Sam^l Mickles house originally. The same person who gave B Franklin such a sombre & discouraging prospect of success, when he began his business. Vide his Memoirs. The Grandaughter of Mickles, married my friend S. B. Norris Esq^r. S Mickle dwelt there.



This represents Benj^n Loxley's White frame house No 177 So 2^d St. corner of Little Dock St. & Geo Whitefield preached from the Balcony to People about the Spring in Hill opposite. called Bathsheba's Spring & Bower.

Front on 2^d St.

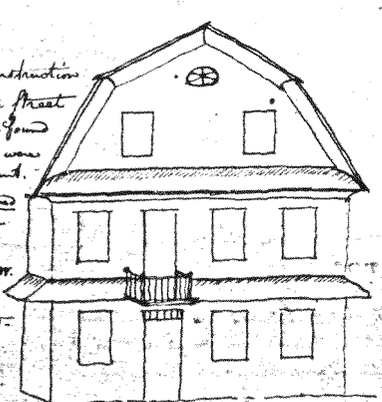
Vestibule of "the Governors House" — now down; which stood in 2^d below the Custom House — see page 4.

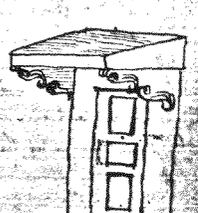




Philad^a Banks — on Ch. St. & Chest^t first gothic structure ever made in Philad^a or in the Netherlands.

Houses of this construction with gable ends to the street are now scarce to be found in Philad^a: but they were in the early day frequent. The Eaves are hollowed inwards & are cutted & plastered. Cooks house at the S.W. Cor. Cedar & Front St is such a house now — so also was A Benezets.





This door is the only thing remarkable about Gustavus Penn's house in Chestnut Court now the old Rising Sun Inn.

Profiles of early 18th century gambrel roof houses, typical of the smaller houses built within Area F, INHP. NPS Historic Structures negative 157.2819-A, June 20, 1974, George Eiseman Photographer for James L. Dillon & Co., Inc. .

Profiles of buildings survive as they are on the walls shared by neighboring row structures. As property lines are centered on party walls, the walls can be demolished only by agreement of both property owners or by being held by a single owner. Thus we have recorded here two buildings which were torn down themselves many years ago yet their party walls survived.

At left the profile is of the house which stood at #129 Sansom St. (old address #15 Norris Alley). At right is the profile of the house which stood facing Gatzmer Street (#12 Gray's or Morris Alley).

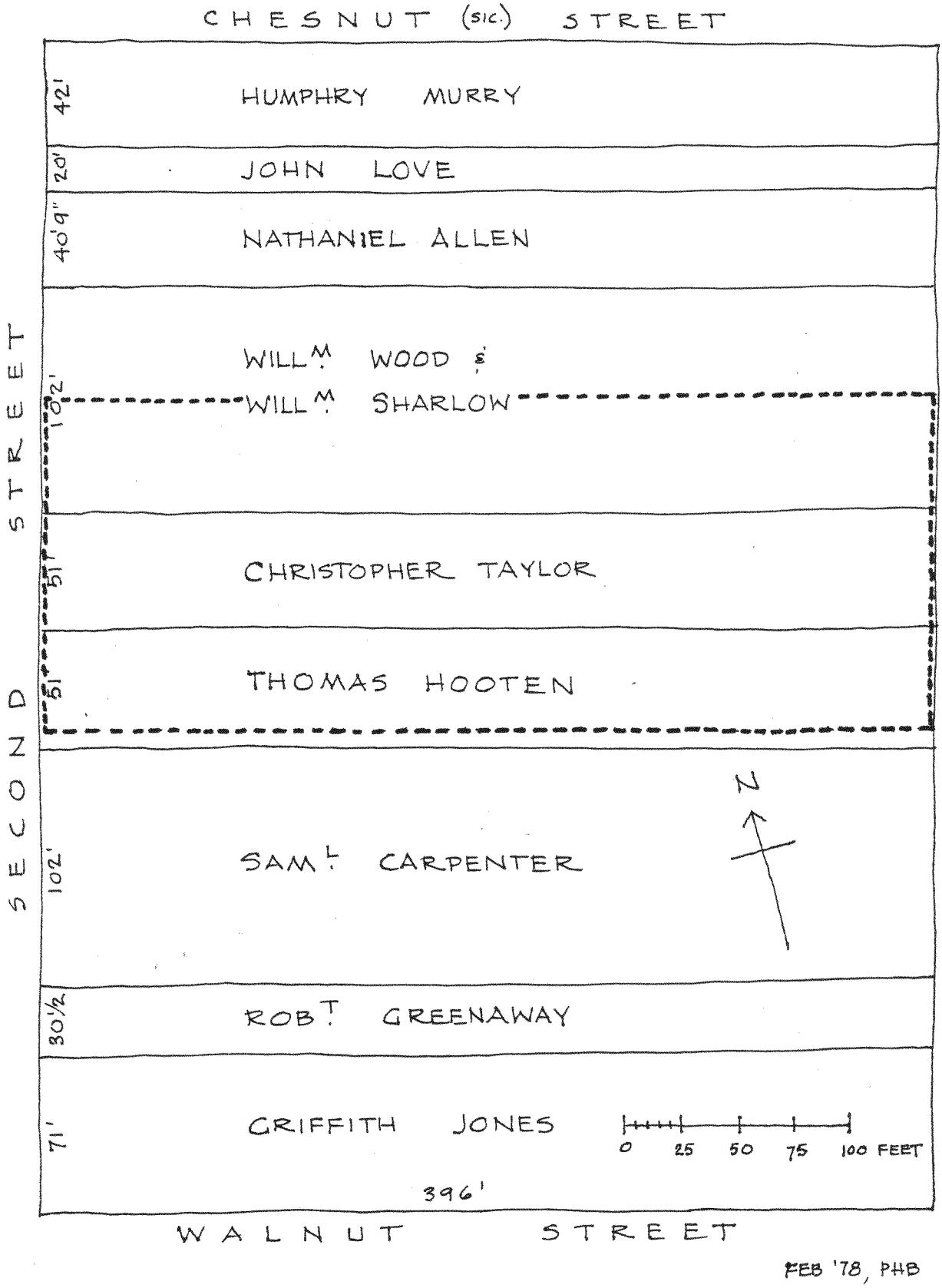
Profiles have much to tell about missing buildings. At left the house had a gambrel roof, 2 1/2 stories, two rooms on a floor with a winding stair bwtween (the diagonal stair profile in the rear room area is a later alteration made after the rear room chimney was removed). There was a two story rear wing which probably contained the kitchen with a bed chamber above. The floor plan of this house can be seen on the 1860 Hexamer and Locher Insurance Map included in this Preface.

The house at right was built on a less deep lot. Not only was there no back building, but the house was only one room deep with the stairway included in the room, tucked into the recess south of the chimney breast. To make up for the shallow lot its width was twice the usual and provided a second room on each floor facing the street

(see the 1860 Hexamer & Locher map, and the 1798 Federal Direct Tax records which dimensioned this house 13 feet deep by 24 feet wide). This uneven lot size development was due to the early land ownership. The c.1692 Area "F" Development plan included in this report shows Thomas Hooten owning two parcels which were later developed together to create the deeper lots facing Norris Alley, while Anthony Morris owned the single parcel facing Gray's or Morris Alley which was later developed into the shallow lots.

AREA "F" [:::] LAND OWNERS c. 1684

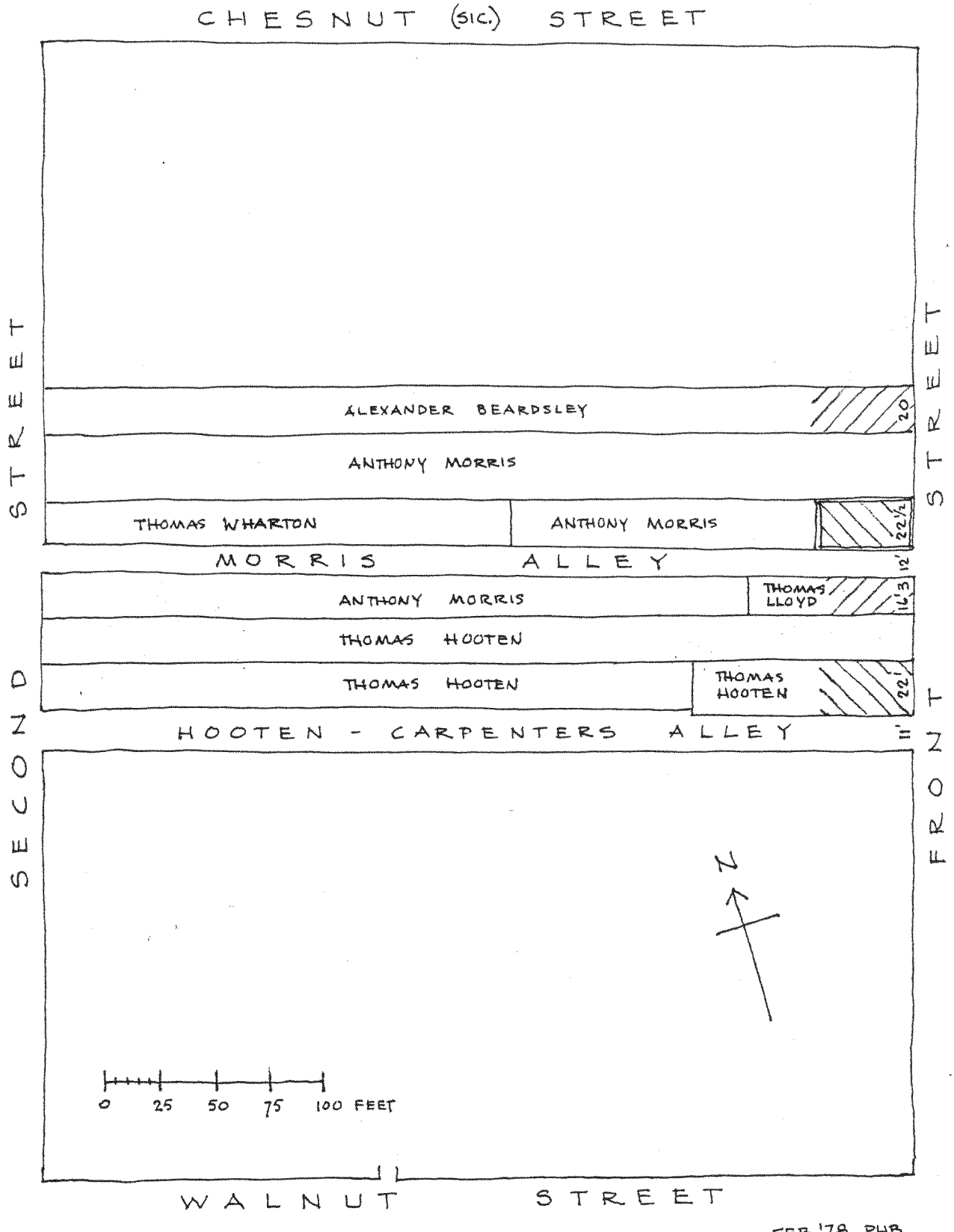
DATA FROM COSANS, 1977 ARCEOLOGICAL SURVEY REPORT AREA "F", MARO, NPS, CONTRACT CX-4000-6-0021, DEPT. ANTHROPOLOGY, TEMPLE UNIV., CROZIER.
NAMES FROM PARSONS PLAN OF PHILA. c. 1732., PA. MAG. HIST. & BIOG., APRIL 1956.
PLAN DRAWN TO RELATE TO 1860 HEXAMER AND LOCHER MAP, FREE LIB., PHILA..



FEB '78, PHB

AREA "F" DEVELOPMENT c.1692

DATA FROM COSANS, 1977 ARCEOLOGICAL SURVEY REPORT AREA "F", M.A.R.O., N.P.S, CONTRACT CX-4000-6-0021, DEPT. ANTHROPOLOGY, TEMPLE UNIV., CROZIER.
PLAN DRAWN TO RELATE TO 1860 HEXAMER AND LOCHER MAP, FREE LIB., PHILA..



FEB '78, PHB

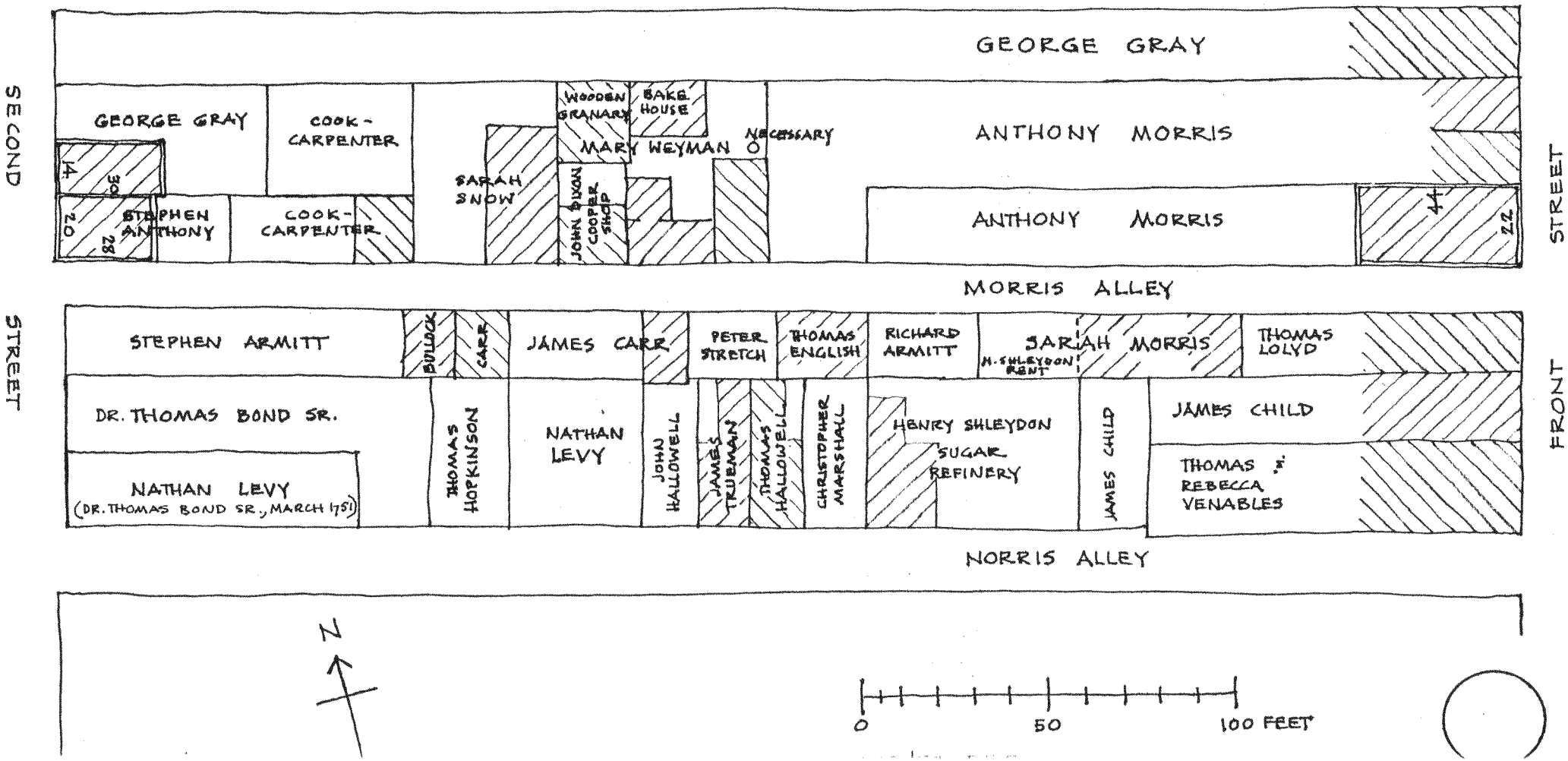
AREA "F" DEVELOPMENT c.1750

DATA FROM COSANS, 1977 ARCHEOLOGICAL SURVEY REPORT AREA F, M.A.R.O., N.P.S. CONTRACT CX-4000-6-0021

STANDING STRUCTURES, DIMENSIONS FROM LATER FIRE INSURANCE SURVEYS

STANDING STRUCTURES, DIMENSIONS NOT KNOWN.

PLAN DRAWN TO RELATE TO 1860 HEXAMER AND LOCHER MAP, FREE LIBRARY, PHILA.

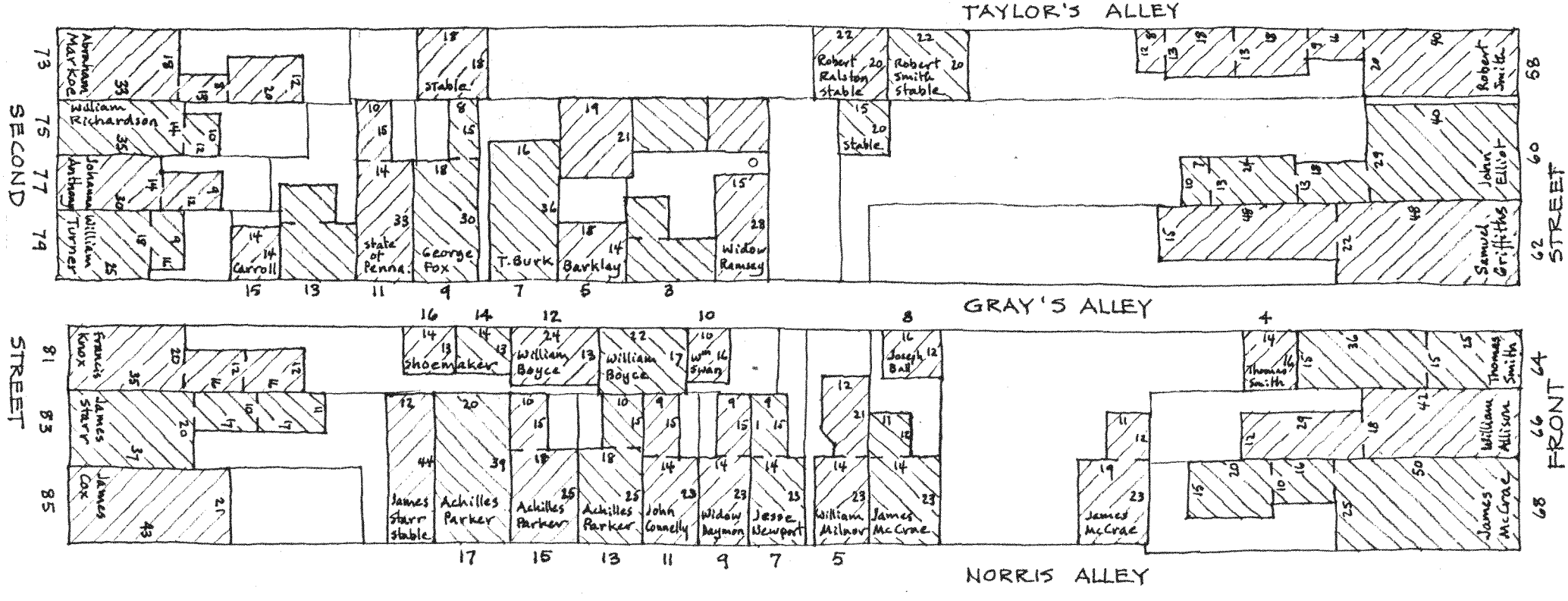


AREA "F" DEVELOPMENT c.1798

STANDING STRUCTURES, DIMENSIONS FROM UNITED STATES 1798 DIRECT TAX ASSESSMENT RECORDS, WALNUT WARD, MICROFILM, INHP; 1795 TAX ASSESSOR'S LEDGER, WALNUT WARD, CITY ARCHIVES, PHILA.; EDMUND HOGAN, DIRECTORY OF PHILADELPHIA, 1795. DATA COMPILED BY BETTY J. COSANS.

PLAN DRAWN TO RELATE TO 1860 HEXAMER AND LOCHER MAP, FREE LIBRARY, PHILA.

NOTE: FIRE INSURANCE SURVEY HOUSE DIMENSIONS VARY, BACK BLD'G POSITIONS UNCERTAIN IF NOT SHOWN BY HEX. & LOCHER.



NOTE: POPULATION OF WALNUT WARD (CHESNUT - WALNUT, FRONT TO SECOND) WAS:
1800 — 2169
1810 — 2306
1820 — 2817

GENEOLOGY OF PHILA. CO. SUBDIVISIONS, DALY & WEINBERG, DEPT. OF RECORDS, PHILA. 1966.

N

0 50 100 FEET

AREA "F" DEVELOPMENT c.1860

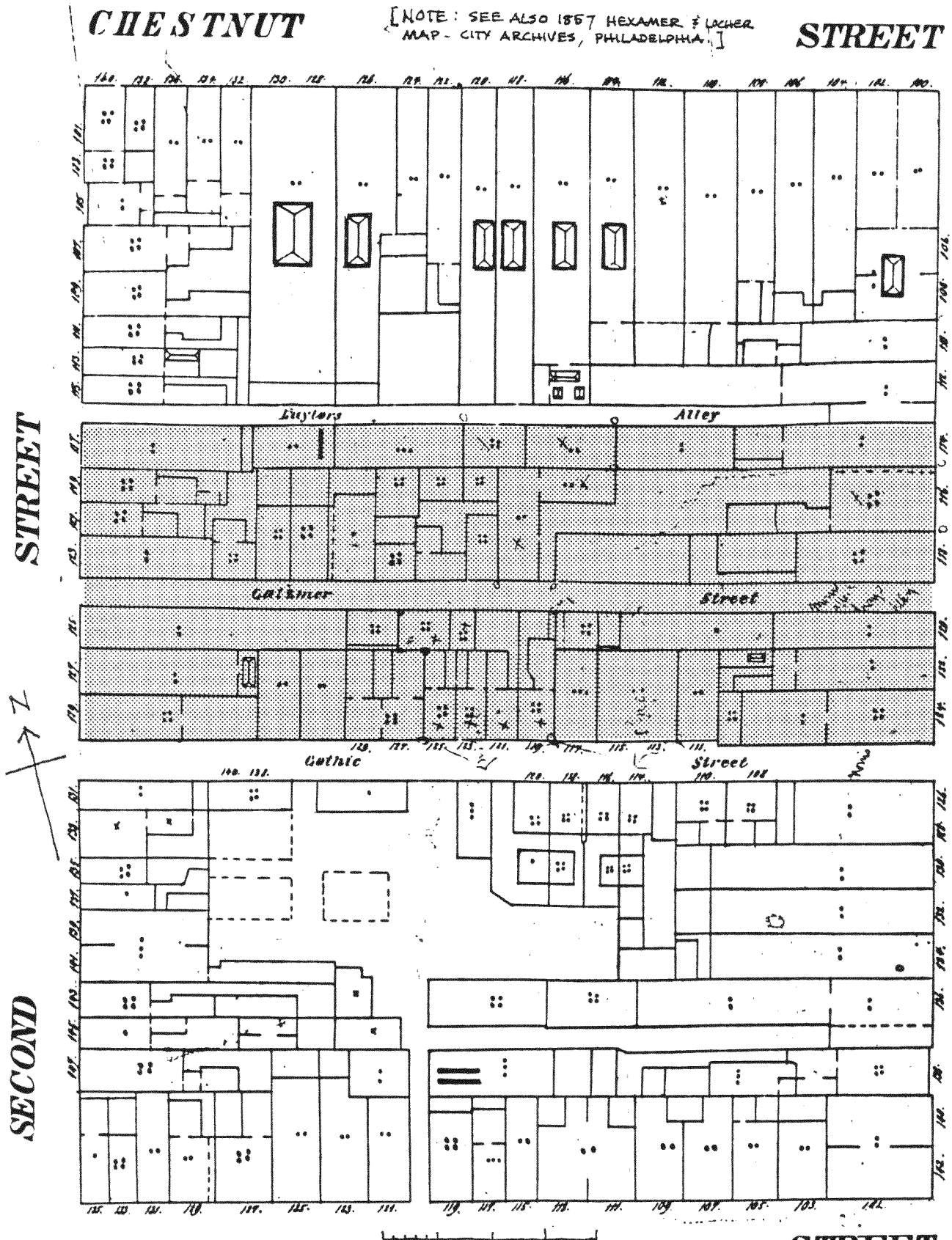
PORTION OF 1860 HEXAMER AND LOCHER MAP, FREE LIBRARY, PHILA.,

KEY FROM 1858 ISSUE —

- [ ] BRICK STRUCTURE
- [x] FRAME STRUCTURE

* FIRST CLASS – SLATE OR METAL ROOF AND COPED
** SECOND CLASS – SLATE OR METAL ROOF NOT COPED
∴ THIRD CLASS – SLATE AND SHINGLE ROOF
:: FOURTH CLASS – SHINGLE ROOF
BUILDINGS COMMUNICATING

[NOTE: SEE ALSO 1857 HEXAMER & LOCHER MAP - CITY ARCHIVES, PHILADELPHIA.]



FEB '78 P.H.B.

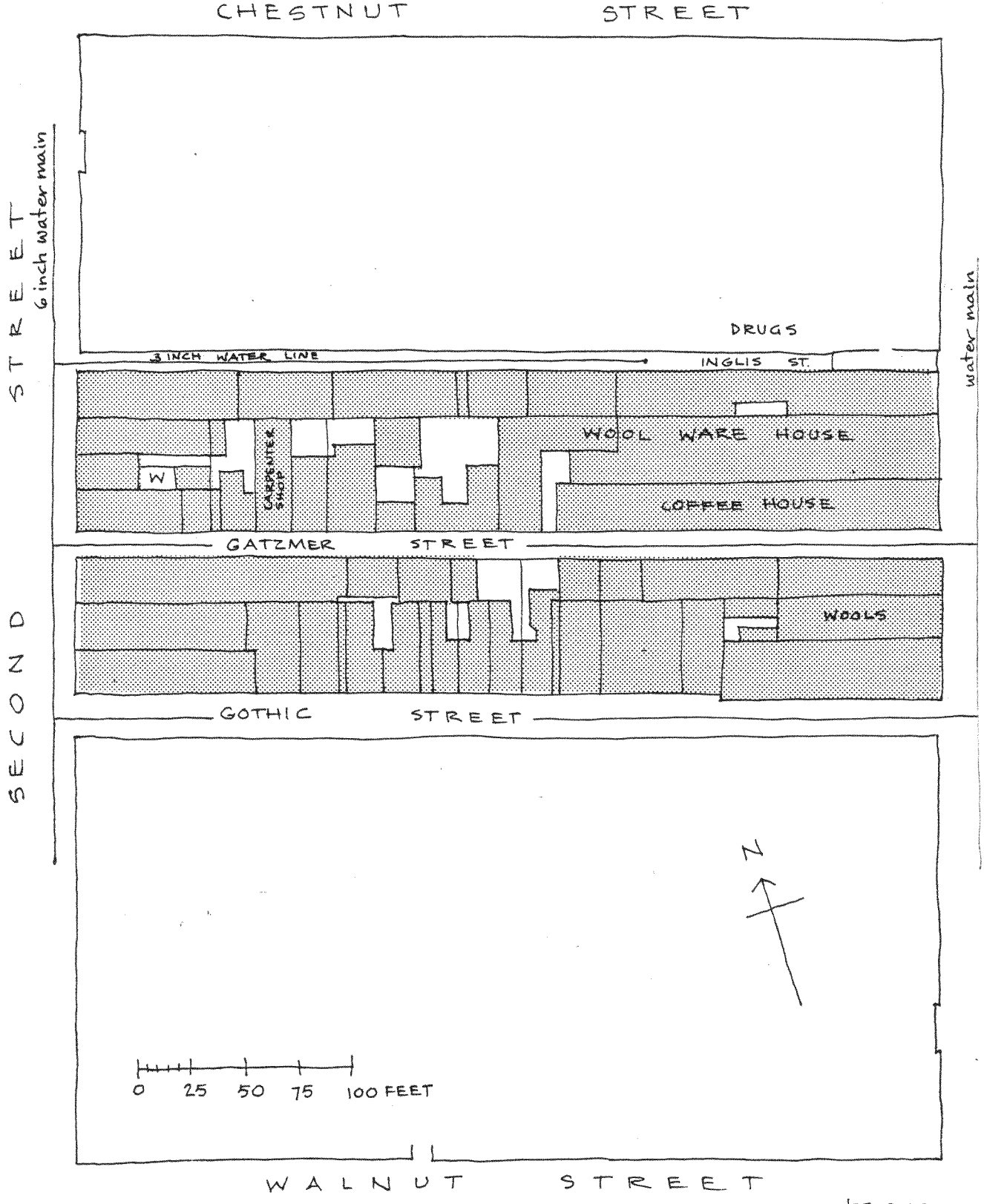
AREA "F" DEVELOPMENT 1874

DATA FROM G. H. JONES & CO, ATLAS OF PHILADELPHIA, 5th WARDS, PLATE 1, WALTER S. MAC CORMACK CIVIL ENGINEER., CITY ARCHIVES, PHILA..

PLAN DRAWN TO RELATE TO 1860 HEXAMER AND LOCHER MAP, FREE LIB., PHILA.

BRICK STRUCTURES

W FRAME STRUCTURE



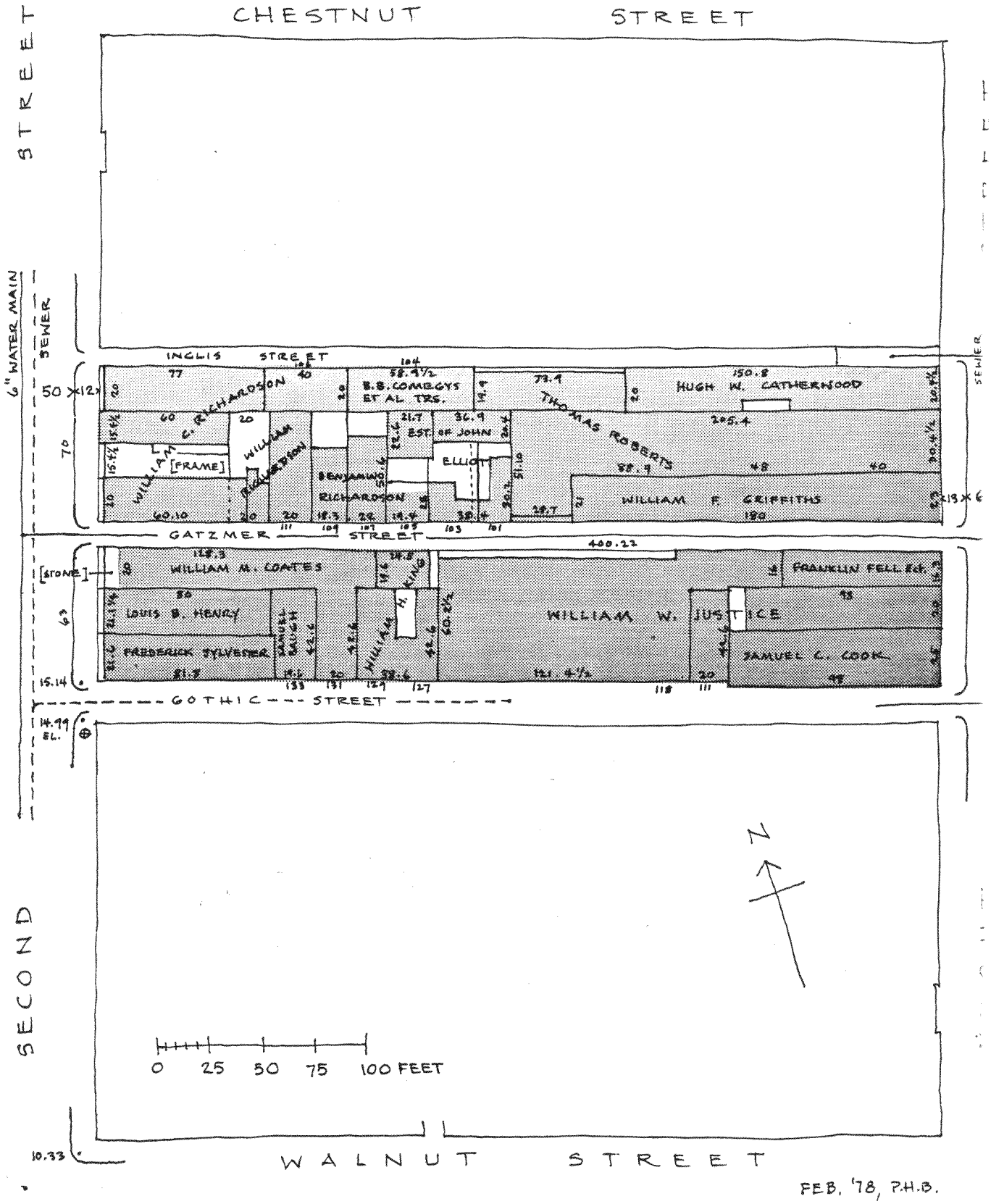
FEB. '78, P.H.B.

AREA "F" DEVELOPMENT 1896

DATA FROM BROMLEY, CENTRAL BUSINESS PROPERTY ATLAS OF PHILA... 1896, VOL. II, WARDS 5,-8, PART OF WARD 5, PLATE 3., CITY ARCHIVES, PHILA..

PLAN DRAWN TO RELATE TO 1860 HEXAMER AND LOCHER MAP, FREE LIB., PHILA.

BRICK STRUCTURES

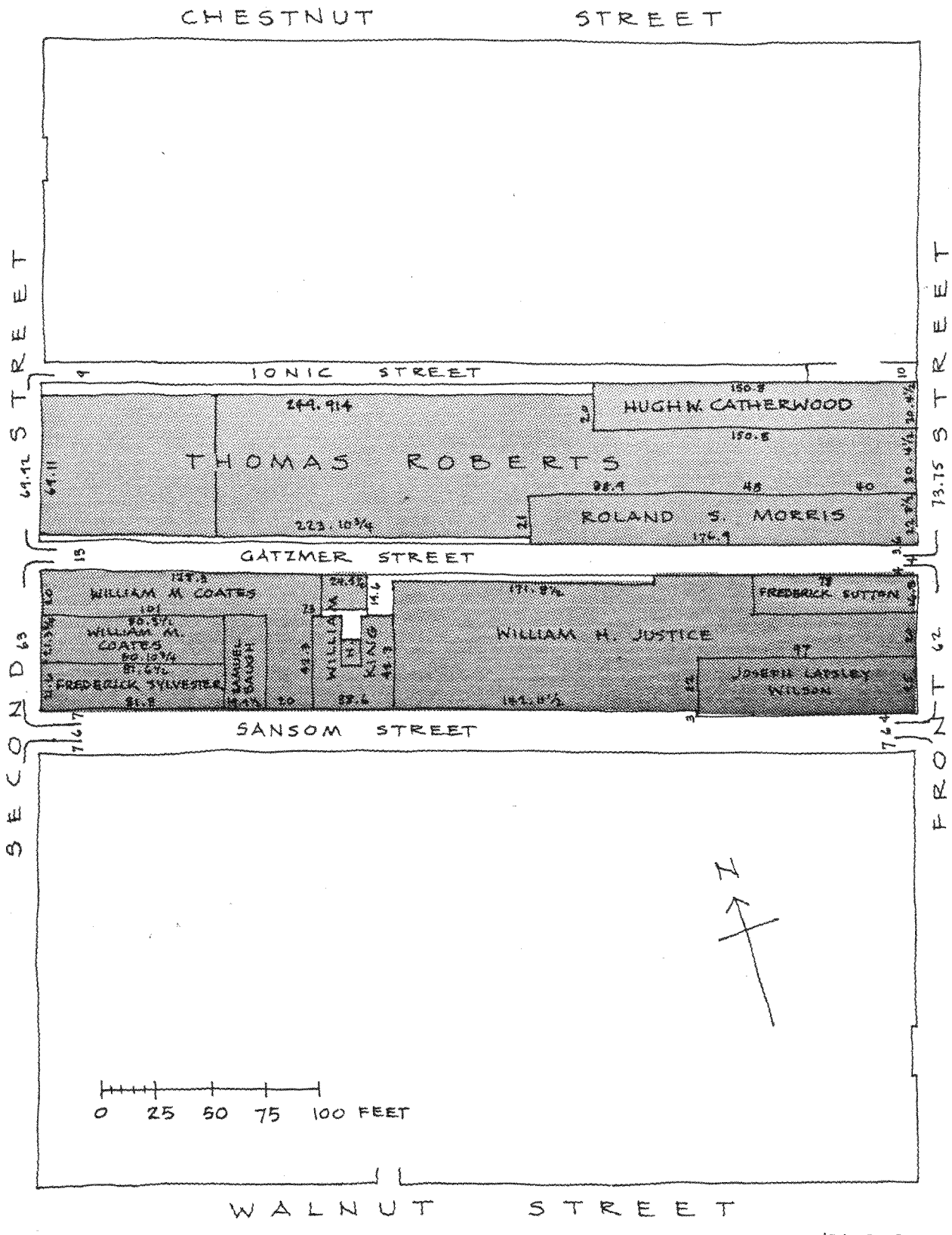


FEB. '78, P.H.B.

AREA "F" LAND OWNERS 1908

DATA FROM E.V. SMITH, ATLAS OF 5TH, 7TH & 8TH WARDS-PHILA., 1908
CITY ARCHIVES, PHILA..

PLAN DRAWN TO RELATE TO 1860 HEXAMER AND LOCHER MAP, FREE LIB., PHILA.



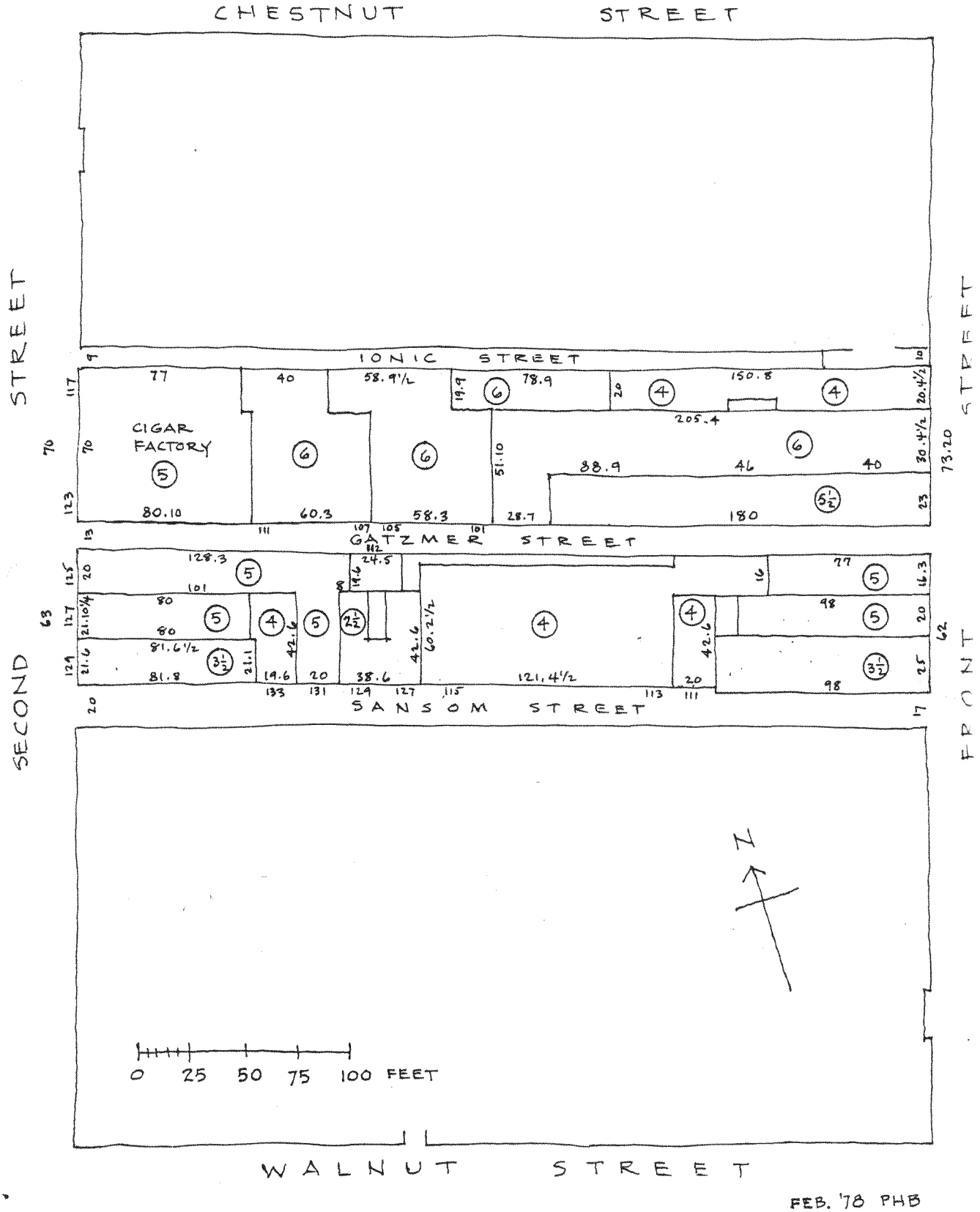
FEB '78, PHB

AREA "F" DEVELOPMENT 1908

DATA FROM G.W. BROMLEY CO., ATLAS OF THE CITY OF PHILA... CENTRAL BUSINESS PROPERTY 5th 6th 7th ... WARDS, 1908, PLATE 2, CITY ARCHIVES, PHILADELPHIA.

○ NUMBER OF FLOOR LEVELS.

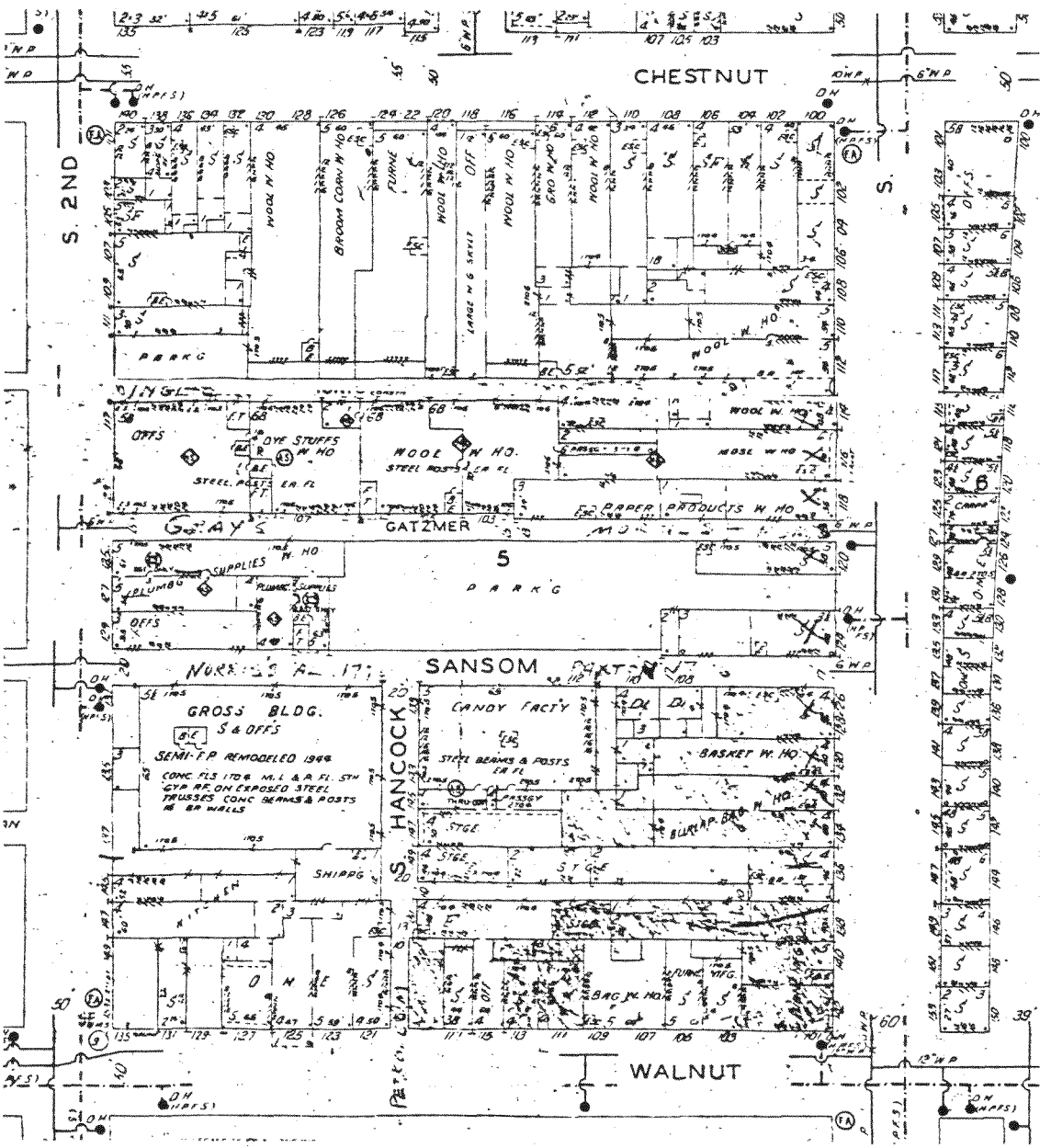
PLAN DRAWN TO RELATE TO 1860 HEXAMER AND LOCHER MAP, FREE LIB., PHILA..



FEB. '78 PHB

AREA "F" DEVELOPMENT 1960

SANBORN FIRE INSURANCE SURVEY MAP 1960,
PHILADELPHIA HISTORICAL COMMISSION.



NOTE:
FT = FIRE TOWER
W. HO. = WAREHOUSE

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FEB. '78 P.H.B.

CHAPTER I

ARCHITECTURAL DATA SECTION

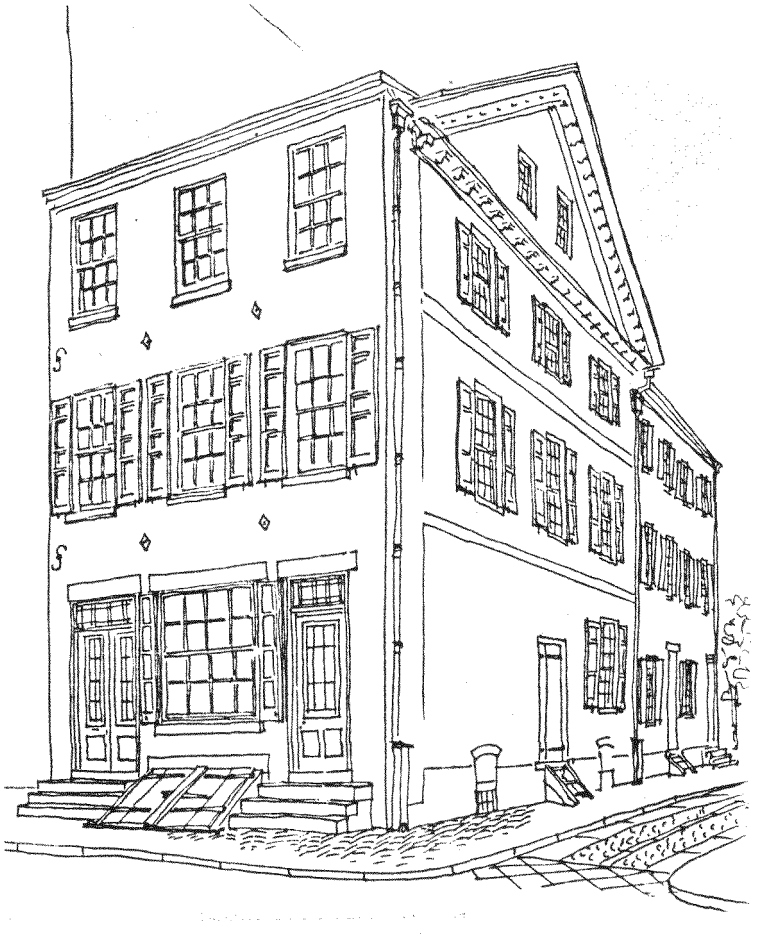
THE BOND HOUSE

129 SOUTH SECOND STREET

PHILADELPHIA



THE BOND HOUSE
129 S. 2ND, PHILA.
FROM 1769-1824



THE BOND HOUSE
WITH 1824 AND
c.1840
ADDITIONS

The Bond House

Eighteenth Century Structural History

The present structure known as the Bond House was built in three stages. The center core was built by Dr. Thomas Bond, Sr. in 1769, the west front was added in 1824 by the executors of the second owner James S. Cox, and the east rear building was added sometime later in the 19th century.

The Site

The Bond House is located at 129 South Second Street (old No. 85), the northeast corner of Second and Sansom Streets (known as Norris's Alley in the 18th century). The earliest portion of the present building was one of two houses built on neighboring lots by Dr. Thomas Bond.

Dr. Bond (1713-1784) a notable physician of his day, by 1751 had accumulated the two adjacent lots fronting on Second Street and a third along the back of these lots which fronted on Norris's Alley[1] (See the drawing entitled "Building/Lot Development, Bond House", p. 33). Circa 1757 Dr. Bond built a house for his family on the north lot, constructing it as a row house the full

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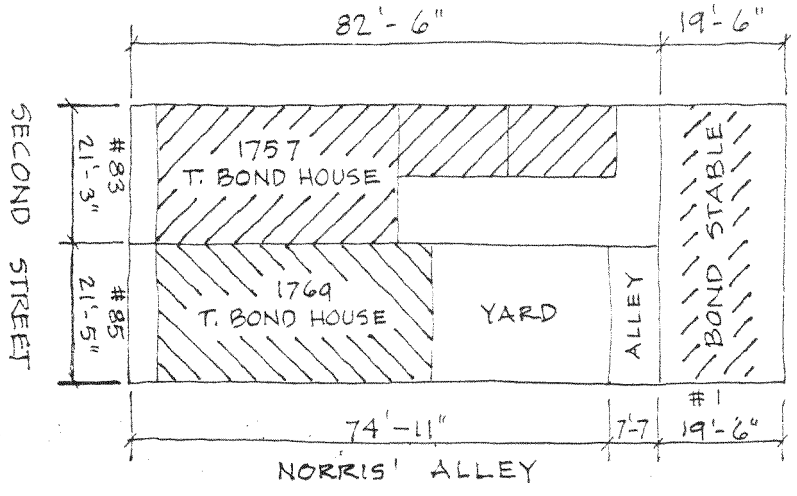
1. This land had formerly been owned by the family of Dr. Bond's wife. His mother-in-law had received ground rent for it after it had been sold to others. Not only did Dr. Bond purchase the land, but he eventually inherited the ground rent rights (Will of Rebecca Venables, June 8, 1781, No. 5 1784, Register of Wills, Phila.). Eighteenth century ground rents were started by developers who underwrote the purchase of property by others and in return received ground rent. Thus, they were levied against the land only. The rights to ground rents were inherited. Later they were considered cumbersome, and were often purchased by a lump sum settlement.

BUILDING/LOT DEVELOPMENT - BOND HOUSE

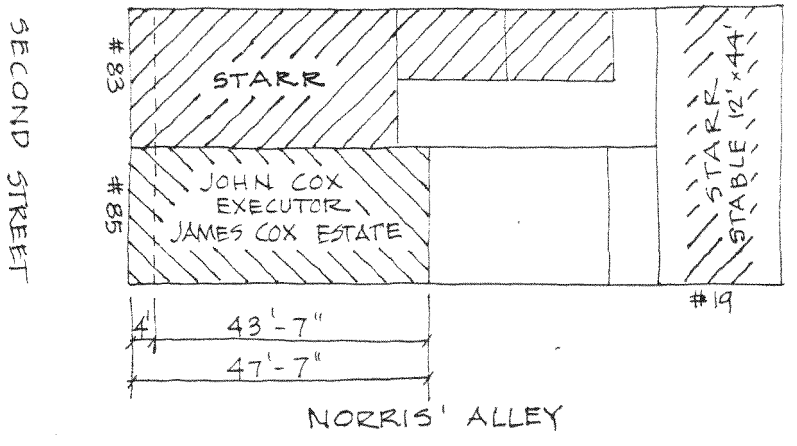
129 (OLD NUMBER 85) SOUTH SECOND STREET, PHILADELPHIA.

DATA BASED ON LAND SURVEYS, INSURANCE SURVEYS, JAMES COX PROBATE RECORDS, AND 1798 DIRECT FEDERAL TAX.

1769 - 1824

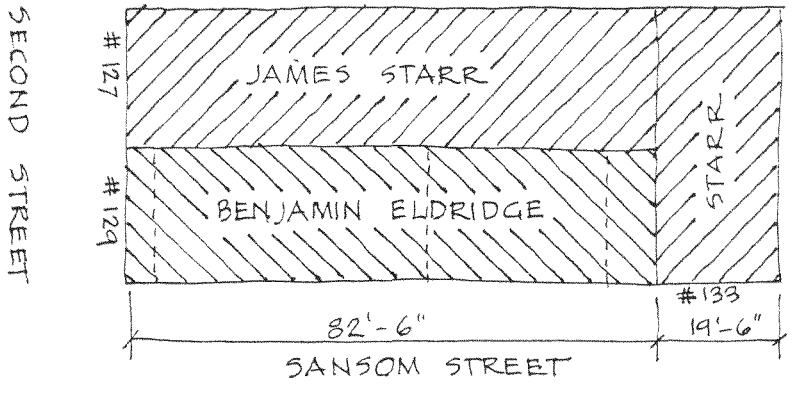


1824 - c1836



N

c1836 - 1975



0 30 FEET

PHB 10/16/78

width of the 21 foot lot, with back buildings extending eastward.[2] On the back lot facing the alley Dr. Bond eventually built a stable.[3]

On the remaining corner lot, circa 1769, Dr. Bond built the existing house fronting Second Street, ~~to the~~ South of his own house.[4] There was space in the back of the corner lot for a yard, and east of the yard was a 7'-7" alley, which apparently both houses shared for access to Norris's Alley and to Dr. Bond's stable.[5]

Dr. Bond's two houses had some illustrious neighbors on Second Street. The nearly century-old Slate Roof House stood to the south of Norris's Alley (see old photographs included here). William Penn rented it as his

---

Appendix F,

2. See Philadelphia Contributionship Survey Book #1, p.10, April 25, 1769, which stated the house was 12 years old then. Dr. Bond apparently was investing in real estate as he also owned a rental property across Second Street which was insured and surveyed at the same time.

3. Op. cit., Rebecca Venables' will mentions, regarding the ground rent on the Bond land at the north side of Norris's Alley, that it was "adjoining the said Bond's Stables." No record of any fire insurance on the stable has been found.

4. The fire insurance survey for this corner house (Appendix E) stated the house was "about 15 years old" in June of 1786. The construction date of c. 1769 is further indicated by the Philadelphia City/County 1769 "18 pence Provincial Tax," for Walnut Ward. On page 168 Thomas Bond Sr. and Thomas Bond Jr. are listed in succession showing that they lived in separate dwellings. That Thomas Bond Sr. owned the house in which his son lived is reflected in that the only property the son is listed as owning was one in Lower Delaware Ward for which he was receiving income. And the father is listed as receiving rent, "50 ℔ in tenure of son," undoubtedly for the corner house.

Evidence is clear that Thomas Bond Sr. built his own house before the corner house was constructed as the south face of the party wall has weather joint pointing.

5. For further detail on the complicated history of this land, see Historical Data Section Area "F", INHP by Jerome A. Greene; and Area F, Historical Report by Betty Cosans in the Archeological Survey Report; Area F, INHP, NPS Contract CX-4000-6-0021, Jan. 1977, Temple University, Department of Anthropology, Daniel G. Crozier.

in-town residence. And Penn's secretary, James Logan, by 1737 had built a large house on the west side of Second Street.[5a] The Second Street lots were not all developed, in contrast to Front Street which was solidly lined with structures by 1750 (see Preface of this report on the Development of Area F).

City Tavern was built across the street in 1774, some five years after the present Bond house was erected.

The House Framing Plan

In building the corner house next to his own row house, Dr. Bond made some sound decisions in laying out the brick structure so as not to effect the stability of the brick party wall between the two houses. Realizing that the framing of his own house was supported by this party wall, Dr. Bond had new holes cut in the wall in as few places as possible to introduce bearing points for the corner house framing. Thus, instead of having each of the corner house floor joists bear on the party wall, the joists were turned parallel to the party wall and were supported by the east and west end walls and by two intermediate cross walls and intermediate girders.[6] (See sketch plan showing the Reconstruction of the 1769 Framing System, page 160)

5a. Insurance Survey for James Logan's house, October 14, 1752 mentions the shingling was about 15 years old. Contributionship Loose Survey #113.

6. No joist holes were found in the party wall at either the (1769) first, second or third floor levels. At the third floor an intermediate north-south girder still exists, and evidence of mansonry cross walls was found at the third and cellar floors (see 1769 Evidence Plans). This is unusual evidence. Row houses normally bear on the party walls up to the garret floor where the joists turn to link up with the roof framing to form "trusses" transferring the roof loads to the front and rear walls.

The Floor Plan

A house built on a corner provides far more daylight than ~~those~~ built within a row of houses. Dr. Bond took advantage of this opportunity and placed chimneys and closets along the north party wall, leaving the south wall free for windows (see Reconstruction of 1769 House Plans). Again the integrity of the party wall was preserved, for the chimney masses were apparently bonded to the wall infrequently, if at all (no evidence of bonding has been found as yet).

As the corner lot was not overly large, the house plan used by Dr. Bond fit within a rectangular form without back buildings. This necessitated much vertical travel as the kitchen was placed in the cellar, parlors on the first floor, and bed chambers at the second, third and garret floors. The stair was placed in the center of the house, flanked by a room on each side on each floor. This allowed the rooms to have east or west light as well as south, and provided an efficient use of space with minimum floor area given to hallways.[7]

Dr. Bond had little choice in placing the entrance to his house. A doorway entering directly into the center stairhall from the south side would have been the optimum plan, but Norris's Alley was definitely too narrow

---

7. This plan is not unique. It was used at many corner houses including the INHP Graff, Kosciuszko and Todd houses. It was also used in houses within a row where perhaps the view of back buildings was not desired, such as at Franklin Court, where Franklin's tenant houses at 316, 318 and 322 Market Street were built with consideration of the view from Franklin's own house behind them.

to be used for a main entrance to a substantial house.[8] The front entrance was placed at the southwest corner facing Second Street, and connected to the stairhall by a hallway running along the south side of the west front parlor.[9]

The cellar kitchen was on the yard side of the house with, we assume, a window and doorway opening into an areaway below grade with a stair up to the yard. A second door in the east wall of the kitchen may have led to a masonry vaulted store room, or cold cellar beneath the yard[9a] (see the "Cellar Plan - Evidence of 1769 House", page 68).

The yard was probably a service yard more than a garden, containing a necessary (see cellar 1769 evidence plan), a drying yard (as there was no roof flat to be used for this purpose), and a gate to the alley and stable. There was undoubtedly a door to the yard from the first floor, which could have been conveniently located above the cellar door to the cold cellar.

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8. See the evidence photograph and overlay drawings of the south center window opening showing evidence of its 18th century use as a window and 19th century use as a door.

9. It is easily determined that the entrance and hallway would be at the southwest rather than the northwest corner, as the chimney breasts are along the north wall indicating the position of the first floor rooms.

9a. That there were two doors in the kitchen east wall is clear. The southern door hung on strap hinges (with no frame) from pintles still to be seen anchored in the finish stone jamb. Evidence of the second door is at the north side of the east wall. Here one can see a recess, in a finish stone jamb, running the full height of the wall and lined with mortar textured from the presence of wood when it was still wet. A door frame apparently created a weather tight door at this location, as opposed to the non-airtight door at the southern opening. Thus the different use of the doors leads to the assumption in the text. See Historic Structures negatives 157.4438 and 4440 for evidence of these doorways, and 157.4442 for evidence of the vaulted cold cellar.

The Architectural Style

Architecturally, Dr. Bond's house was of the same style and scale as most of its neighbors, differing little in specific detail except in the degree of embellishment which the owner could afford.[10] The style of these houses, and all Philadelphia buildings of this period, was imported to America from England. For one hundred years the English had been building in this style, which indirectly derived many of its details from the classic structures of Rome. Designs were conveyed to England first-hand by visitors to Italy, and books of this latest architectural style were brought to America.[10a] An educated Philadelphian would likely have such books in his library. For those master builders who were members of the Carpenters' Company of Philadelphia, architectural books were available through the Company library. A few builders had books themselves.[11] Ordinary carpenters followed the fashions, using the simpler details which were so common that they are almost predictable in profile as well as construction method.

The "Georgian" style, as this classic revival is named, depends on balance and even repetition of forms, as well as the rather literal use of the orders of classic Rome -- the Tuscan, Doric, Ionic, Corinthian or Composite.

---

10. The INHP Historical Research card file, under the heading "Front" or "Second Street, Chestnut to Walnut," includes typescripts of insurance surveys for the Bond House neighbors, which indicate the houses on these streets were similar.

10a. English Architect Inigo Jones (1573-1652) is said to have introduced the classic details from Italy. The large double hung window sash used with the classic revival facades are said to have been first developed in Holland from whence they came to England in the 17th century and America at the start of the 18th century.

11. Edmond Woolley, master builder for Independence Hall, owned architectural books (pre 1774 will, Will Book P, 15; Phila. Registrar of Wills). See also "A List of Architectural Books Available in America before the Revolution" by Helen Park, Journal Society of Architectural Historians, Oct. 1961, Vol. XX No. 3, p. 127.

The scale of the new world buildings was smaller than the English manor houses featured in architectural pattern books, and the new world choice and use of classical moldings and compositions was modified.[12]

The Bond House has an Ionic modillion cornice at its roof line, the most elaborate high style feature of the building. This cornice is derived from only one of the architectural elements of the complete Ionic order usually used on an English building of any pretense. A full order would include: the pedestal, made up of base, dado and cap; the column, made up of base, shaft and capital; and the entablature, made up of the architrave, frieze and cornice.

Most trim profiles of American Georgian buildings are similarly derived from one part of an order. A door, or window trim, for instance, is actually called by the Philadelphia insurance surveyors, an "architrave " as it is directly related in profile to that classic architectural member.

Deviations occur, mostly as hangovers from earlier periods, used in modest structures or relegated to the top floors or back buildings, or the less important parts of larger structures.

The Exterior Architectural Treatment

As said earlier, the roof cornice of the Bond house is Ionic in derivation. At the top of the cornice is a crown molding of cyma recta and cyma reversa curves, and a fascia with a drip molding at its bottom edge. Visually supporting the soffit

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12. The book Articles of the Carpenters Company of Philadelphia: and their Rules for Measuring and Valuing House-Carpenters Work, Phila. 1786, attests to the limited "vocabulary" of detail and design used by Philadelphia 18th century builders compared to what was available in the homeland. See a reprinting of this book in The Rules of Work of the Carpenters' Company ... 1786 ..., with introduction by Charles E. Peterson, The Pyne Press, Princeton, 1971.

are simple curved brackets or modillions, derivative of classic acanthus leaf brackets. The whole cornice is then supported by a bed molding of ovolo and cyma reversa curves (see the sketches of the Restoration of the 1769 South and East Cornices, pages 81 and 82).

Despite the narrow alley which the Bond House faced on the south, this rich modillion cornice (so called by insurance surveyors) extended up the rake of the south gable roof, as well as horizontally at the same level as the east and west cornices (see sketch "Restoration of 1769 South Facade", page 57). This was not entirely a design choice. Cornices serve the very practical function of closing the gap between roof and wall. In particular, the fascia sealed the weather from the end grain of the structural joists or outlookers and created a drip, and the crown molding closed the gap between the fascia and the shingle roofing. The soffit closed off the space beneath the projecting framing members, the frieze back of the modillions shielded the wall plate, and the bed molding made the transition to the wall. The purpose of projecting the roof construction was to shield the wall from weather.

Indeed, all architectural trim has the basic purpose of either physically bridging the gap between different materials, or of visually improving such transitions. The Bond House had typical solid structural window frames, with cyma reversa back band moldings which distracted the eye (with their shadows) from the joint between the frame and masonry opening. And the paneled window shutters typically had quarter round, or ovolo, moldings, the shadows of which distract the eye from the uneven joints made by the expansion and contraction of the panels (see the measured drawings made of the 1769 remaining window frame and shutter fragments pages 167-175).

The window sizes at the missing east and west facades differed from those at the existing south facade. Surviving shutters and sash of openings having two different widths attest to this (see INHP Accession 3288 and Appendix A of this report "Surviving Architectural Features"). The windows at the south facade were 4 lights wide, those at the east and west were 3 lights wide.

From the assessment listing of the 1798 Federal Direct Tax (see Appendix D), we are told that there were 432 window lights (panes). Discounting the small cellar windows, this number of lights indicates there were only two windows per floor at the east and west facades[12a] (see the Restoration/Reconstruction drawings of the 1769 facades, pages 56-58).

The architectural treatment of the Bond House 1769 front door must be conjectured. The fire insurance survey of 1786 (see Appendix E) makes no mention of any special emphasis, which certainly would have been noted if a frontis piece of any value had existed. But it is hard to believe

---

12a.

Garret floor:	3 windows,	12 lights	@ =	36 lights
Third floor South:	3 "	16 "	=	48 "
" " East + West:	4 "	12 "	=	48 "
Second floor South:	3 "	24 "	=	72 "
" " East + West:	4 "	18 "	=	72 "
First floor South:	3 "	24 "	=	72 "
" " East + West:	4 "	18 "	=	72 "
Cellar, east:	1 "	12 "	=	12
	25 windows			432 lights

Note: The tax assessor listed only 24 windows. The permutations of window numbers and light numbers may still be pursued to match the count of the assessor. There is always the possibility that windows and glass lights will not meet the count as we know the assessor had to have overlooked the small cellar windows of the south and west facades.

there was not some attention paid to a door surround if the roof cornice was elaborate enough to contain modillions.

Two sets of conjectural door enframement sketches on pages 58+59 are derived from old views of Philadelphia. One set incorporates the six-panel 18th century door now in use at the 19th century east (rear) wing of the Bond House. This door (see measured sketch on page 83.), by the evidence of a knocker having once been attached to it, has been used as a principal house entrance. That it is on site, reused, makes it possible to have been the Bond House entrance door. But it is also possible that this door came from another structure, and that an eight-panel door may have been used instead in the 1769 Bond House, as shown in the second set of door sketches. Accompanying the sketches are discussions evaluating each design.

The main point is that save for possibly the six panel door, we have no reliable evidence for the original treatment of the 1769 front entrance.

The architectural treatment of the exterior walls, like the wood trim, was a combination of structural need and decor. Stone, more impervious to the effect of constant moisture underground, was used for the foundation walls. Above grade brick walls were laid, thicker at the east and west facades as they were to carry the major loads for their full height.

Partially to create a visual base, and partially to spread the load at the transition with the much thicker stone foundation walls, the west wall had a water table (projecting base). Evidence of this can be seen at the southwest corner of the 1769 house (see the photograph overlay drawing, pages 75+76.

"Reconstruction of the Southwest Corner Masonry"). An ovolo molded brick was usually used to make this transition from the 18-1/2" to 14" wall thickness.

At the south wall the 9" wall thickness apparently extended the full height of the wall. And at the east wall the 14" thickness probably was carried down flush with the exterior face of the stone foundation at the kitchen areaway level (this has yet to be verified).

The brick bond used in 1769 on the south, and therefore undoubtedly on the east and west walls, was Flemish bond (i.e., in each course the header and stretcher bricks alternate).[13] In contrast with other Philadelphia buildings of this period, the headers of the Bond House were not emphasized by being glazed (at least this was the case at the south wall).

It should be noted that a brick header (the end of a brick) is normally 4" long, or half the length of a stretcher. Where the space between the corner of a building and window or door opening , or between openings, was not divisible by 4 inches, special bricks called queen closers (2" long) or king closers (6" long), were used to fill out the coursing at the corners and jambs. The queen closers were usually indented by a header (see photograph overlay drawing "Reconstruction Masonry Openings Southwest Corner", pages 77+78).

A 1769 design change may be evident to us at the south wall. The first sixteen brick courses are of common bond, that is every fourth course is made up of headers. It is possible that the mason intended to treat the

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13. To verify that the east wall was of Flemish bond, it would be possibly be evident at the southeast corner return of the 1769 house. The northeast return seems to have been destroyed.

alley wall less formally, but Dr. Bond preferred the more finished Flemish bond to continue around his house, and thus the bonding was changed above the window sill level.

At approximately the second and third floor levels it was customary to reflect these levels with projecting belt courses. For some unknown reason the two Bond House belt courses do not match each other. At the second floor level the belt course is three brick courses high, at the third floor level it is four courses high. Furthermore, these belt courses are simpler than most of the period. Usually the top brick course projects further than those below.[13a]

To provide a weather tight joint between the wall and the short shingle roof protecting the horizontal cornice of the south wall, there is a two-course high belt course, or drip course as this one would be called.

At some indeterminable time these projecting courses were covered with lead flashing. As these courses were meant in part to catch running water and to shed it away from the wall below, such flashing may have been added very early if the lime mortar joints had begun to erode. It would seem sensible to retain this detail in a restoration.

All the brickwork and stonework was laid up with lime mortar long since covered by modern cement mortar repointing. The original pointing undoubtedly was finished with the popular grapevine tooling. The impression of this tool mark created slight shadows at each joint making a lively wall texture now obliterated by the cement layer. It is a question whether this original appearance can ever be restored without greatly damaging the original bricks in trying to remove the very hard cement spread over the bricks and joints.

13a The returns of the belt courses onto the east and west facades could be carefully checked for evidence of any change in detail at these end facades.

The stone foundation of the house, presently stuccoed with cement mortar, undoubtedly was originally exposed with trowel-struck joints compacting the lime mortar to make it more weather resistant.

The height of this exposed stone foundation, the high elevation of the cellar window brick arches, and the difference in level between the original first floor and present grade, indicates that the original 18th century grade may have been considerably higher than at present. This point is yet to be verified through documentation or archeology, and/or more extensive research at the first floor interior walls when they can be exposed to view.

Interior Architectural Treatment

As indicated on the 1769 Evidence Plans (pages 68-74), original interior fabric survives in place only at the third and garret floors. But enough does remain, including some lower floor doors, that with the 1786 fire insurance survey (Appendix E) a general picture of the interior can be developed.

The brief description of the survey does indicate that this house was not elaborate. The survey implies that there was plane wood paneling in front of each chimney, with chair rails and baseboards in each room on each floor ("Chimney Brests Surbase & Scerting in each story").[14]

The first floor was deemed of greater value in that it had a "Single Cornice round", i.e. a cyma recta crown molding mounted on a freize board. The first floor passage was of even more value as it was paneled up to the chair rail level ("passage wainscut pedestal high").

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14. One can make such assumptions by comparing survey wording with existing houses, for instance 704 S. Front St., Philadelphia. Phila. Contributionship Old Survey No. 274, April 28, 1772, written by Gunning Bedford.

The 1786 surveyor's description of the stairway, "Board Newel Stairs", is curious. There is a board newel stair between the garret and loft. But the stair, between the third and garret floor (pps. 87-89) is more elaborate than that. It is what would be called an open newel stair with decorative brackets, ramped rail and half rail, and pilasters at the walls. ← Because Gunning Bedford, the surveyor, certainly knew what he was seeing,[15] the open newel stair was examined to see if it possibly could have been a later addition. Except for a framing ledger which is a piece of reused painted trim, it is not possible at this time to say if the present stair dates later than 1786 when it may have been added by the second owner James S. Cox to modernize his house. This point will have to be determined when more fabric can be removed at the second floor ceiling.

The existing doors and trim indicate, as in most 18th century houses, there was a hierarchy in the woodwork of the different floor levels. The garret room doors are made up of two large panels, a door type used in the 17th and early 18th centuries. The third floor room door which still hangs from its HL hinges is made up of six panels, a far more stylish form. A six-panel closet door (a shorter door) was also found. It probably also came from the third floor as there is evidence on the north party wall of shelved closets flanking the chimney breasts which would have had this type of door.

A very much larger six-panel door, found in the loft lying flat in what could be one hundred years of dust, probably came from the second floor.

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15. Gunning Bedford surveyed houses for the Philadelphia Contributionship for almost fifty years. Furthermore, he was a master carpenter and member of the Carpenters' Company.

One can assume this as its large size is appropriate for a higher ceiling, yet its panel moldings were simple like the third floor doors, having only quarter rounds on the stiles and rails, and simple raised panels.

Fragments of yet one more door were found which could well represent the first floor doors. These were pieces of raised panels which have an extra small quarter round between the sloped tongue and the flat of the panel; a sign of a more elaborately embellished door.

Just as with the doors, the architraves (trim) were found to be of simplest form in the garret (so called single architraves) and more elaborate at the third floor (double architraves). One would therefore expect that on the first floor the double architraves would have been larger, perhaps seated on plinths and perhaps with projecting "ears" at the corners.

Beyond this, one can really go no further with particular details, nor is it necessary to, considering the adaptive design requirement for the development of the interior.

The Bond Family in 129 (85) South Second Street

Dr. Thomas Bond Sr. did not build the 1769 corner house for his own use, he lived in his 1757 house next door to the north. His son, Dr. Thomas Bond, Jr. (1743-1793) rented the house from his father for his office and home for his family of five children.[16]

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16. For biographical coverage of the Bond family and the residencies of Thomas Bond Sr. and Jr., see the Historical Data Section by Jerome A. Greene.

From evidence of a doorway in the third floor party wall between the father's and son's houses, at one time easy access between them must have been desired. The door was closed up again within the 18th century as the patch brickwork is covered with plaster between bare brick shelf marks from a closet which was reinstated using the 18th c. building method of applying the plaster after the woodwork

Another doorway was opened and closed up again soon after, between the third floor west bed chamber and the middle room south of the stairhall. This small room may have been used for the babies of the young family. When it was closed ← the chair rails and baseboards were neatly replaced across the refilled opening, displaying care which would probably not have been taken after the building was no longer used for domestic purposes.

No other physical evidence hinting at the life of the 18th century house occupants has been found as yet.

Apparently Dr. Thomas Bond Jr. moved his ailing father into the corner house for close supervision just prior to his father's death. The will of Dr. Thomas Bond Sr. said of his own house (which he willed to his wife) as that in which he "lately dwell'd", and of the corner house ← ← as that "in which I dwell."[17]

It would be natural to assume that Thomas Bond Jr. would have inherited the house in which he had been living. This was not the case. The corner house was left to Venables Bond, the younger brother of Thomas Jr.,

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17. Will of Dr. Thomas Bond Sr., Will No. 347, 1784, Register of Wills, County of Philadelphia.

As the family of Thomas Jr.'s mother, Sarah, had owned much property in this block between Front and Second, Chestnut and Walnut, Thomas Jr. inherited other houses nearby. It is possible that there was a family agreement which distributed this property among the young as the older generation died within a year or so of each other (grandmother, mother and father).[18]

At the death of his father, Thomas Jr. apparently moved out of the corner house to land he owned in the country. The house then remained vacant.[19]

Both the corner house and the older Bond house were sold in 1786. Thomas apparently had to sell the old family house to help pay a mortgage on it.[20] Venables, who was to fully inherit the corner property by age 21, was able to sell this house and lot on June 5, 1786 to James S. Cox.[21]

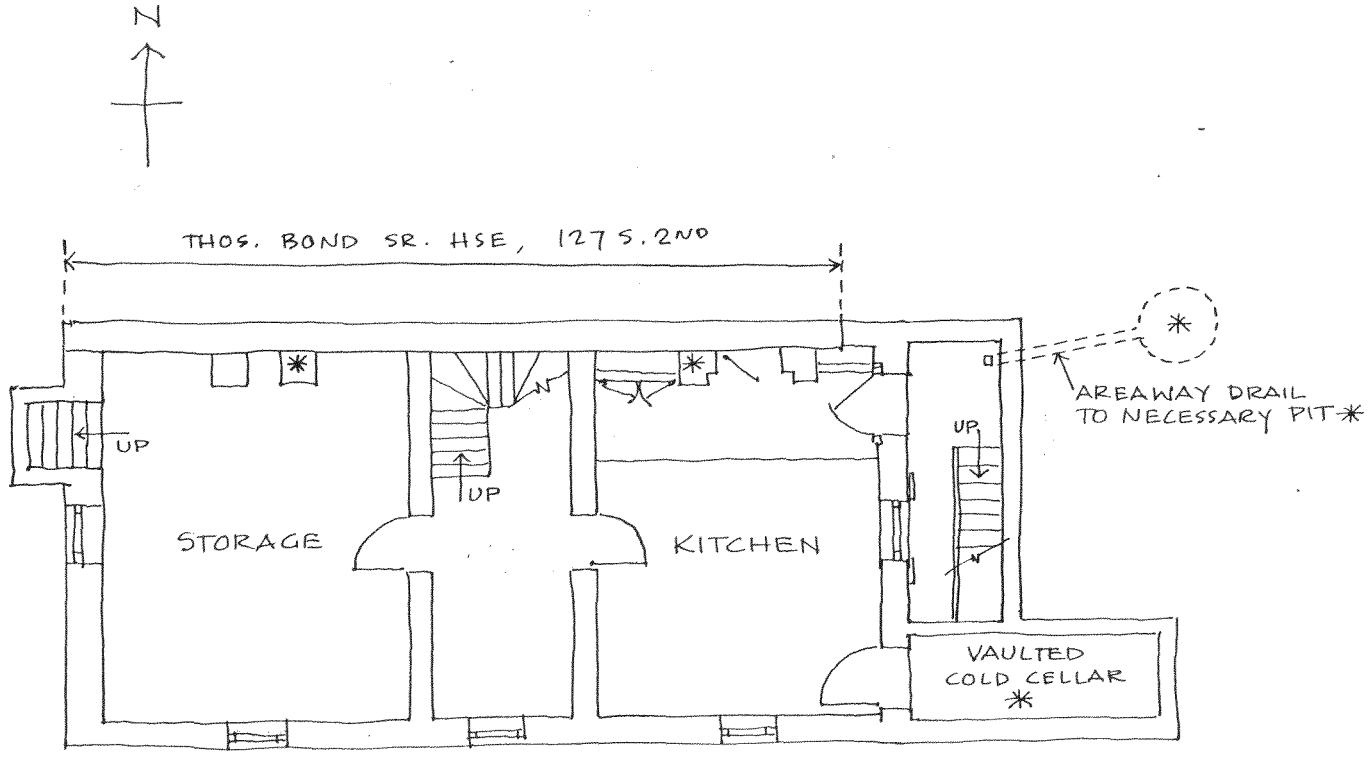
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18. The will of Rebecca Venables left to Thomas Jr. the house and lot at the NW corner of Front and Norris Alley (No. 5, 1784). The will of Sarah Bond left Thomas Jr. a lot on "Gray's Alley with Messuage & appurtenances thereunto..." (Q Book, p. 436, No. 5, 1784). Will of Thomas Bond Sr. (No. 347, 1784) left Thomas Jr. the 1757 house after his mother Sarah was to have the use of it. (Register of Wills, County of Philadelphia. See copies at the History Research Files of INHP).

19. The tax records of Philadelphia County in the 1780's list Thomas Bond Jr. as a property owner in the Northern Liberties; and see Historical Data Section by Jerome A. Greene.

20. According to research done by Ms. Betty Cosans, the older Bond house was encumbered by a mortgage from 1765 and at Thomas Bond Sr.'s death it remained unpaid. As soon as possible after his mother's death, Thomas Jr. tried to sell it. It sold at auction at City Tavern January 18, 1786.

21. Op. cit., Historical Data Section, J. A. Greene.

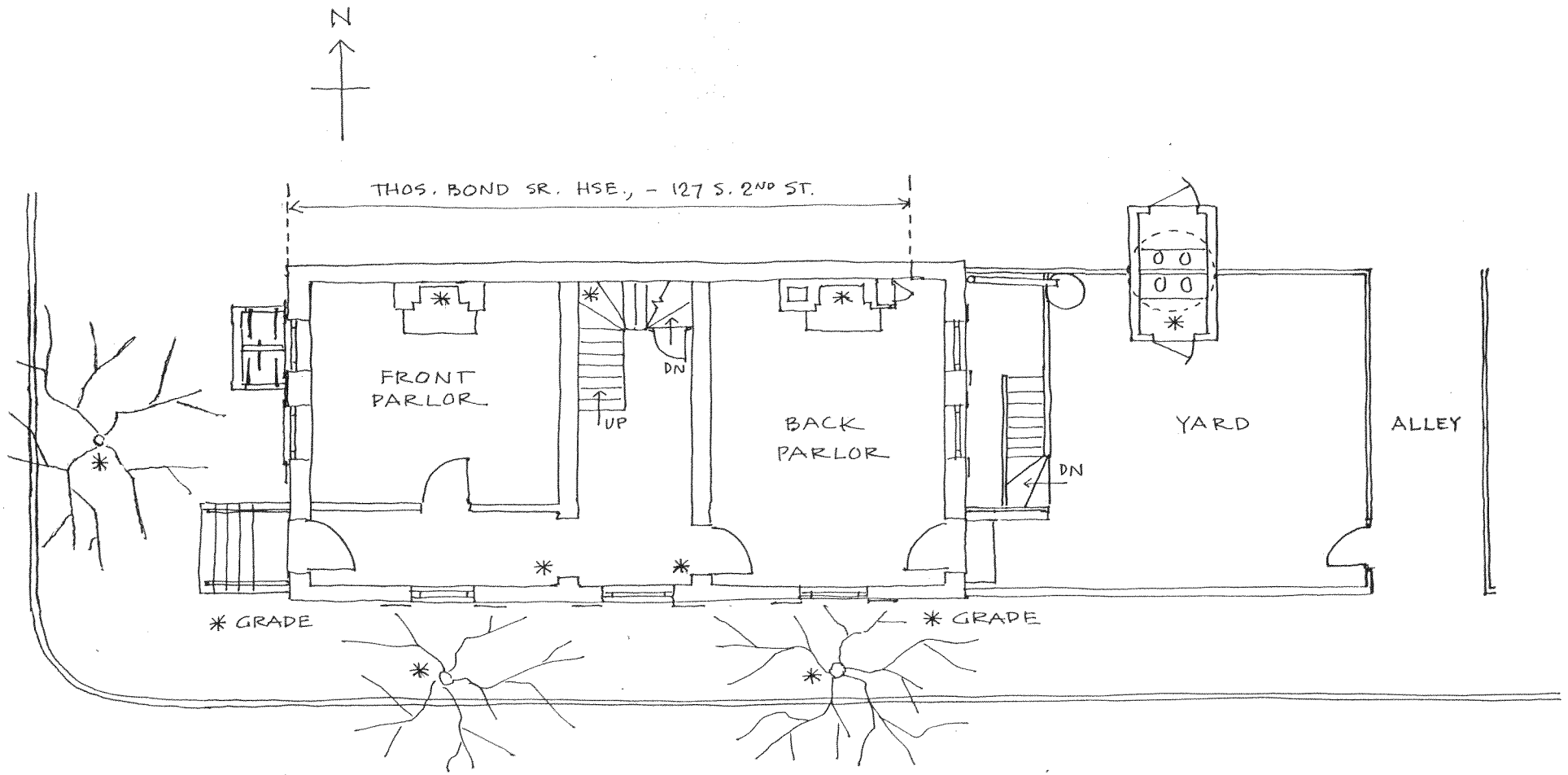


RECONSTRUCTION OF 1769 CELLAR PLAN
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

* DETAILS TO BE VERIFIED BY ARCHEOLOGY AND FURTHER ARCHITECTURAL RESEARCH

0 10 FEET

PHB 7/19/78



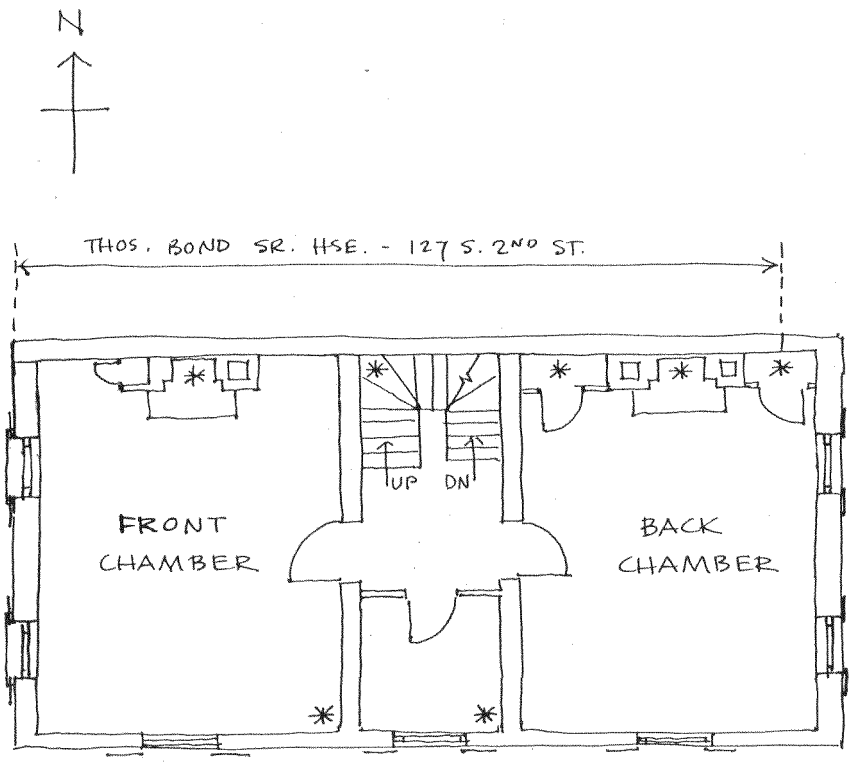
RECONSTRUCTION OF 1769 FIRST FLOOR PLAN
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

* DETAILS TO BE VERIFIED BY ARCHEOLOGY AND FURTHER ARCHITECTURAL RESEARCH

NOTE: TREES PRESENT AS OF 1800 AND 1806

0 10 FEET

PHB 7/19/78

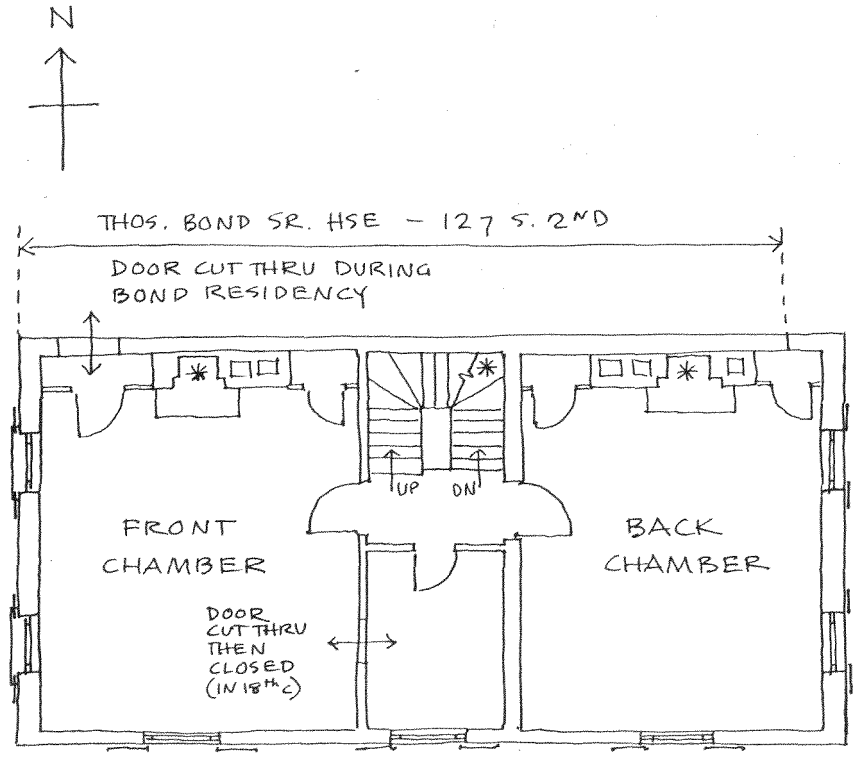


RECONSTRUCTION OF 1769 SECOND FLOOR PLAN
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

* DETAILS TO BE VERIFIED BY FURTHER ARCHITECTURAL RESEARCH

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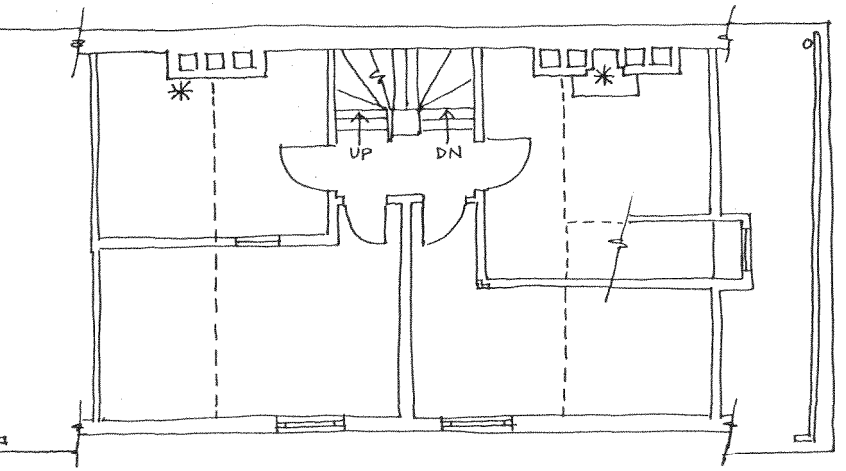


RESTORATION OF 1769 THIRD FLOOR PLAN
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

* DETAILS TO BE VERIFIED BY FURTHER ARCHITECTURAL RESEARCH

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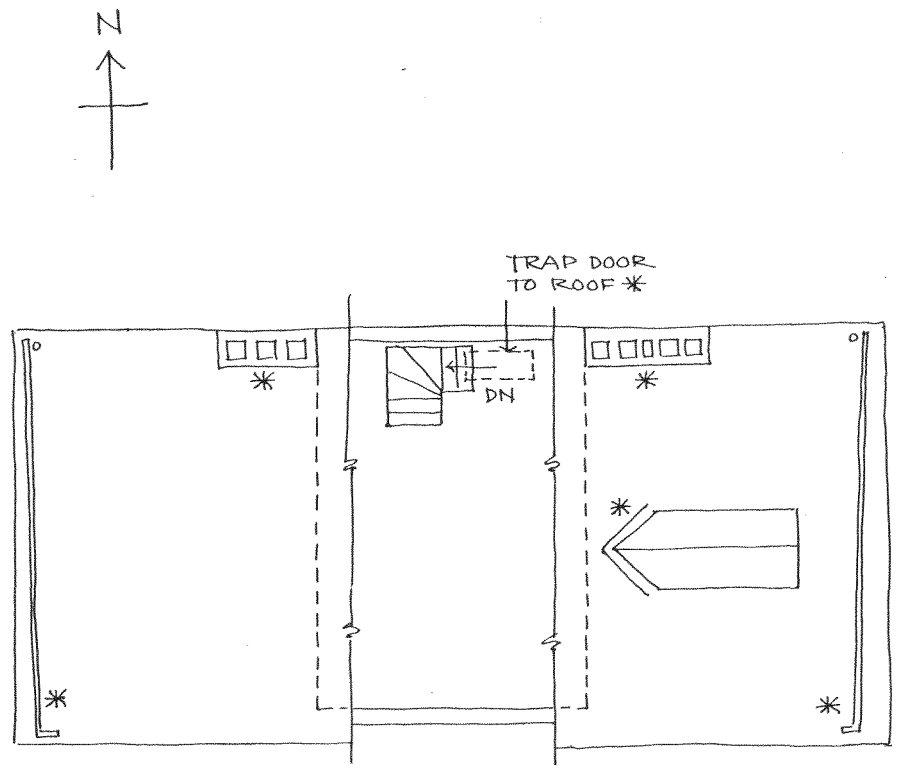


RESTORATION OF 1769 GARRET FLOOR PLAN
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

* DETAILS TO BE VERIFIED BY FURTHER ARCHITECTURAL RESEARCH

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PHB 7/19/78



RESTORATION OF 1769 LOFT FLOOR PLAN
129 S 2ND ST., PHILA., BOND HOUSE, INHP

* DETAILS TO BE VERIFIED BY FUTURE ARCHITECTURAL RESEARCH

0 10 FEET

PHB 7/19/78



RECONSTRUCTION OF 1769 EAST FACADE
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

* DETAILS TO BE VERIFIED BY FURTHER RESEARCH

0 10 FEET

PHB 7/19/78

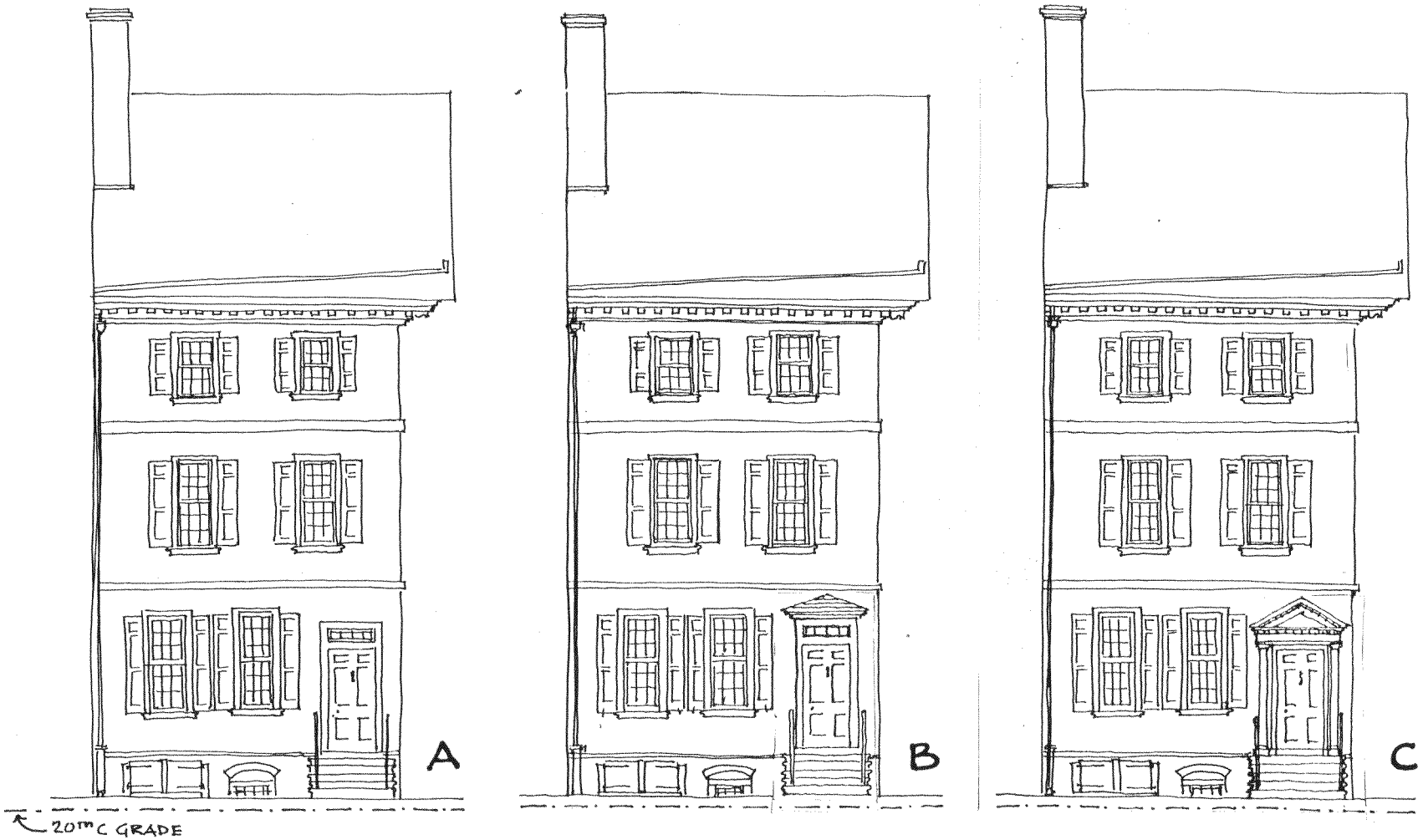


RESTORATION OF 1769 SOUTH FACADE
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

* DETAILS TO BE VERIFIED BY FURTHER RESEARCH

PHB 7/19/78



ALTERNATIVE RECONSTRUCTIONS 1769 WEST FACADE

129 S. 2ND ST., PHILA., BOND HOUSE, INHP.

FRONT DOOR SCHEMES DEVELOPED AROUND EXISTING 18TH C. SIX PANEL DOOR HANGING AT REAR DOOR OF 19TH C. REAR BUILDING, IE. POSSIBLY ORIGINAL TO 1769 BOND HOUSE.
FRONTIS PIECE ALTERNATIVES FROM OLD PHILA. PHOTOGRAPHS - CITY NEGATIVE 40150; 47911 & 40175.



ALTERNATIVE RECONSTRUCTIONS 1769 WEST FACADE
129 S. 2ND ST., PHILA., BOND HOUSE, INHP.

FRONT DOOR SCHEMES DEVELOPED WITH CONJECTURAL EIGHT PANEL DOORS. ALTERNATIVE FRONTISPIECES FROM OLD PHILADELPHIA PHOTOGRAPHS: HIST. STRUCT. 157.2818 J; PHILA. CITY NEGS 40164 & 40200. NOTE DOOR "E" HAS A WIDE LOCK RAIL.

Discussion of Door and Frontispiece Alternatives

for 1769 Bond House Reconstruction

Alternatives A, B and C are developed around the 18th century panel door which now hangs at the rear addition to the Bond house (see p.83 sketch detail of this door). Details D, E and F are developed around a possible eight panel door.

All the alternatives are shown with a conjectural grade level and thus the number and form of steps is also conjectural.

Alternative A is a simple frame with rectangular transom sash. This type of door frame was used throughout the 17th and 18th centuries, most often on lesser houses. It is rarely seen on originally conceived three-story houses. As it was not considered special, the insurance surveyors usually made no mention of it. This could explain why there was no mention of the door treatment in the Bond House 1786 Survey.

Alternative B is based on the W. L. Breton rendering of the Bond House along with the Slate Roof House, page 65, published in 1830 in John F. Watson's Annals of Philadelphia.... It is basically the same door frame as alternative A with a shingled hood above. Such hoods are usually seen as alterations in lieu of pent eaves (City Negative 47911), but as it is remotely possible that W. L. Breton remembered the 1769 Bond House entrance, the design must be considered.

Alternative C is based on the 1833 lithograph rendering of the Bond House along with the Slate Roof House, page 67, published by John F. Watson in Historic Tales of Olden Times.... This frontispiece usually had engaged columns with either the Tuscan, Doric or Ionic order. To relate to the main cornice of the house the Ionic order would appropriately have modillion blocks in the pediment cornice moldings. But it is surprising if such an elaborate frontispiece would have gone unmentioned in the 1786 insurance survey.

Alternative D is a simple, or modest, form of frontispiece with a pediment filling the empty space above an architrave enframed door. The door could be of six or eight panels. The door shown has all rails equal in width as can be seen at 338 Spruce Street, Philadelphia.

Alternative E has a similar frontispiece to "D" except that brackets are introduced to support the pediment, adding a bit of elaboration. Here it is used with an eight-panel door where the lock rail is wider than the other rails, adding height to the composition.

Alternative F has a fanlighted frontispiece. It could be used with a six or an eight panel door. At the Bond House a fanlight is not needed for light, but it could have been used for decoration. This frontispiece was used often later in the 18th century (see 108-110 Sansom Street of c.1794), and on grand houses, such as Mt. Pleasant, around the mid-18th century. The visual support of the pediment could be either pilasters or engaged columns. It would be surprising again for such an elaborate frontispiece to have been overlooked by the insurance surveyor.

1828 - 1830 "The Old Slate - House on Second Street previous to its being altered. occupied for a short time by Wm Penn - ← 1684."
Watercolor rendering ← by W.L. Breton, collection of the Historical Society of Pennsylvania, Independence National Historical Park, copy negative 2199.

At left in this view is an interpretation of the Bond House showing a pent eave between the first and second floors, a single belt course between the second and third floors and a plain horizontal cornice along the south and west facades. We have enough physical evidence of the 18th century appearance of the Bond House to know that this is not a literal rendering of the house. It was probably included for scale and mass only. A very fine pencil rendering of this same view, also made by W.L. Breton, as it has precisely the same details, is on p.367 (Vol.2) of the manuscript draft of John Fanning Watson's Annals of Philadelphia... (finally published 1830), MS, Historical Society of Pennsylvania.

Another Breton watercolor of the Slate Roof House is in the collection of the Athenaeum of Philadelphia. The Bond House is shown here with two belt courses and the same roof and cornice treatment, and again no openings are rendered.

The 1828-1830 date for this drawing is based on the biographical article "William L. Breton, Nineteenth-Century Philadelphia Artist" by Martin P. Snyder, The Pennsylvania Magazine of History and Biography, 1961, p. 178-209. According to Mr. Snyder Breton did not meet John Fanning Watson until 1828 when he was hired by Watson to produce illustrations of early Philadelphia to accompany Watson's text.

Although Breton arrived in Philadelphia in 1824, and could have seen the Bond House before its west facade was altered, it is highly unlikely that four years later Breton would have been concerned with the Bond House details when it was the Slate Roof House which was the feature of the view. The inconsistency of the other Breton interpretations bear this out.



The old State-House in Second Street previous to its being altered. 1684

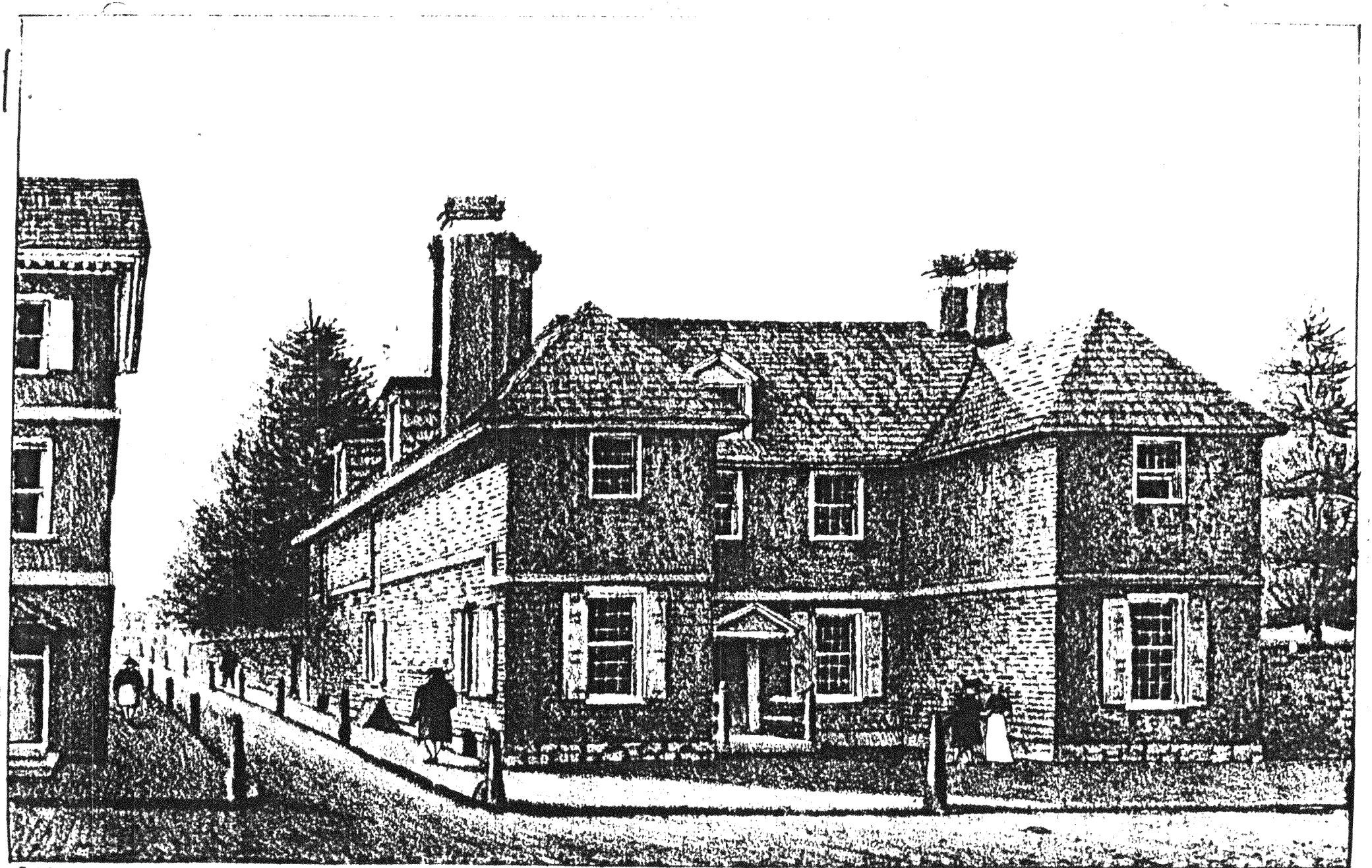
occupied for a Short time by Wm Penn.—

1830 "Slate Roof House - Residence of William Penn 1700." Orginal lithograph drawing by ("W.L.B.") William L. Breton, ← printed by David Kennedy & William B. Lucas, Lithographers, Published in 1830 edition of Annals of Philadelphia..., by John Fanning Watson (see copy at Am. Phil. Soc. Lib.). Independence National Historical Park copy negative 2836.

Again, this view was made principally to illustrate the Slate Roof House, and the fact therefore that the Bond House is included is incidental. However, the details rendered in this view are closer to the Bond House we know. A modillion cornice is shown at the west facade (a plain one returns at the south facade), there are two belt courses rendered as though of marble (the actual ones are of brick), and a paneled shutter is shown at the third floor (we know that there were paneled shutters at all windows).

A simple triangular shingled hood is shown above the entrance door which is framed with a rectangular transom sash. This rendering of the doorway does not parallel that of the following illustration although both were drawn by the same artist.

The Library Company of Philadelphia owns a water color probably after which this lithograph was made. It's details are similar ← ← (see J. F. Sachse, Pictures of Old Philadelphia, pl.38, Lib. Co. of Phila.).



W. L. B.

K & L Lith

Slate Roof House – Residence of W. Penn 1700.

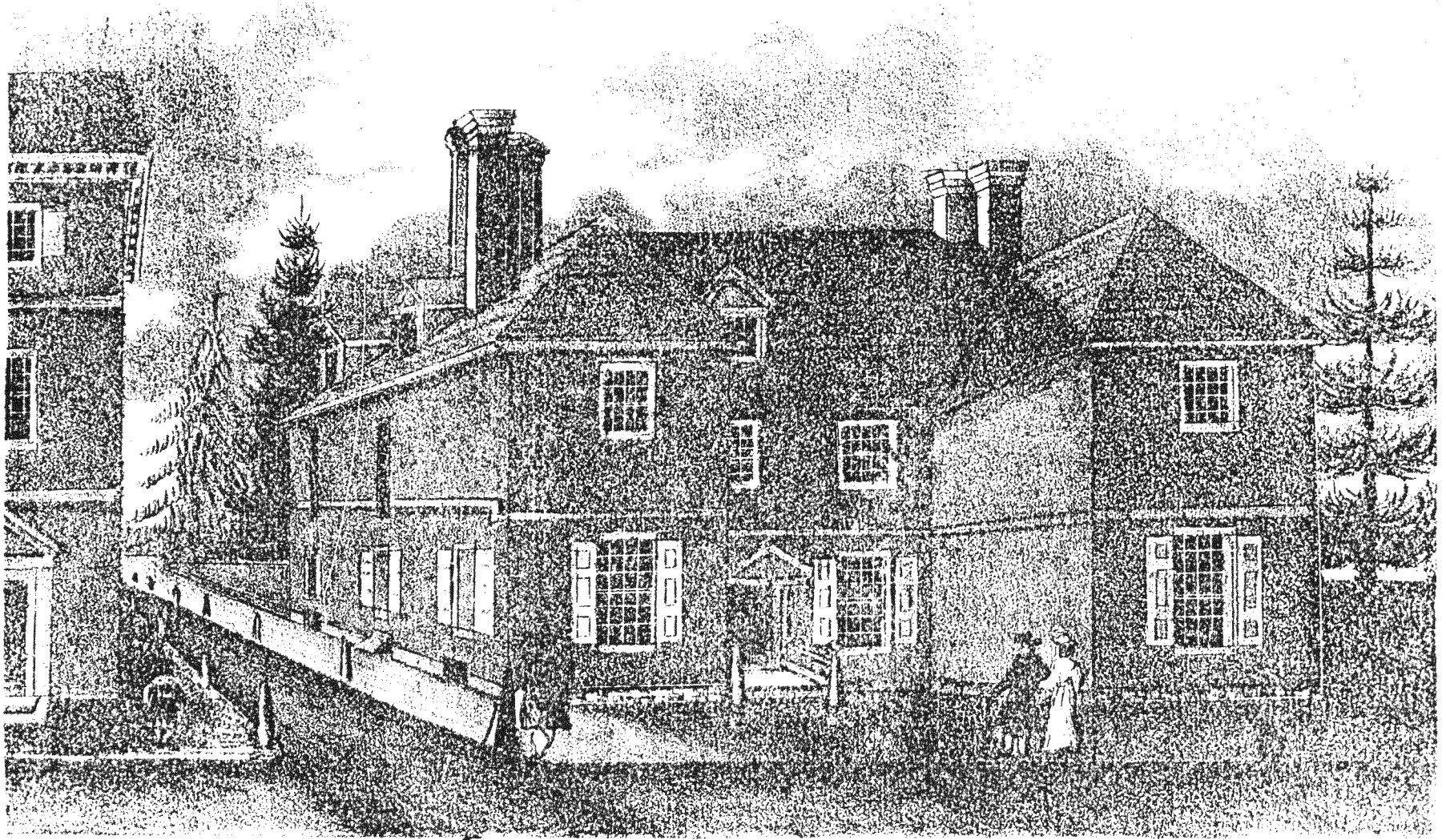
1833. Another rendering of the Slate Roof House shows one more interpretation of the Bond House by William L. Breton. This is a lithograph included in John Fanning Watson's Historic Tales of Olden Times..., Philadelphia, 1833, opposite page 93 (Author's Collection). Photocopy by Anthony S. Bley. Historic Structures negative 157.4419.

This view and the text were, in the Watson's words, "...derived in substance from [the 1830] 'Watson's Annals of Philadelphia'".

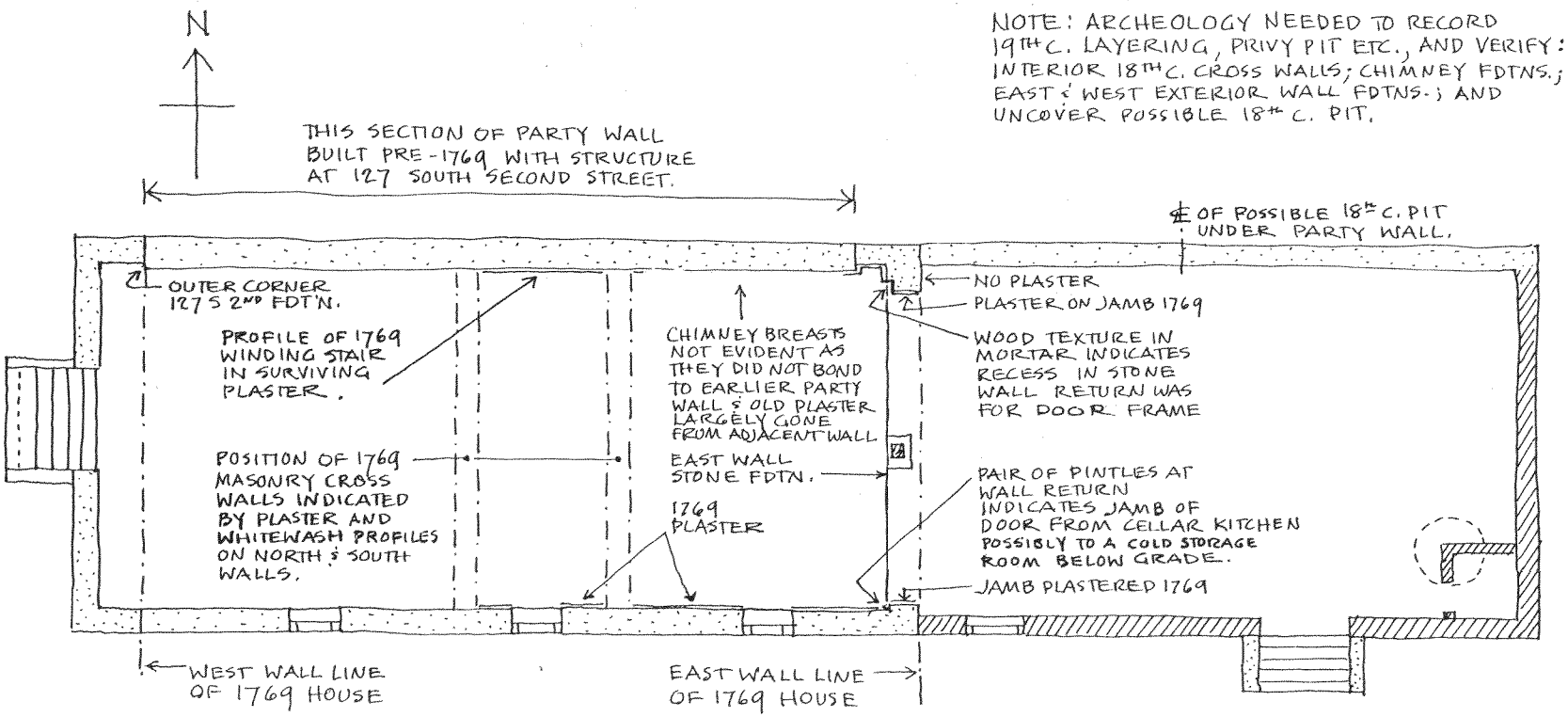
The rendering of the frontispiece at the entrance door varies from the Watson's Annals... version. Here no transom sash is shown, and the triangular pediment is rendered either seated on pilasters or engaged columns flanking the door and its architraves. There are apparently three steps up to the first floor level.

If the entrance had been embellished to this degree one would expect mention of it in the 1786 fire insurance survey. Thus we must suggest that this is a third conjectural attempt to render the Bond House as it had been some six to eight years earlier before the west facade was changed.

There is yet one more rendering of the same scene which was used in the later editions of Watson's Annals of Philadelphia... . This is a wood engraving by Thomas Howland Mumford (see 1844 edition, plate opposite p.158). Mumford worked in Philadelphia between 1840-1860 (according to Gross and Wallace, ...Dictionary of Artists in America, 1957), making his rendering of the doorway even less likely to be correct.



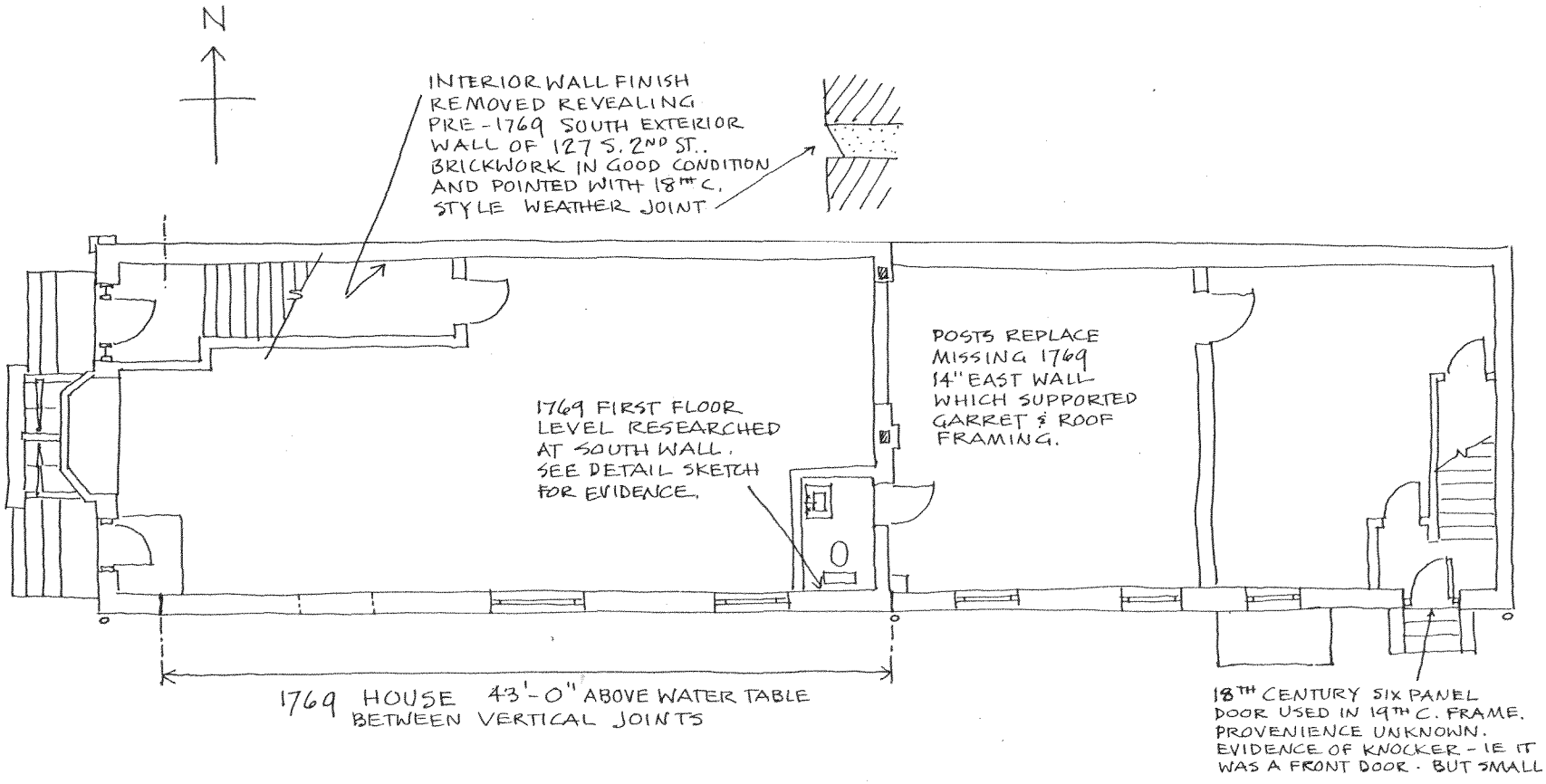
Residence of W Penn 1700



CELLAR PLAN - EVIDENCE 1769 HOUSE
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

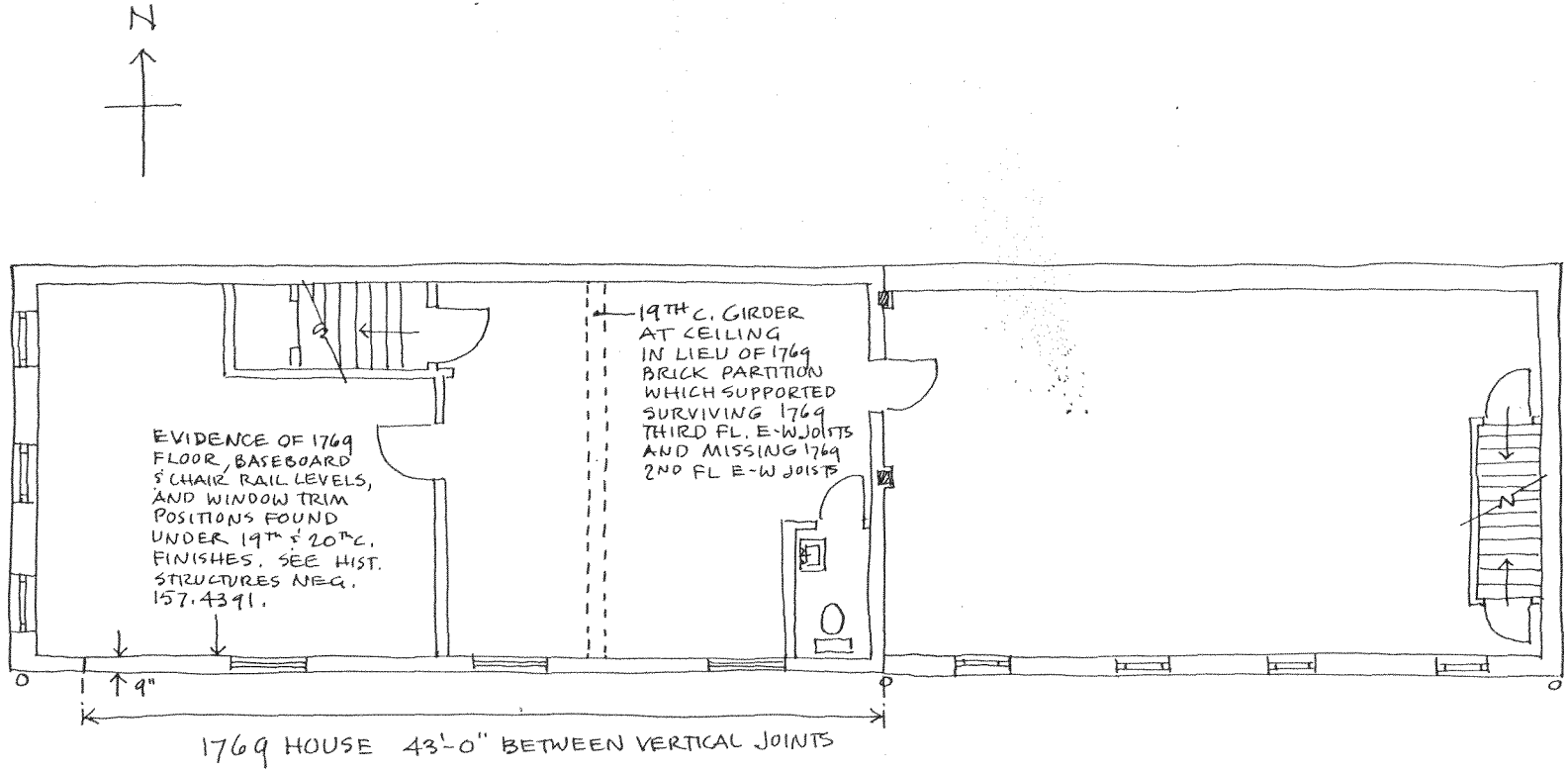
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FIRST FLOOR PLAN - EVIDENCE 1769 HOUSE
129 S 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

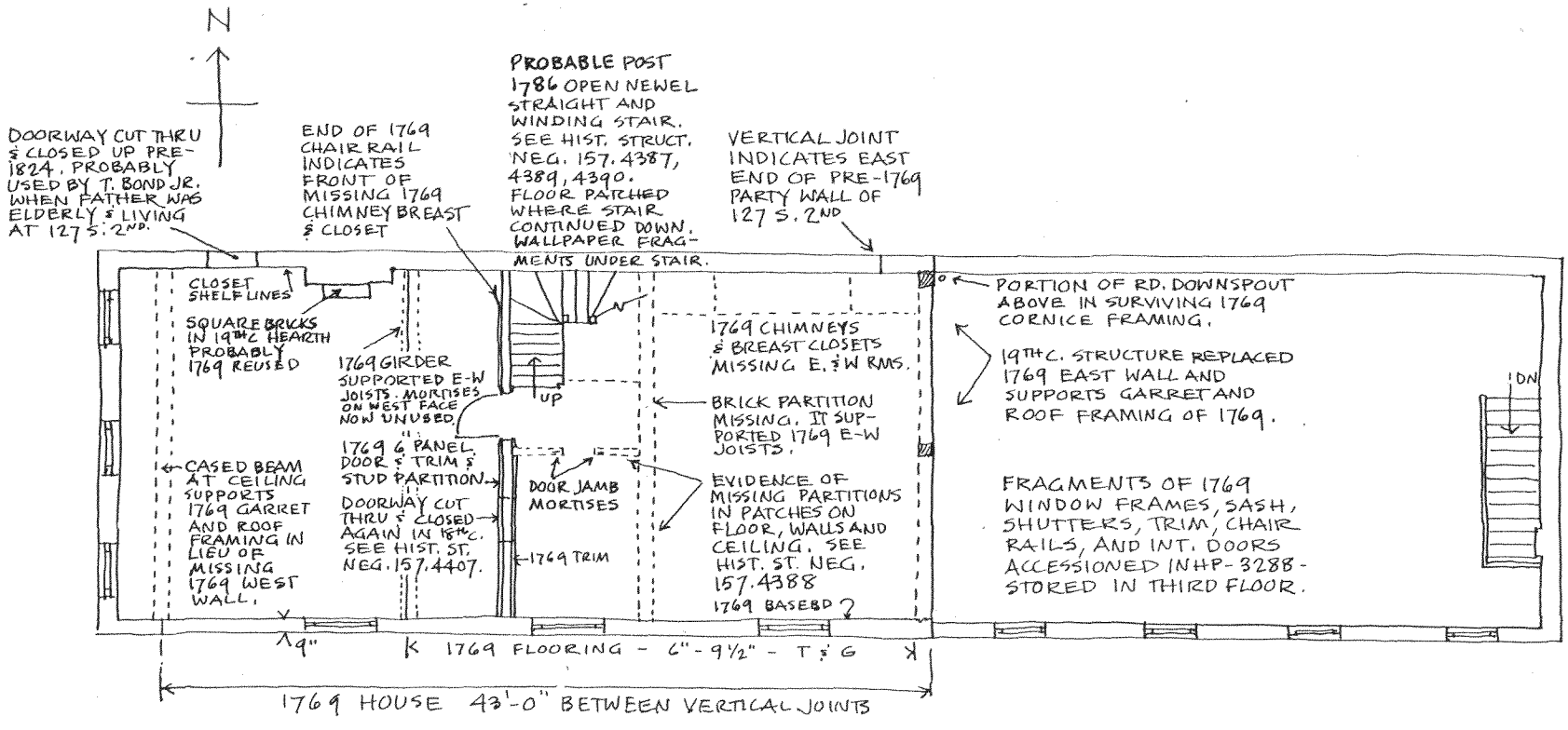
PHB 6/28/78



SECOND FLOOR PLAN - EVIDENCE 1769 HOUSE
129 S 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

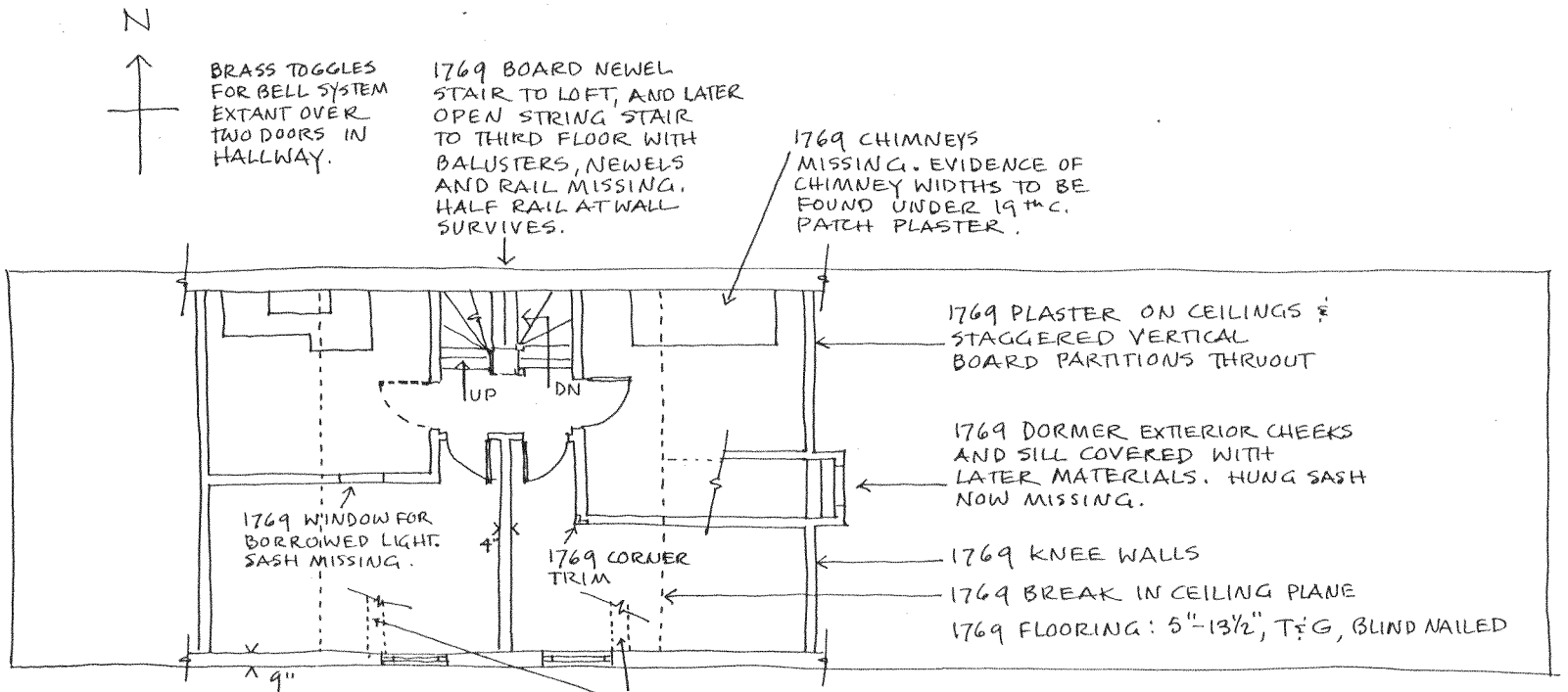
PHB 6/30/78



THIRD FLOOR PLAN - EVIDENCE 1769 HOUSE
129 S 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

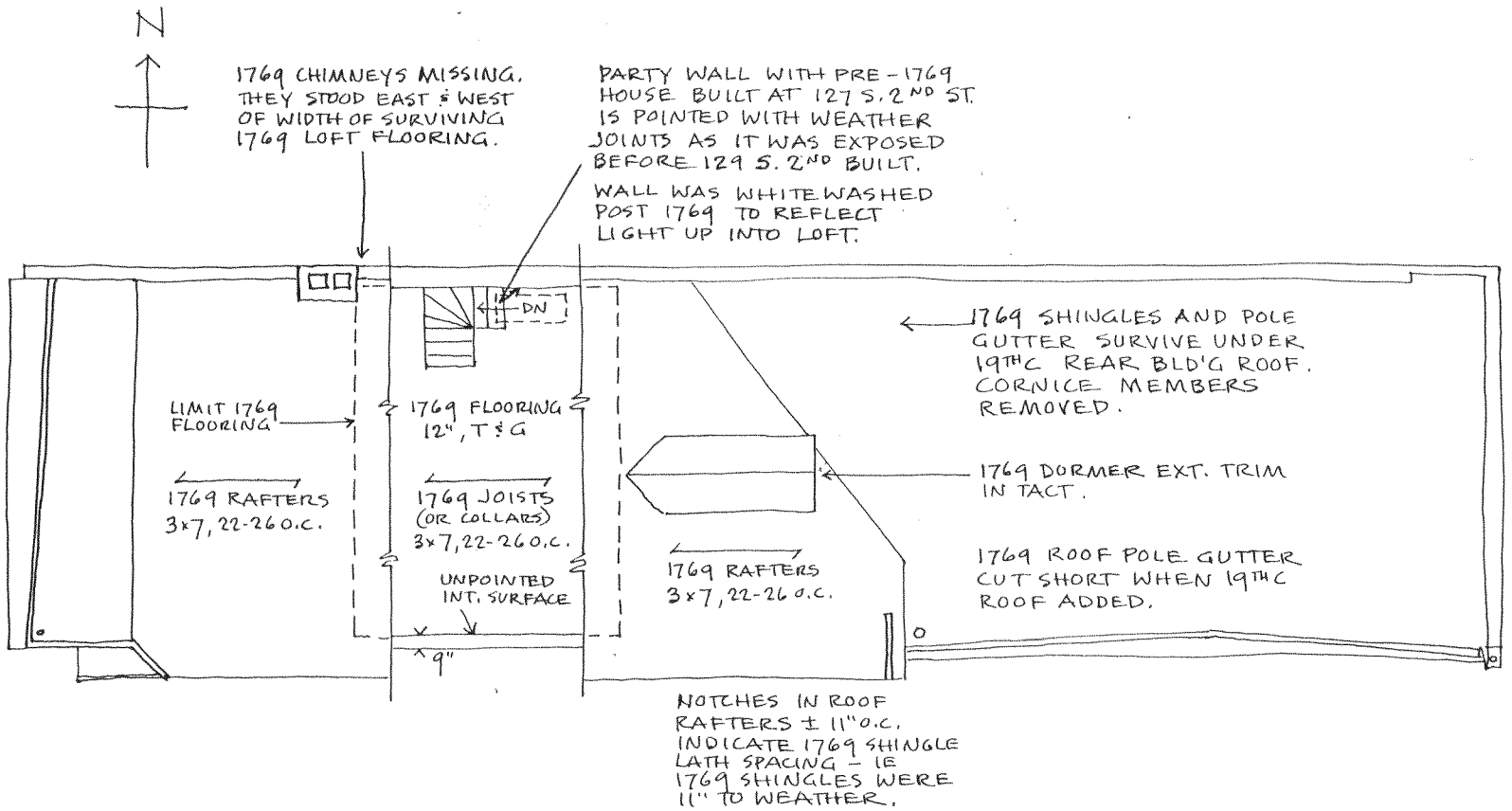
PHB 6/30/78



GARRET FLOOR PLAN - EVIDENCE 1769 HOUSE
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

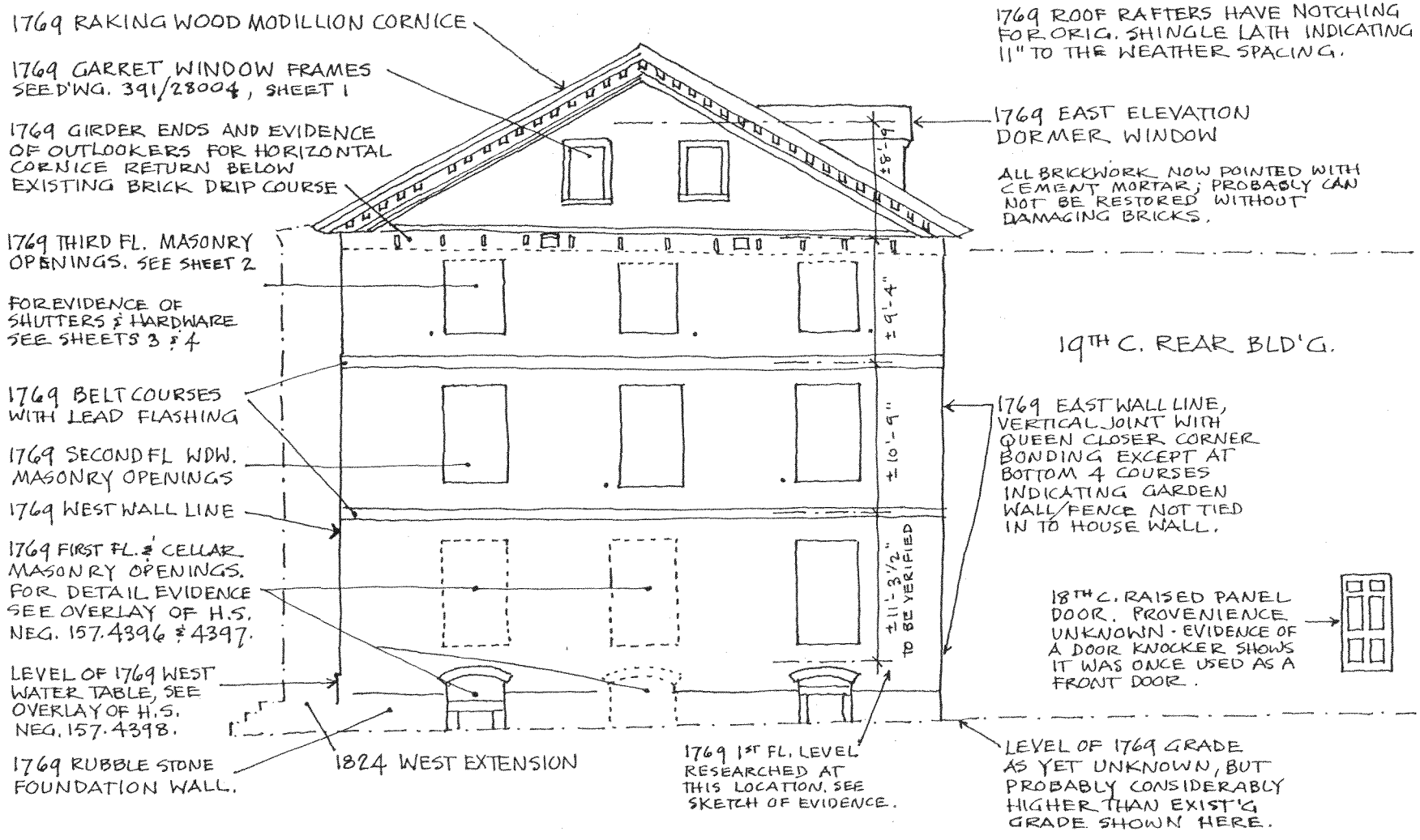
PHB 7/5/78



LOFT FLOOR PLAN - EVIDENCE 1769 HOUSE
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

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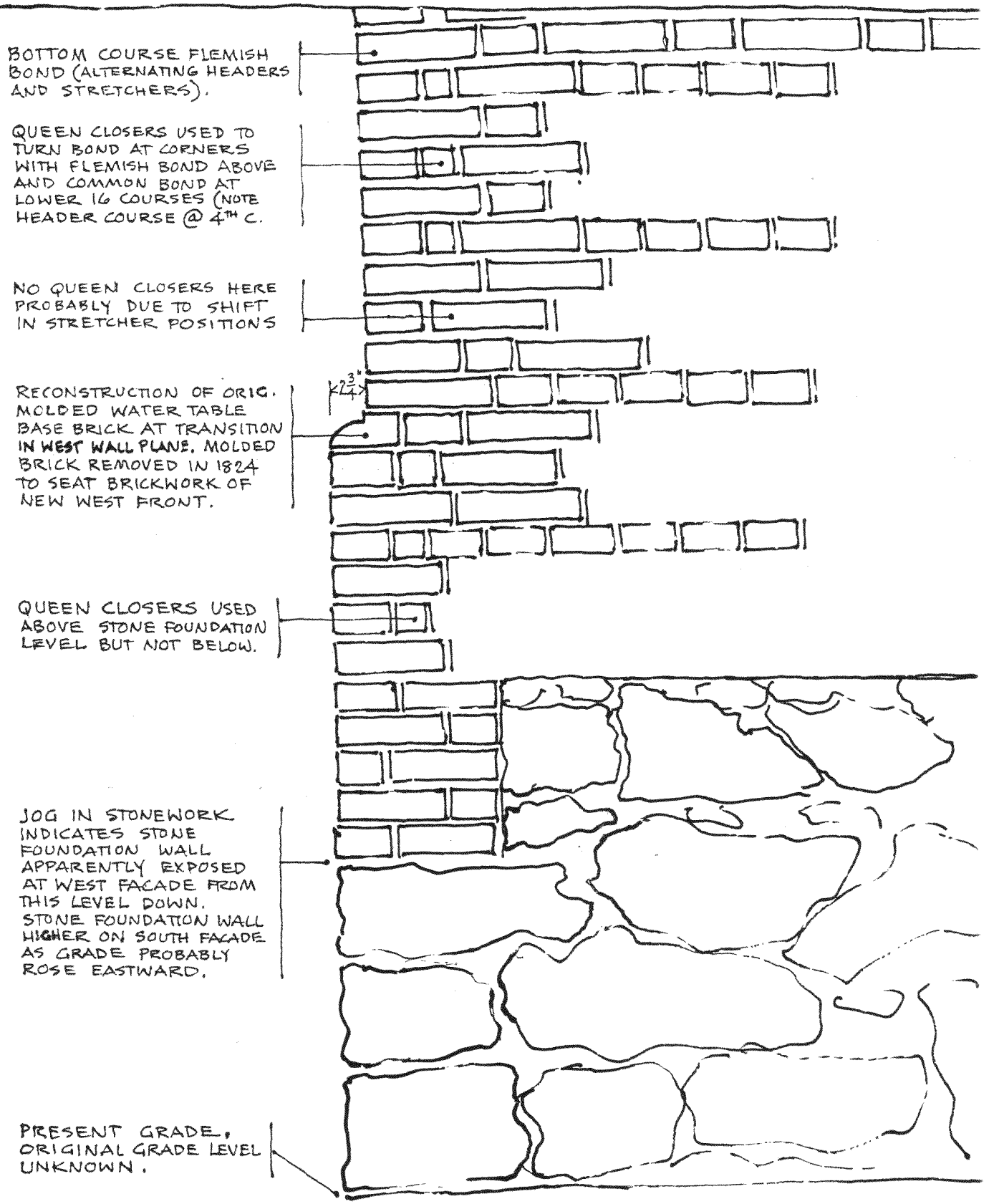
PHB 7/5/78



OVERLAY OF HIST. STRUCTURES NEG. 157.4409

EVIDENCE OF 1769 SOUTH FACADE - BOND HOUSE
129 S. 2ND ST., PHILA., INHP

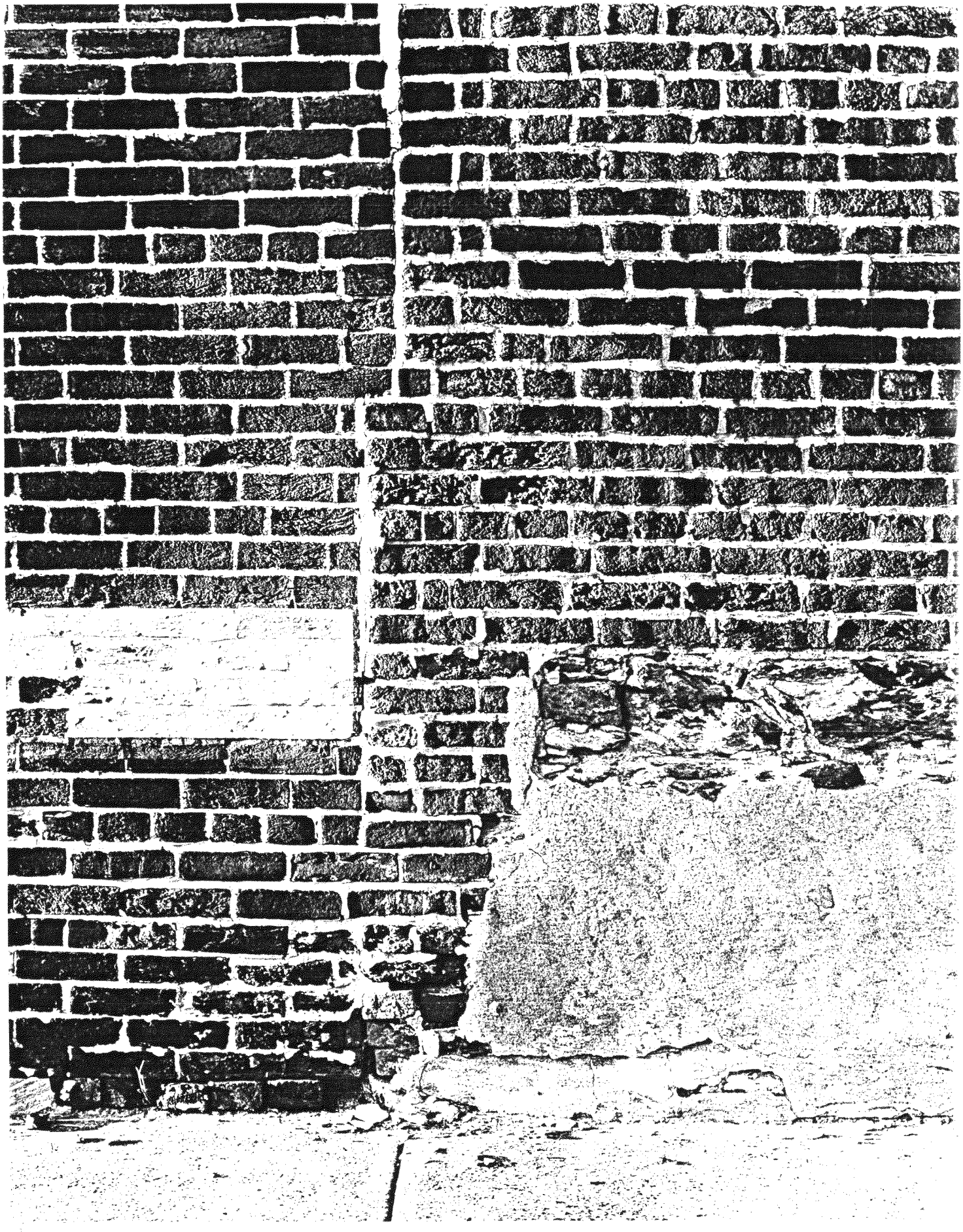
0 10 FEET

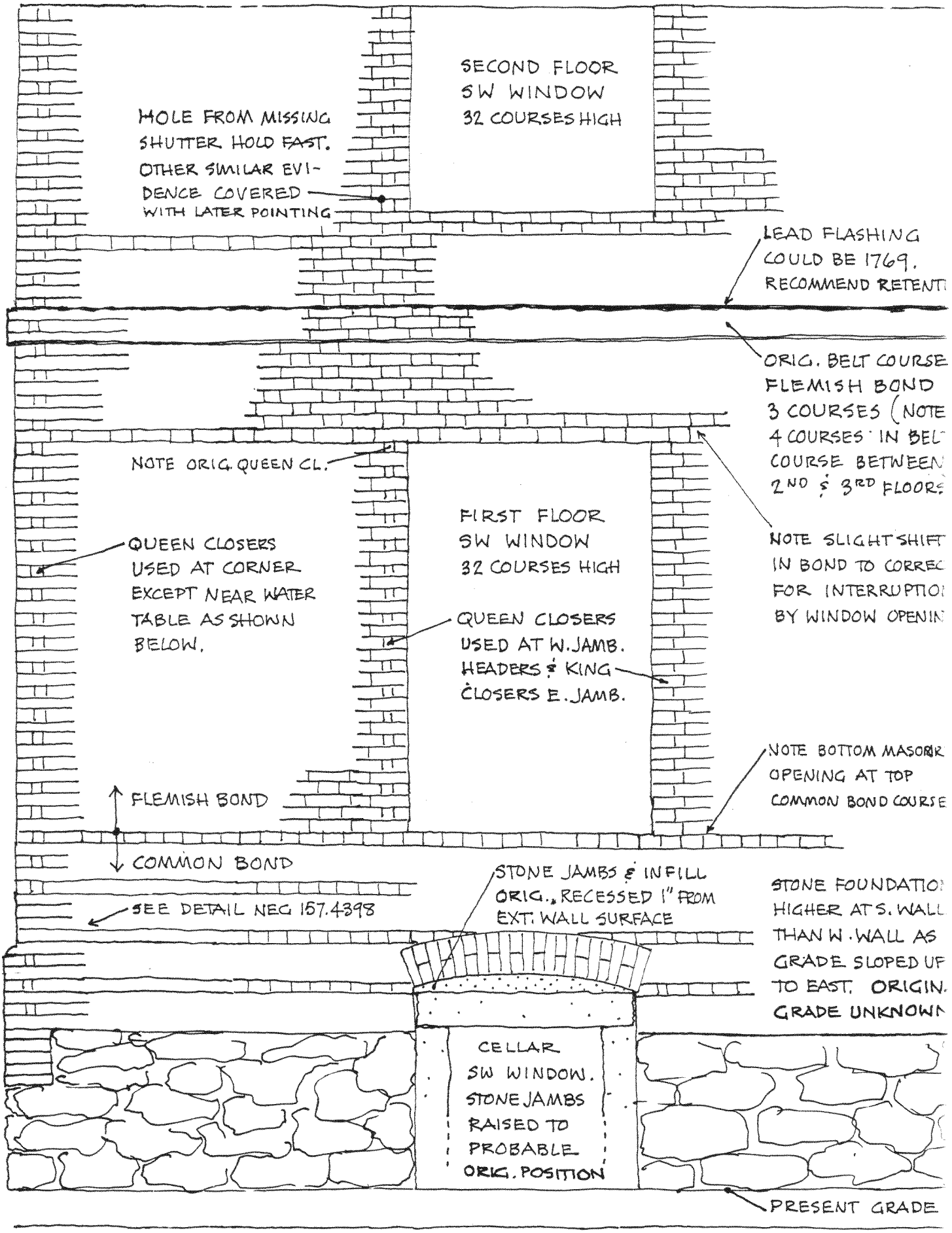


OVERLAY D'WG. OF HIST. STRUCTURES NEG. 157.4398

RECONSTRUCTION SW COR. MASONRY 1769 BOND HOUSE - 129 S 2ND, PHILA., INHP

PHB 6/9/1978

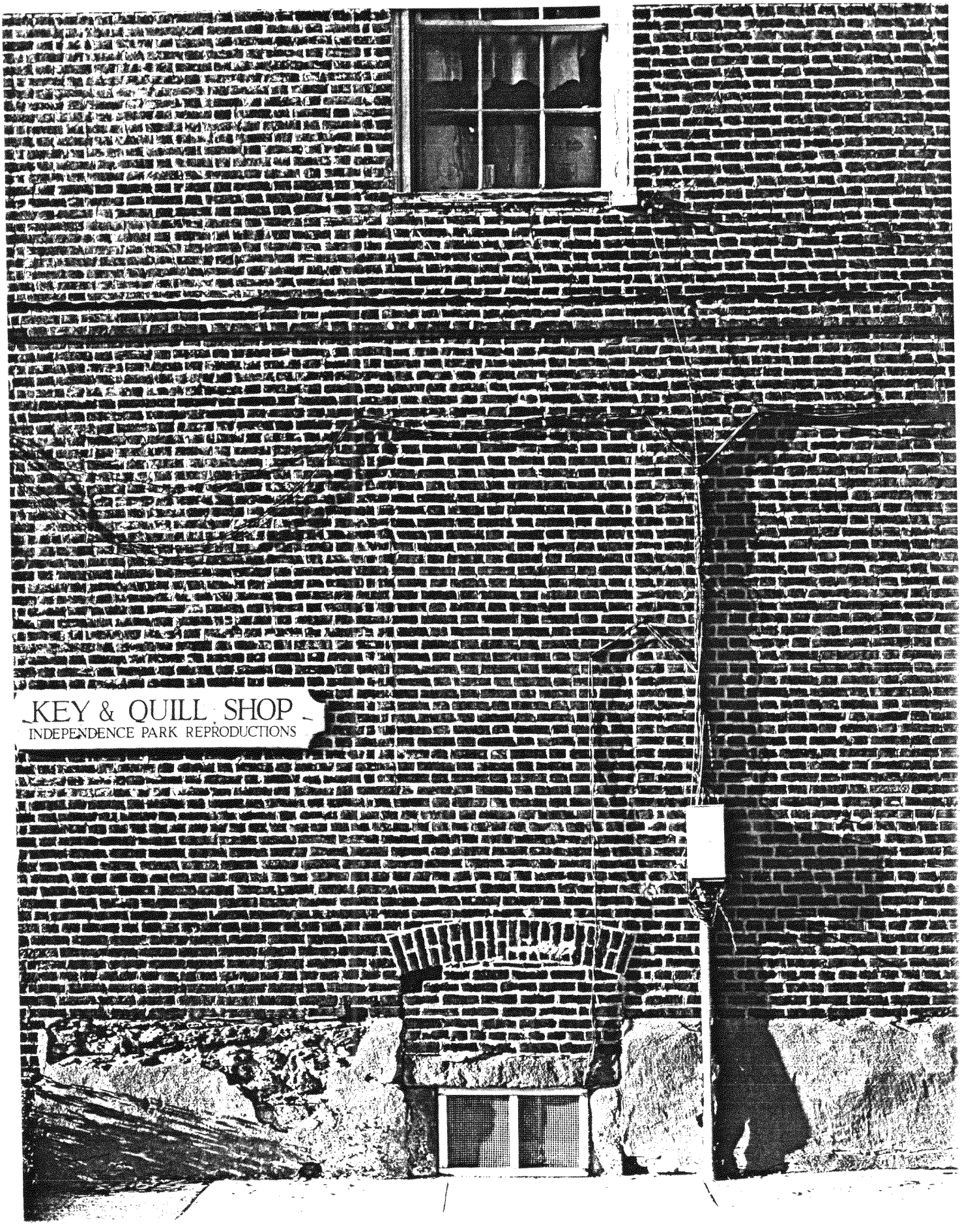


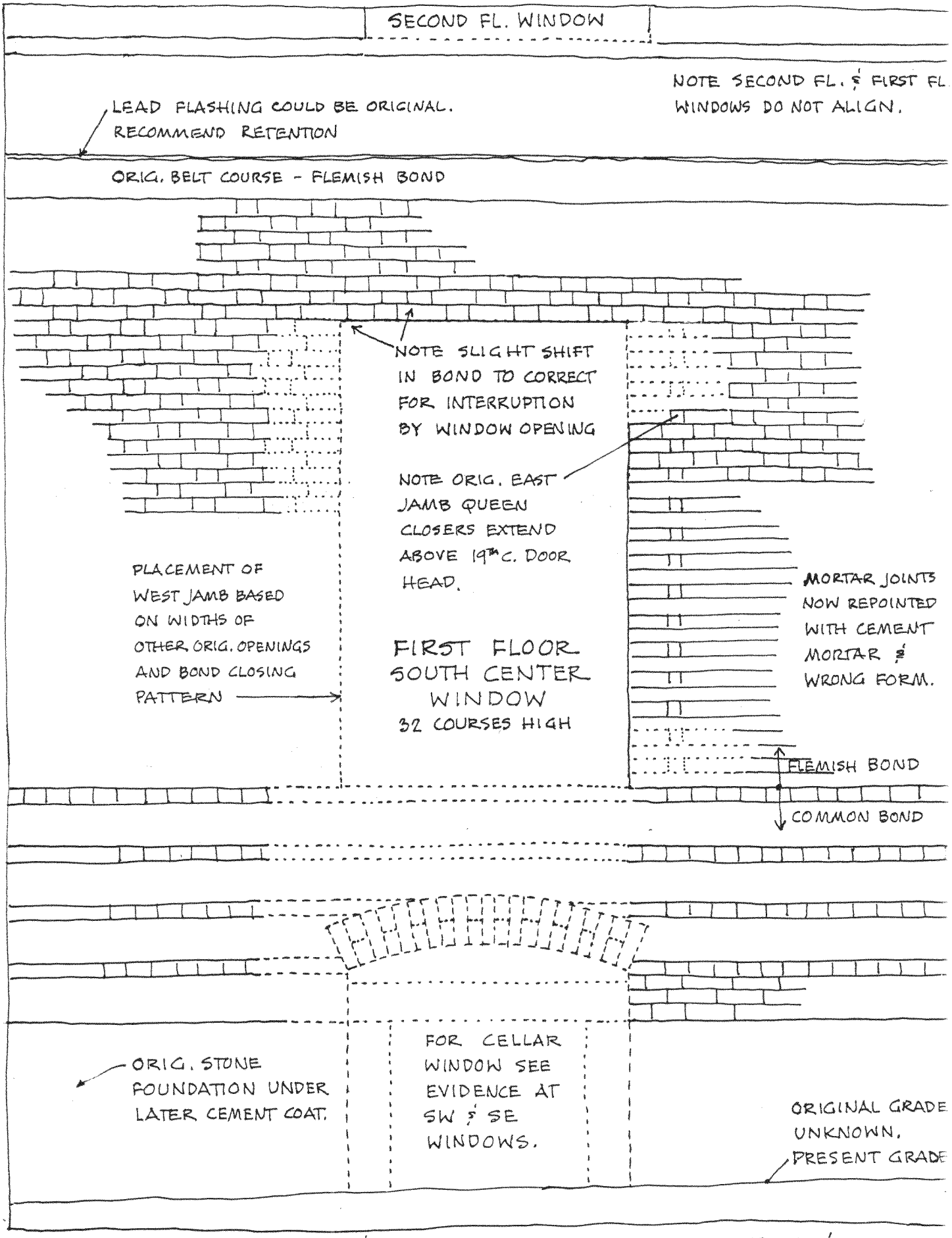


OVERLAY D'WG. OF HIST. STRUCTURES NEG. 157.4397

RECONSTRUCTION MASONRY OPENINGS SW COR. 1769 BOND HOUSE - 129 S. 2ND ST., PHILA., INHP

PHB 6/12/78

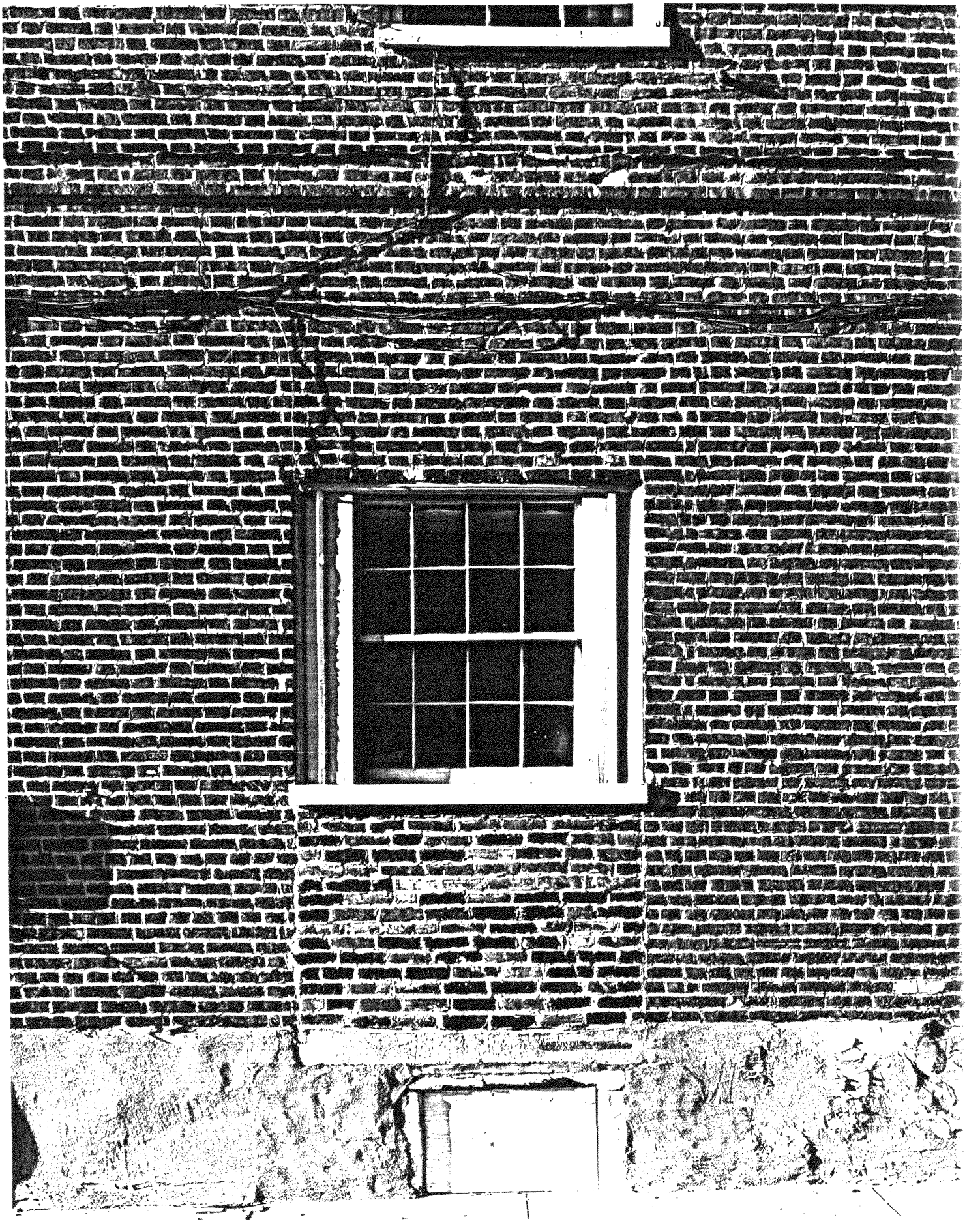

KEY & QUILL SHOP
INDEPENDENCE PARK REPRODUCTIONS



OVERLAY D'WG OF HIST. STRUCTURES NEG. 157.4396

RECONSTRUCTION SOUTH CENTER MASONRY OPENINGS — 1769 BOND HOUSE - 129 S. 2ND ST., PHILA., INHP

PHB 6/13/78

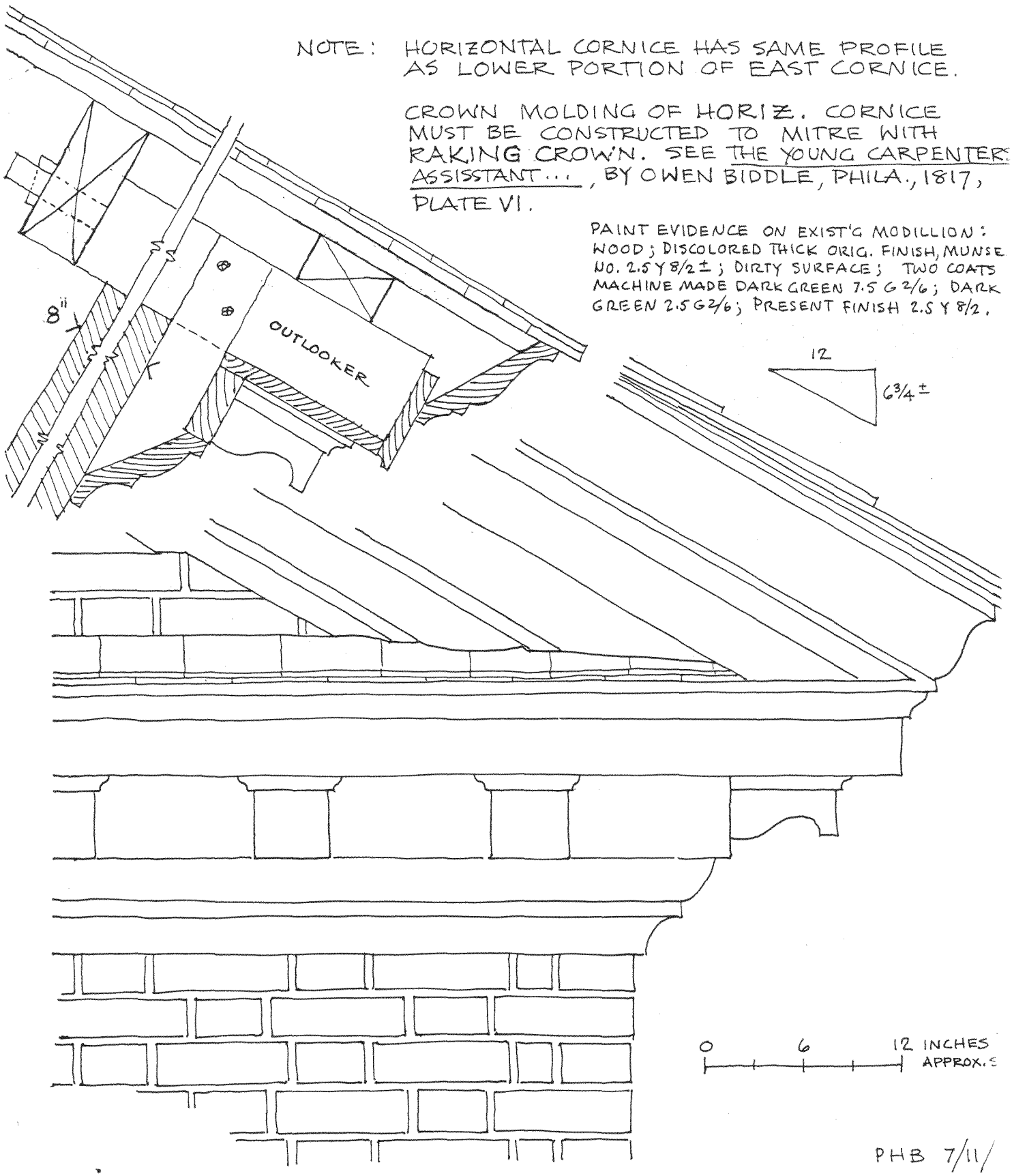


RESTORATION 1769 SOUTH CORNICE
129 S. 2ND ST. PHILA., BOND HSE., INHP

NOTE: HORIZONTAL CORNICE HAS SAME PROFILE AS LOWER PORTION OF EAST CORNICE.

CROWN MOLDING OF HORIZ. CORNICE MUST BE CONSTRUCTED TO MITRE WITH RAKING CROWN. SEE THE YOUNG CARPENTER'S ASSISSTANT..., BY OWEN BIDDLE, PHILA., 1817, PLATE VI.

PAINT EVIDENCE ON EXIST'G MODILLION: WOOD; DISCOLORED THICK ORIG. FINISH, MUNSE NO. 2.5 Y 8/2 ±; DIRTY SURFACE; TWO COATS MACHINE MADE DARK GREEN 7.5 G 2/6; DARK GREEN 2.5 G 2/6; PRESENT FINISH 2.5 Y 8/2.



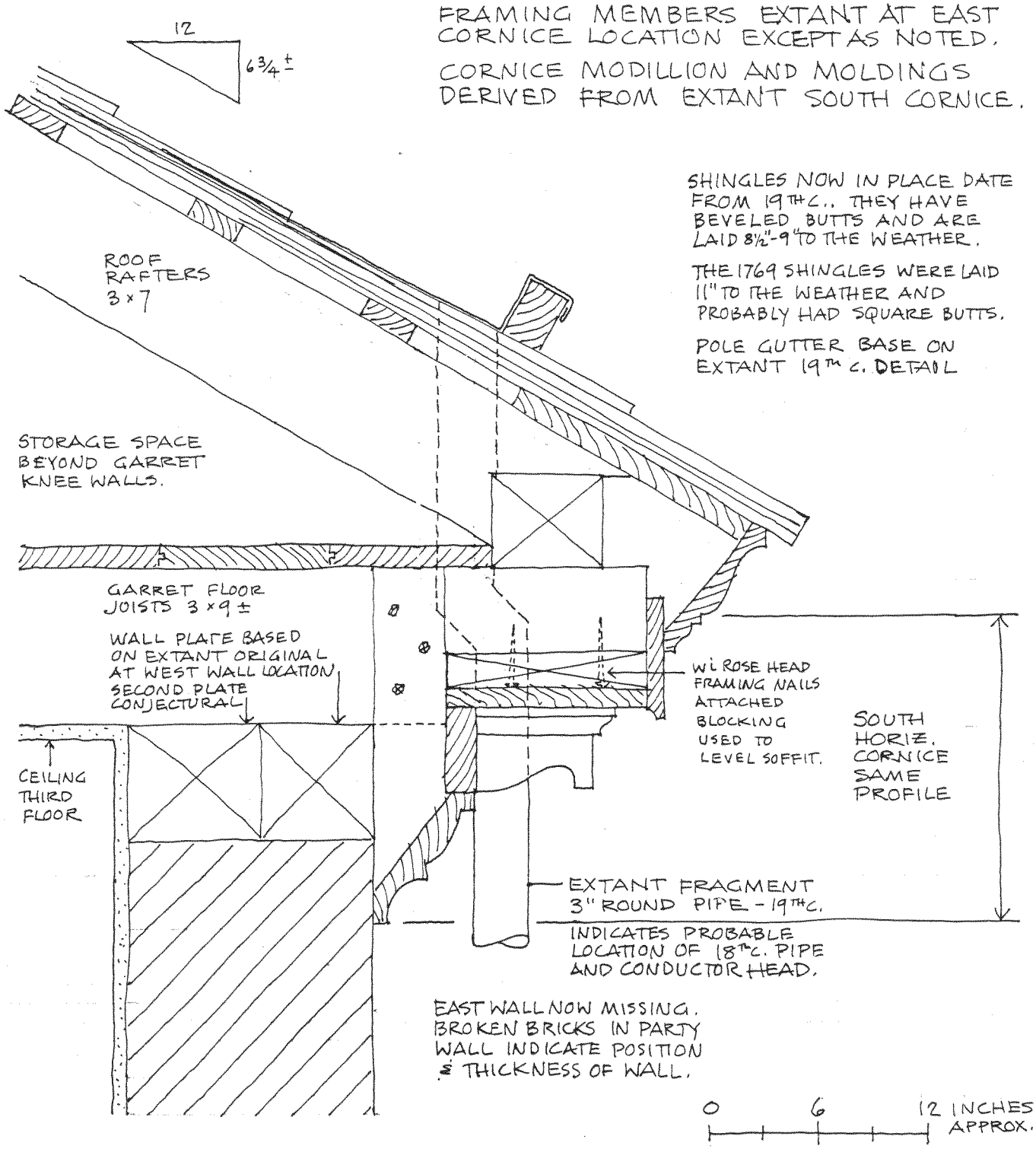
PHB 7/11/

RESTORATION 1769 EAST CORNICE
129 S. 2ND ST. PHILA., BOND HSE., INHP

NOTE: WEST CORNICE SAME.

FRAMING MEMBERS EXTANT AT EAST CORNICE LOCATION EXCEPT AS NOTED.

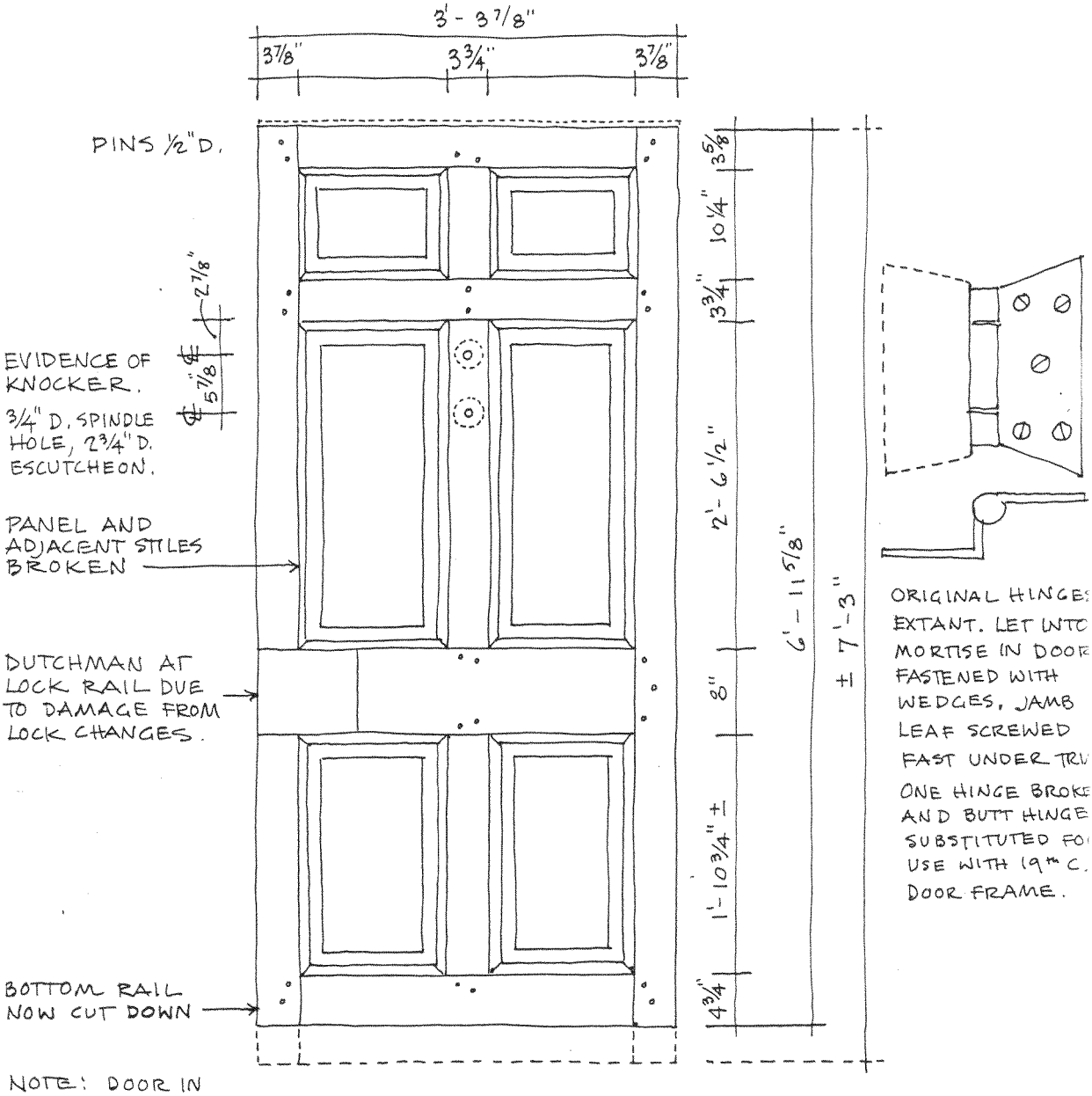
CORNICE MODILLION AND MOLDINGS DERIVED FROM EXTANT SOUTH CORNICE.



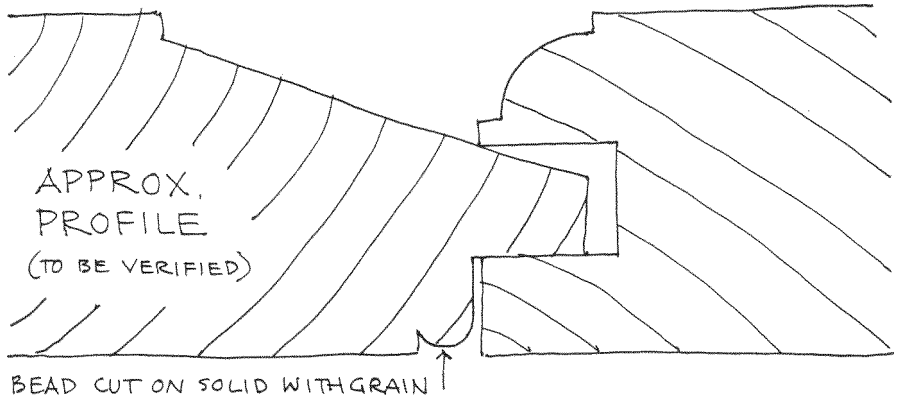
PHB 7/11/7

18TH C. SIX PANEL DOOR - REUSED AT 129 S. 2ND ST., PHILA., REAR BLD'G ENTRANC

SEE SKETCH "ALTERNATIVE RECONSTRUCTIONS 1769 WEST FACADE" FOR POSSIBLE USE OF THIS DOOR.

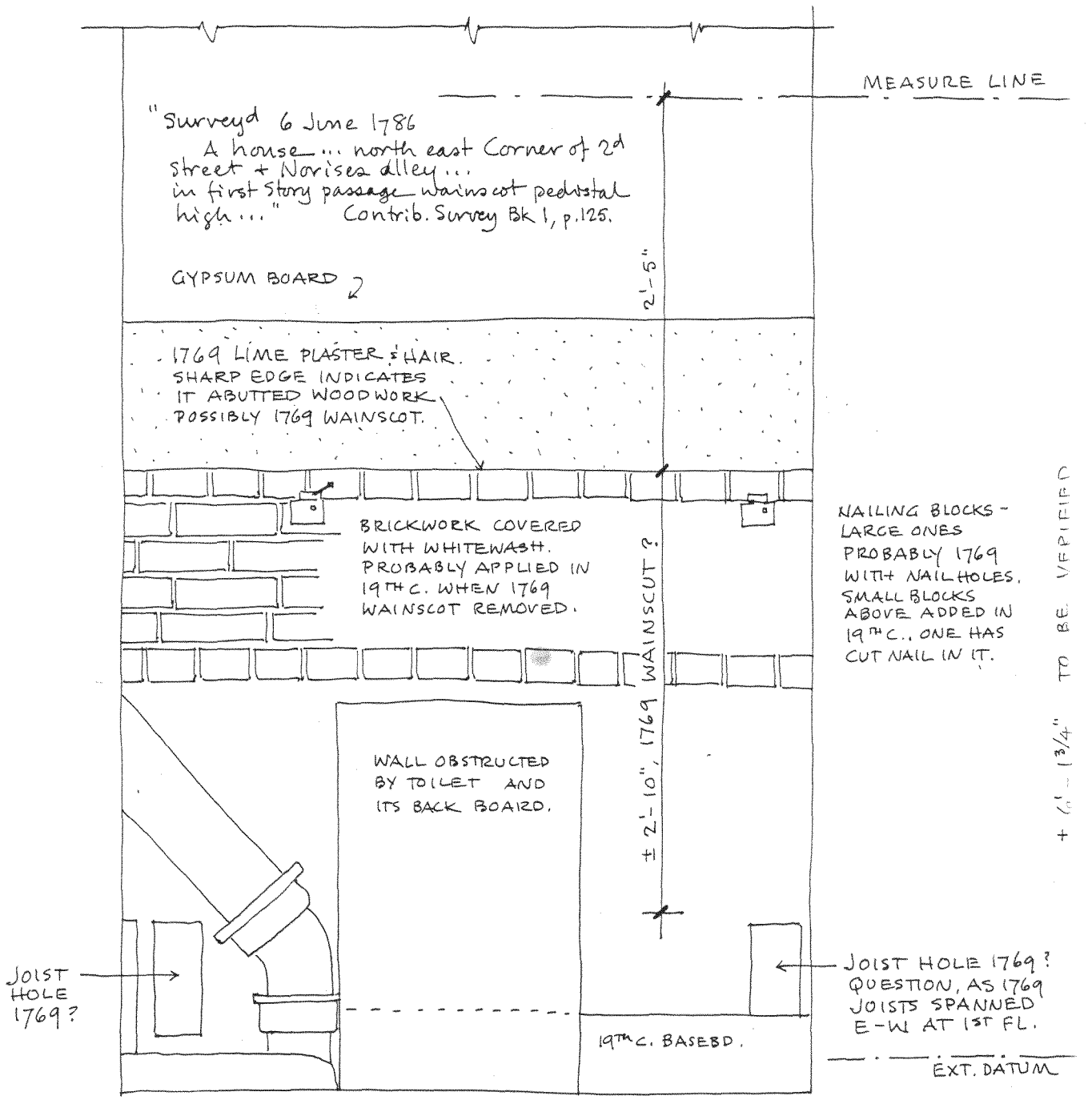


NOTE: DOOR IN ACTIVE USE - IE NOT POSSIBLE TO DO COMPLETE RESEARCH.



PHB 7/17/78

EVIDENCE 1769 FIRST FLOOR LEVEL
129 S. 2ND ST., PHILA., BOND HOUSE, INHP
1ST FL. SOUTH WALL, SE COR. 1769 HOUSE
(SOUTH WALL OF EXISTING WC)



NOTE: WHEN CONSTRUCTION DOCUMENTS ARE TO BE DEVELOPED, THE ENTIRE FIRST FLOOR SOUTH WALL SHOULD BE STRIPPED TO DETERMINE EXACT LEVEL OF FIRST FLOOR OF 1769 HOUSE.

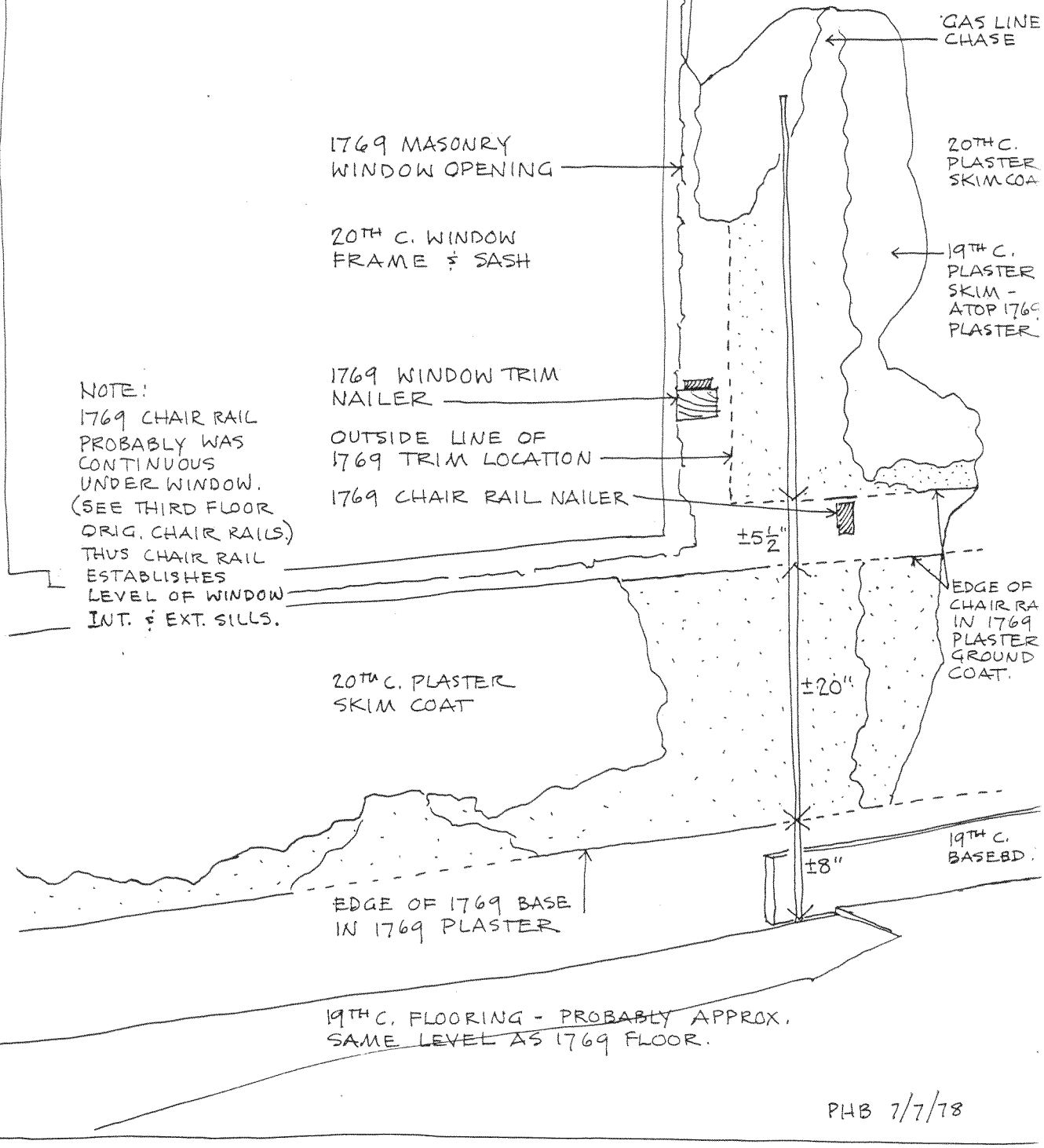
APPROX SCALE 0 6 12 IN

PHB 7/7/78

EVIDENCE 1769 2ND FL. CHAIR RAIL, BASEBOARD & WINDOW TRIM LOCATIONS

129 S. 2ND ST., PHILA., BOND HOUSE, INHP

SECOND FLOOR, WEST ROOM, SOUTH WINDOW
OVERLAY OF NEG. HIST. STRUCTURES 157.4391



PHB 7/7/78



Ramped rail, open string stair from third floor to garret of Bond House, 120 South Second Street, Philadelphia.

Photograph by Anthony S. Bley, September 16, 1977. Historic Structures negative 157.4387 (see also negative 157.4420 for a view of the stair looking down from above).

As discussed in the text this elaborate open newel stair may be a modernization added after the 1786 insurance survey was written as the survey described only a board newel stair in the house.

The survival of this stair is not only extraordinary considering the wholesale-warehouse activity which has taken place in the house during the last hundred years, but it is extraordinary because it symbolizes the domesticity which was enjoyed here.

The ramped hand rail, turned newels, and all but one baluster have long ago disappeared. The middle portion of one baluster was found in the Bond House by the author when doing research for City Tavern's reconstruction c. 1964. Its profile was recorded (see accompanying sketch) and developed for the reconstruction of that building. The baluster was returned to the Bond House and unfortunately it was mislaid by a tenant c. 1975.

The stair originally continued down to the lower floor. The opening is now closed over with flooring. At the north wall (at right), just above the floor level, is a nailing block and patch plaster outlining the halfrail of the next lower landing.

Undoubtedly similar evidence is to be found on this wall all the way down, as the stair profile also can be seen in the cellar.

The outer string and its jig sawn brackets were originally painted a cream. (Munsell Color No. 5 Y 8/2).

That the brick cross wall which originally supported the stair (at right) has been missing over one hundred years, attests to the interlocking mortise and tenon structural systems of these stairways. The stud at right has been helping, but for its preservation ← the stair structure must be further supported. It would be of interest, and instructive, to create a support which would ←——— allow the construction method to be viewed as it is now.

STAIR BALUSTER FOUND IN BOND HOUSE

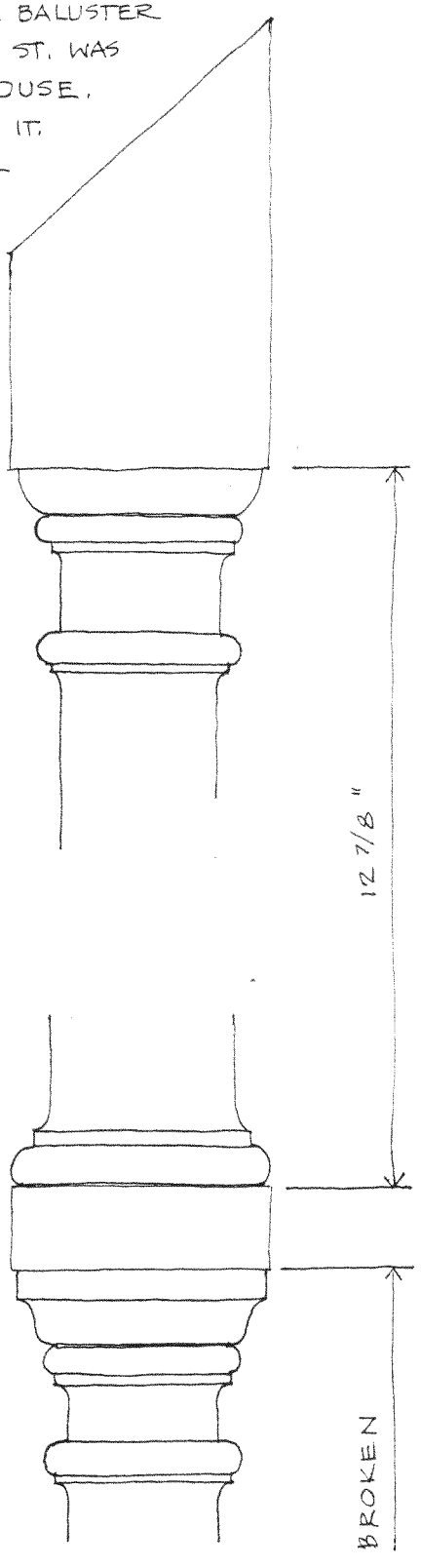
IN 1964 AND IN 1969 A PORTION OF A BALUSTER FOUND LOOSE IN GARRET OF 129 S. 2ND ST. WAS MEASURED AND RETURNED TO THE HOUSE. UNFORTUNATELY THE TENANT MISLAID IT. SURELY IT HAD BEEN A PART OF THE RAMPED RAIL OPEN STRING STAIR SURVIVING IN THE HOUSE.

THE BALUSTER HAD BEEN FASTENED WITH HAND WROUGHT NAILS, AND THE PAINT COLOR NEXT TO THE WOOD AND ABOVE WERE IN 1964:

CREAM - 10 YR 7/4 - 7/2 (MUNSELL NO.)
CREAM - 10 YR 6/4 - 7.5 YR 6/4
VARNISH
CREAM - 7.5 YR 6/4 - 6/2
DARK BROWN/RED VARNISH

ALL THE COLORS ARE PROBABLY DARKER READINGS THAN THEY ORIGINALLY WERE.

FULL SIZE TRACING OF RECORD DRAWING MADE FEB. 27, 1969 BY P. H. BATCHELER



FULL SCALE
PHB 8/22/78

the Bond House,
Third floor of 129 South Second Street, Philadelphia

Photograph by Anthony S. Bley

Historic Structures negative 157.4388

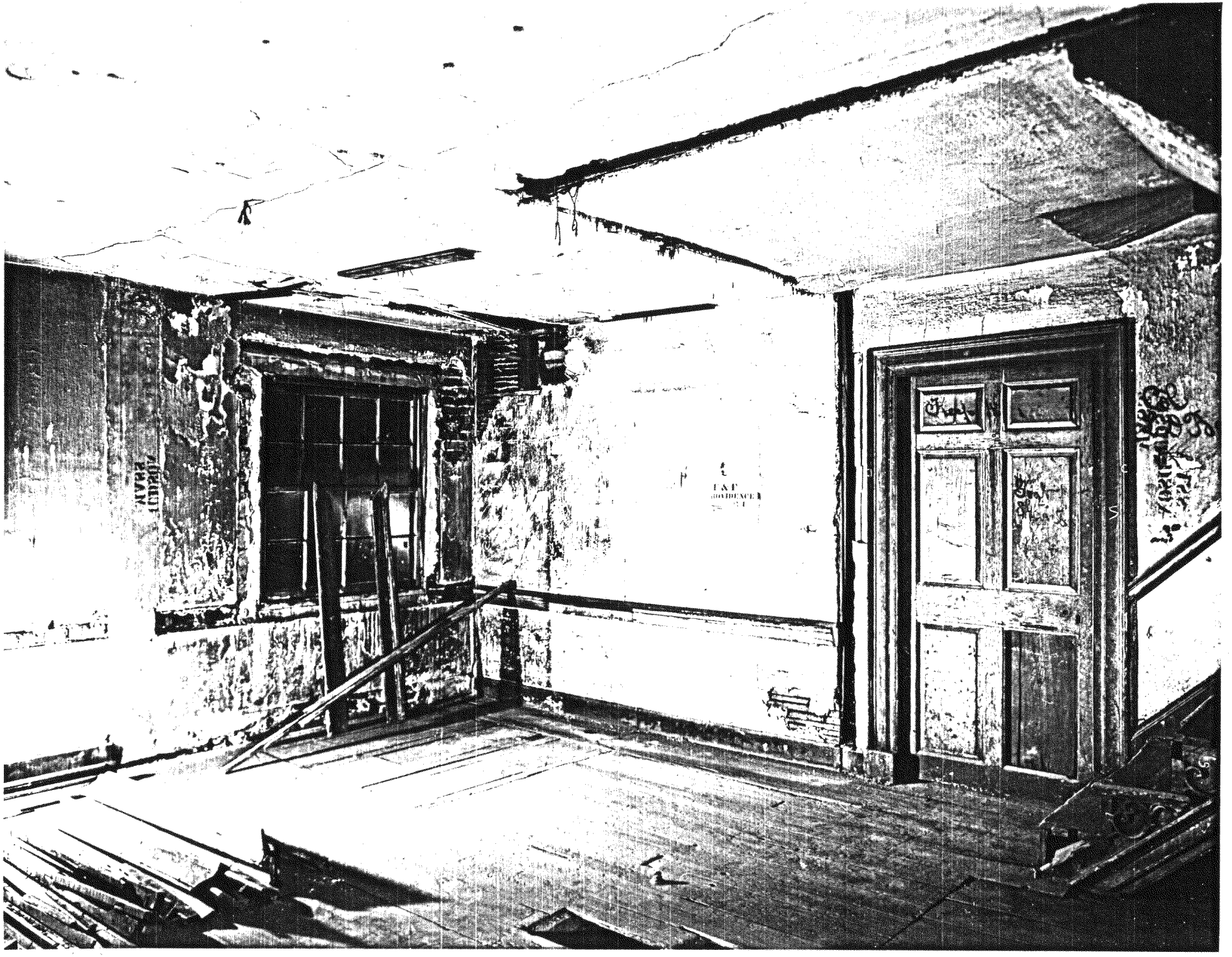
This view is looking southwest toward the center south window of the 1769 Bond House with the foot of the original stair at right. The stud partition shown separates the west chamber from what was the south center room and center stairhall. Missing is the north-south partition separating these spaces from the east chamber (in which the camera is standing), and the east-west partition between the stairhall and center south room.

Evidence of the latter is clearly visible next to the original six panel door - a vertical slot in the plaster which continues across the ceiling. In line with this partition are two mortises in the floor boards which received the original door frame leading from the stairhall into the small south room.

The partition which originally formed the east room was a structural brick wall, which explains the wide patch plaster and patch flooring. When c. 1824 this brick wall was removed a thinner stud partition was apparently substituted along the stairhall, shown here by the north-south slot in ceiling.

Of note in this view are the original chair rail and baseboard on the partition and the loose trim from the south wall both standing before the window and collected on the floor.

At an early date a doorway was cut through the standing partition and soon closed up. The patch woodwork matches the original trim exactly and was installed with the care usually used for a finish space.



For the nineteenth century warehouse use of this space, a hatchway was cut in the floor before the window (now closed over with 19th century shutters), A hole was dug in the south wall brickwork and adjacent partition, and round holes were cut in the flooring, all probably ~~four~~ a hoist which was attached to the wall.

The Bond House

Nineteenth Century Structural History

James S. Cox lived at 129 (85) South Second Street after purchasing the property from Venables Bond (son of Dr. Thomas Bond Sr.) in June of 1786. To protect his property he took out fire insurance with the Philadelphia Contributionship, the survey for which is the only early description of the house (see Appendix E).[22]

We do not think that Cox changed the house in any significant way during his residence there, except that by 1800 there were apparently two trees planted along the side of the house. It was a rule of the Contributionship Insurance Company not to insure houses with trees before them as in the event of fire they would interfere with the water streams from the fixed nozzle pumps. Because he had planted the trees, Cox was made to change insurance companies, switching to the Mutual Assurance Company, the green tree symbol of which illustrates an acceptance of these impedimenta .

In 1806 the Mutual Assurance Company noted on the back of Cox's policy that "One Tree planted in front of the within described Premises." A new policy was made up at this time, changing from a seven year term policy to a perpetual policy, the wording of which recognized a total of three trees present.[23]

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22. For biographical data and tax data on James S. Cox see Historical Data Section by J. A. Greene. The 1798 Federal Direct Tax Levied on James Cox also provides some data about the house as Cox lived in it; see Appendix D .

23. See Appendix E for a listing of insurance data, much of which was gathered with the aid of the Archivist of both the Contributionship and Mutual Assurance Companies, Miss Carol Wojtowicz.

At his death in 1821 Cox appointed his sons executors of his estate. The probate proceedings of Cox's will survive.[24] As the estate was apparently substantial it took over three years to settle. All this time the house was rented to businesses with living quarters at the upper floors, as it had been since Cox moved out of the House in 1806.[25]

The executors in 1822 surely had the opportunity to observe next door to the north the addition of a new west facade extending a store front five feet toward Second Street, and enlarging on the now valuable commercial floor space of the erstwhile domestic structure.[26]

In the interest of increasing the value of their father's estate, the executors followed suit by adding a commercial front to their corner house. On December 31, 1824 the estate paid the "City Comm^{n} for regulating property N^{o} 85 S. Second S^{t} the front of which was extended..."

The 1784 Land Survey (Appendix B) compared to the present building dimensions shows that the original lot included an additional four feet

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24. We are indebted to Historian Jerome A. Greene, DSC, for procuring the probate papers. See Appendix G , where the entries have been grouped by subject matter to give a picture of the facilities of the house during this period.

25. Op. Cit., Hist. Data Section, J. A. Greene.

26. See Appendix F for the fire insurance records of 127 S. Second Street which include this expansion of the building in a resurvey of April 15, 1822.

to the west of the 1769 house. Why the 18th century houses were apparently built back of their property lines is not known. But it is clear that the land values of the 1820's had increased to warrant building on undeveloped portions of the lots, particularly if a commercial front could be gained. It is this 1824 front which faces Second Street today.

1824 Structural Changes to Bond House

With the house joists bearing on the 18th century west wall to be removed, the builders of the 1824 west extension removed the western bay of east-west joists at all floors and substituted a framing system with joists spanning north-south. As the Bond house until 1824 had two masonry cross walls supporting the first, second, and the east part of the third floor framing (see 18th c. Framing Plans p.160), a decision was apparently made to remove these space interrupting walls as well. Thus, at the first and second floors new north-south joists were introduced the full length of the plan. While at the third floor a built-up girder was introduced in lieu of the east supporting cross wall. In addition, the 1824 first floor joists were installed at a new lower position, lowered to more conveniently relate to the street level.

As stated earlier, regarding the 18th century form of the house, the cellar windows appear inordinately high above grade. An unsuccessful attempt has been made to find evidence for the grade having been lowered sometime before the 1824 extension was added. All that we can determine about grade changes is that the present grade is one step lower than it was in the mid-19th century. (Note the bottom concrete and brick step at the SW corner doorway compared to the steps as they appear in the mid-19th century photo of the Slate Roof House at p. 118.)

With the removal of the cross walls the 18th century straight and winding stair between them (and bearing on them) was removed. Where the new stair was placed or just how the altered floor plans worked, we are unable to say at this time, as these spaces have been occupied preventing extensive physical research. Evidence of the division of the spaces is certainly forthcoming on the walls when the present 20th century wall boarding can be removed.

Architectural Description of the 1824 West Facade

The 1824 brick facade, 14" thick, seats on a stone foundation wall, and returns at the south with a 9" wall tied into the 1769 south wall at the interior brick withe (the exterior vertical joint very evidently demarks the addition).

The 1824 brickwork is of well compacted uniform red brick, laid originally in Flemish Bond with tight lime mortar joints, giving a smooth red appearance compared to the 18th century textured wall, described earlier. A molded brick cornice caps the wall and joins the added roof. Very possibly from the start the facade was tied to the floor framing with the diamond and "S" formed wall ties to be seen today.

The first floor openings have stone structural lintels, while the less wide upper windows have flat iron plates, 3/8" thick, now unsuccessfully supporting the loads above the openings. The latter detail was being tried at this time, taking the place of stone lintels which had been used previously with similar "reveal" or built up window frames.[27] All the openings have exterior stone sills of Pennsylvania "blue" marble.

27. Reveal window frames with stone lintels were first introduced c. 1787 with examples at the front of the Bishop White House and at Congress Hall.

From the James S. Cox probate proceedings, mentioned before, payment for building this facade was listed with one lump sum, except for three revealing entries (see Appendix G). One of these entries was a payment of $116.--for marble work (the rest of the facade materials and labor amounted to $443.75), the second was a payment "for iron railing to front door of House in Second St. ...," and the third was "for cutting holes in Steps of House in 2d St to receive Iron railing." An examination of the present stone steps of the 1824 facade found no sign of an iron railing having ever been mounted in them. Furthermore, the door sills show more wear than the steps. From the Slate Roof House mid-19th century photograph, p.118, we know the present steps date at least that early, but possibly they are not from 1824. It would be important to verify this by examining the underside of the steps to see if they have been merely turned upside down.

The first floor door and window masonry openings are original. The wood frames of all three, the window sash, and the south door and its transom sash can all be seen in the 1930's photograph of the building on page 122.

To complete what we know about the facade details, we need only refer to several loose elements found within the house. The wide north entrance had double doors outfitted with sash and removable shutters, the center window had folding shutters, the southern door had a removable shutter, and the second floor windows had applied molding, paneled shutters (see pps.171-3, the measured drawings of these artifacts, Drawing No. 391/28004 sheets 5, 6 & 7, and INHP Accession 3288).

The previously quoted James S. Cox probate proceedings also listed payment "for padlock for cellar door." The padlock does not survive, nor do the wood cellar doors themselves, but the marble lintel, cheeks and sill, and the folding strap hinges and long bar hasp certainly do.

Architecturally this 1824 facade represents a further development of the Georgian style, one verging on the Greek Revival, which was being used most superbly that very year with the building of the Second Bank of the United States. The details which tended toward the Greek Revival are recognizable as such, particularly in profile. The moldings which surround the exterior of the reveal window frames, the applied second floor shutter moldings and the window muntins all have sections which approach Greek Revival "thumb" profiles. Otherwise the facade is built of the same materials used in its predecessor 18th century buildings and its appearance is very closely related to what is known as the Federal style, when details became lighter and flatter, and window panes became larger.

Philadelphia builders changed their mode of building slowly, and this facade represents a transition.

1824 Alterations to the Bond House South Facade

Mentioned above is the south return of the 1824 facade of some four feet of brickwork, to meet the old southwest corner of the Bond House. There was no attempt to blend in this wall stub with the 18th century wall. A clear vertical joint extends from the sidewalk to roof.

An 1869 photograph (page 120) taken when a new building was being built across Sansom Street on the old Slate Roof House site, shows this

southwest corner clearly. The 1824 addition did not disturb the south 1769 horizontal or raking cornices. But the 18th century pole gutter, which had probably originally drained to the north side of the west facade, was changed to drain via a conductor head and downspout located at the south facade juncture between the 1769 house and 1824 addition.

Two of the 18th century south windows were affected by the change to commercial use of the structure. To provide uninterrupted wall space, the western window was bricked up. And related to a large hatchway built as an integral part of the 1824 first floor framing,[28] the middle window above was changed to a door. The strap-hinged batten doors to this opening can be seen in the mid-19th century view of the Slate Roof House, p.118, along with wood steps down to the sidewalk.

Other than the changes to these two window openings, the south facade of the 1769 Bond House remained entirely recognizable.

The 19th Century Addition of a Rear Building

see p.101

On the remaining corner house lot, including the 7'-7" alley at its east end, a rear addition was built sometime after the 1824 front was added. No documentation has been found for building this rear structure which stands today. Perhaps by comparing the sale and purchase costs of the 19th century owners (see Appendix C). The owners between 1835-43 seem the most likely to have been involved. Alphonso LeJambre in 1835 purchased the property for $7000.--. If he built the addition he was only able to sell

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28. A similar hatchway exists directly above this one at the third floor level. It is therefore likely that one was installed in the second floor framing as well. Thus the whole house reverted to commercial use in 1824.

the property for $9000.-- a year later. Or, perhaps, the purchaser in 1836, Benjamin Eldridge, added the building, extending his debts and thus was forced to sell the property at sheriff's sale in 1843. Or a last possibility is that Thomas Prichett added the rear wing in 1843 after buying it for the bargain price of $2800.---. Stylistically it seems most likely to have been built by Benjamin Eldridge after 1836, or Thomas Prichett post 184-

Architectural Description of the 19th century Rear Building

Built as a commercial and/or light manufacturing structure, the exterior of the rear addition resembles a domestic structure built in the continuum style of Philadelphia's 18th and 19th century builders. Its materials are the same as those used in the 1769 and 1824 portions of the building. It is only in the treatment of the details that one can see time moving forward.

Again there is a clean vertical joint demarking the new addition from the 1769 house. The addition has the usual 19th century molded brick cornice, its walls are of common bond with a header course every 8 or 9 courses. It originally had reveal frame windows, the jamb trim of which is less articulated than its 1824 counterpart. Its are also less refined than those of 1824 (and drawing 391/28004, sheet 8, p. 174). applied molding paneled shutters (see Accession 3288). It has still in place a back door the simple frame of which has a stepped frieze lintel used very widely c. 1840 in Philadelphia buildings. Curiously the door of this entrance is the six panel 18th century door discussed in the section of this report on the 1769 portion of the building. Why a reused door occurs here is probably best answered by the fact that this was a rear door and such economies of using what was on hand were appropriate. The marble sill of this entrance exists, but its original steps are missing.

* th A barred cellar window in the east party wall of this addition (a vent for the cellar necessary) indicates that open space was adjacent to this party wall. As the Bond-Starr stable on this lot was not as wide as the lot (see Illustration "Building/Lot Development - Bond Haus") this was entirely possible and unfortunately does not help to date the Construction sequence.

For the warehouse function of this building, a wider door opened at another series of floor hatchways framed integrally with the joists at the first, third, and therefore undoubtedly the second floor. A bulkhead entrance, with brick cheeks and wood ladder down to the cellar, had folding doors with folding strap hinges similar to those on the 1824 front (see Accession 3288, A and page 174 for a drawing of the two leaves of these doors which survive).

The floor levels of the second and third floors of the addition are close to, if not the same as the 1769 building. The first floor, however, was erected some 1'-5" higher than the 1824 front building first floor level. Head room in the cellar was probably the reason for this, and economizing on excavation may have been the reason why the rear addition cellar floor is also 1'-5" above the 1824 cellar floor level.[29]

To open the space between the front building and the rear addition, the 1769 east exterior wall was removed and timber posts and girders were introduced to take the loads of the third, garret and roof levels of the 1769 structure. The joists of the new addition all span north-south.

The interior treatment of the rear addition can only be described at the cellar and third floors (the first and second being now lined with 20th century materials and are occupied spaces preventing research). Both the cellar and third floors were unfinished, their masonry walls exposed. The cellar floor, as was also done in the 1824 remodeling, was a wood floor laid on wood sleepers, making the spaces useful for storage.

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29. Because the rear addition first floor level appears to be near the 1769 first floor level, it was first thought that the rear wing was added before the 1769 first floor was lowered.

19th century Roof Details

The rear addition roof slopes up to the north, crossing through the structure of the 1769 east cornice, and thus necessitating its disassembly. Because the addition roof rises higher than the 1769 east cornice, the two roofs form a valley at their intersection, and the rear ← ← roof covers part of the previously exposed, ie. 19th century, roofing on the 1769 house. This shingling still survives. It is laid 8-1/2" to 9" to the weather, and the shingles have beveled butts, a 19th century shingle detail.

The roof of the 1824 west extension was practically flat, thus shingles were not usable. Instead there apparently was a sheet metal roof laid here, made up of sheets ± 14" by 20", seamed and soldered. Evidence of this can be seen in sections of such roofing now used to cover "rotten" plaster in the garret.[30]

The rear addition roof was covered with wood shingles which are still extant, to be seen from the underside. These were 9" to the weather.

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30. ← A similar roof to this was found as the original roof on a documented 1804 porch at Arch Street Friends Meeting House, Philadelphia (see INHP Accession 2387). If the Bond House roofing is ever removed from the building the most representative portions should be preserved and accessioned into the INHP collection.

Twentieth Century Changes to the Building

The three-part structure seems to have remained relatively untouched through the last half of the 19th century and up through the 1930's (see the photograph of that era on page 122). Possibly only because the old window sash may have rotted, the complete window frames of the first, second and third floors were removed in the 1769 portion of the building. This major change, for a seemingly minor cause, may have occurred because the 18th century sash were only 1 inch thick and stock 20th century sash are 1-3/8 inches thick, thus the new sash would not fit the old frames (the 1824 west window frames remain as their sash had a thickness closer to their stock replacements).

As the first and second floors have been continuously rentable, if not occupied, the window frames and sash of these floors were removed from the site. But those of the unoccupied third floor, once cut into small segments to enable their removal, were dropped to the floor and left there.

The 1824 west entrances and first floor window have undergone an equivalent change, probably at the same time. The doors and window and their frames were removed, more likely in the name of modernization.

The unoccupied third floor and cellar were used over these years to store loose trim, doors and shutters which were removed from their useful positions (see Surviving Architectural Features and Artifacts, Appendix A).

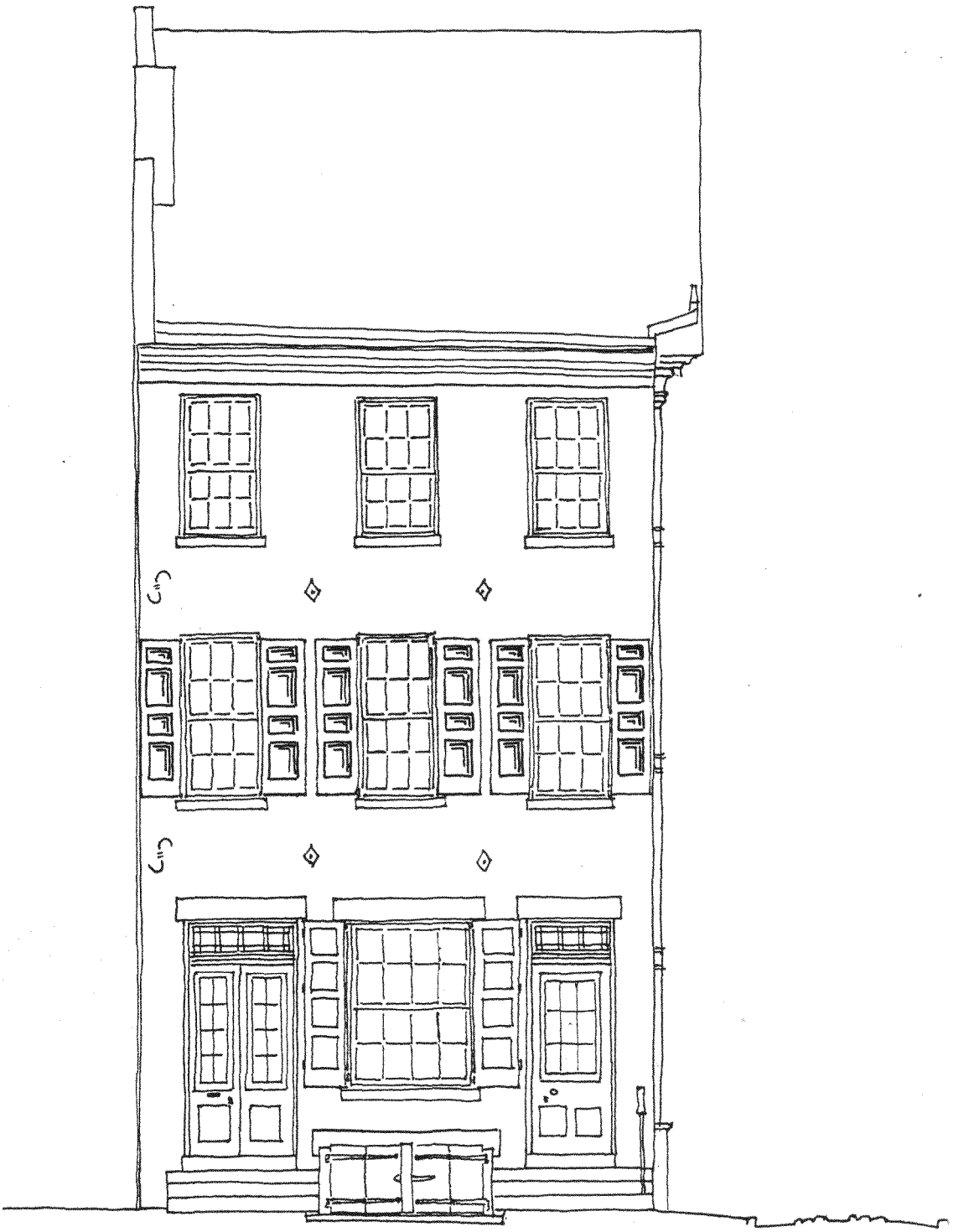
For lack of flashing and/or roof repair, the south 1769 horizontal cornice members apparently rotted and caused the removal of this feature.

Most damaging to the structure was the well meaning, but unknowing, pointing of the brickwork with a skim coat of hard cement mortar. As said earlier in the report, this not only destroyed the form of the original pointing, but it has adhered to the bricks so well that when water gains entry behind it and freezes the expansion in volume causes the mortar to pop off, taking with it fragments of the softer bricks.

On the interior, at the first and second floors, the 20th century has covered all evidence of previous uses by wall boarding, new partitions, dropped ceilings and floor covering.

There was a fire at one time in the cellar along the south side at the juncture of the 1769 house and rear addition. The cause is unknown, but the damage seems to have been limited to this area.

Gas was introduced to radiators at the first two floors (probably also for lighting in the early 20th century). The first and second floor electric wiring has been updated in limited areas. And two waterclosets with lavatories make up the total plumbing introduced.



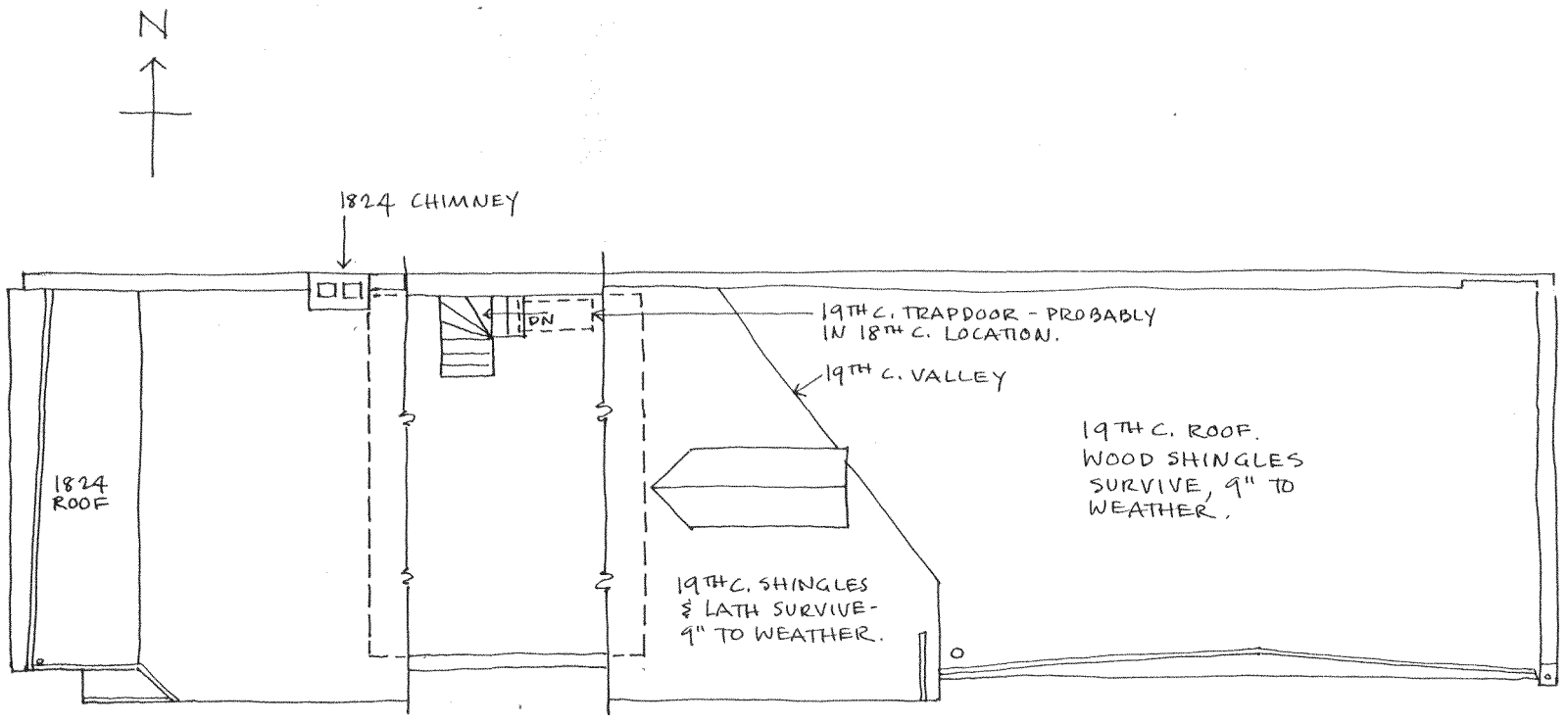
OVERLAY OF HIST. STRUCTURES NEG. 157.4416

RESTORATION 1824 WEST FACADE BOND HOUSE, 129 S. 2ND, PHILA., INHP

0 5 FT APPROX SCALE

SEE: OLD PHOTOS: HIST. STRUCTURES NEG. 157.4392 & 157.2563
1824 SURVIVING PORTIONS 2ND FL. SHUTTERS & SASH
1824 SURVIVING DOUBLE DOORS & 1ST FL 4 LEAF SHUTTERS } INHP ACC. 328

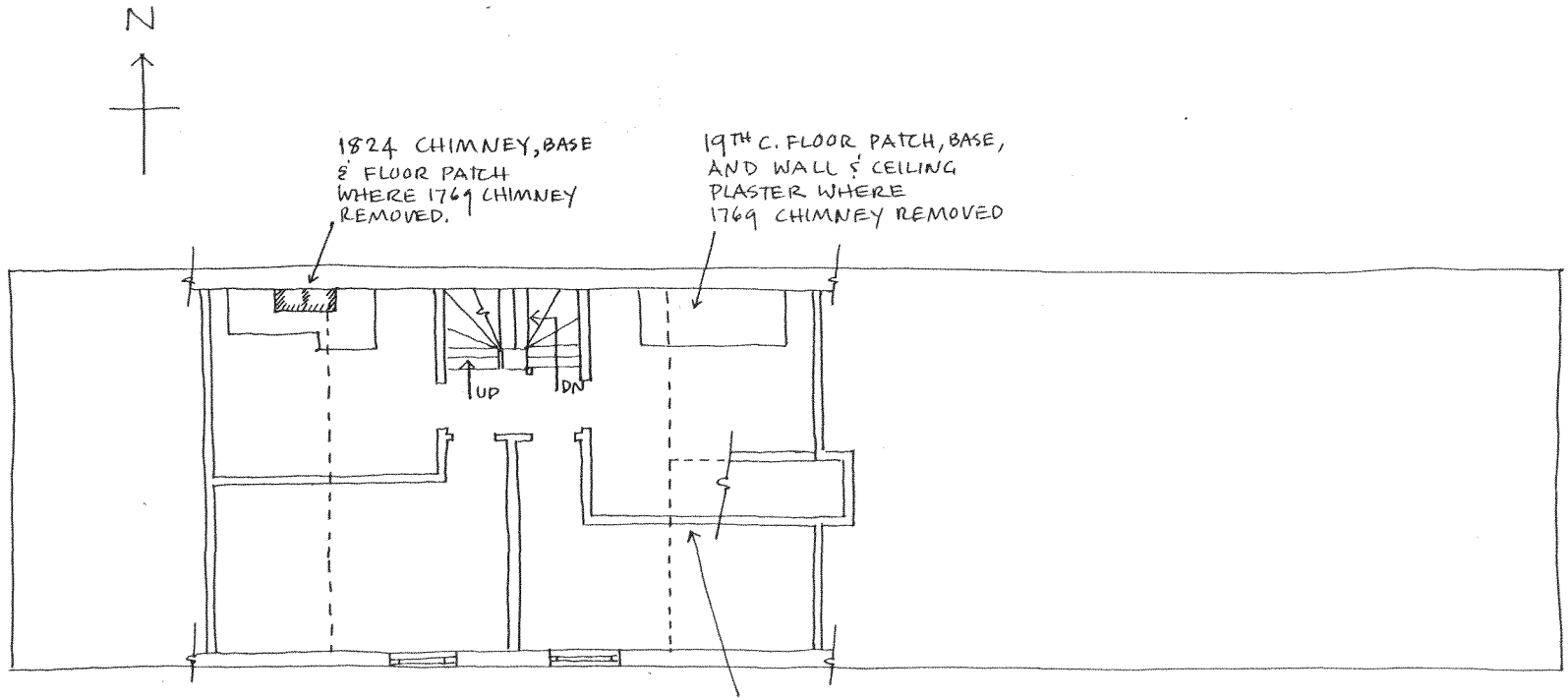
PHB 6/15/78



LOFT FLOOR PLAN - EVIDENCE 19TH C.
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

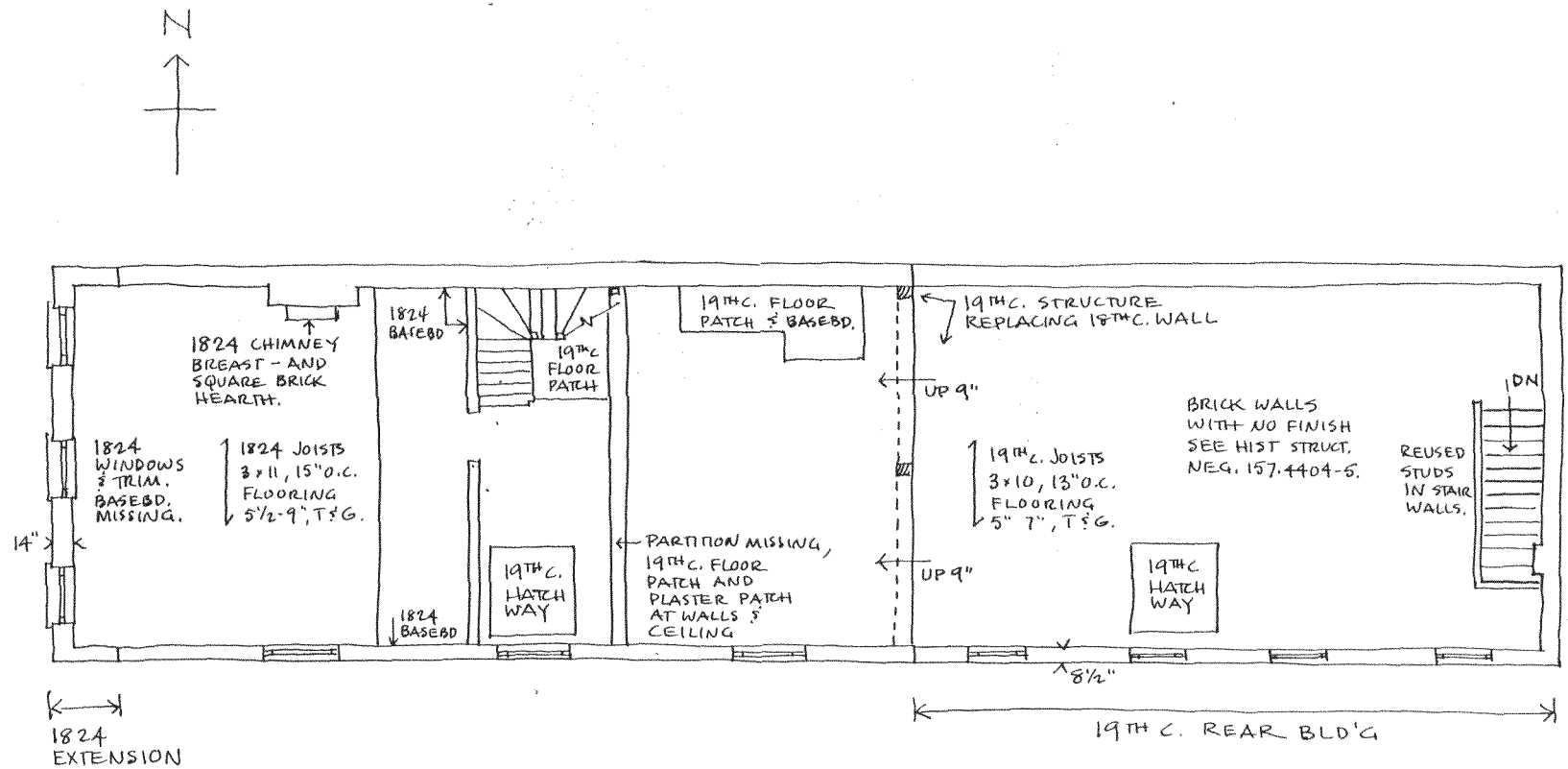
PHB 7/5/78



GARRET FLOOR PLAN - EVIDENCE 19TH C.
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

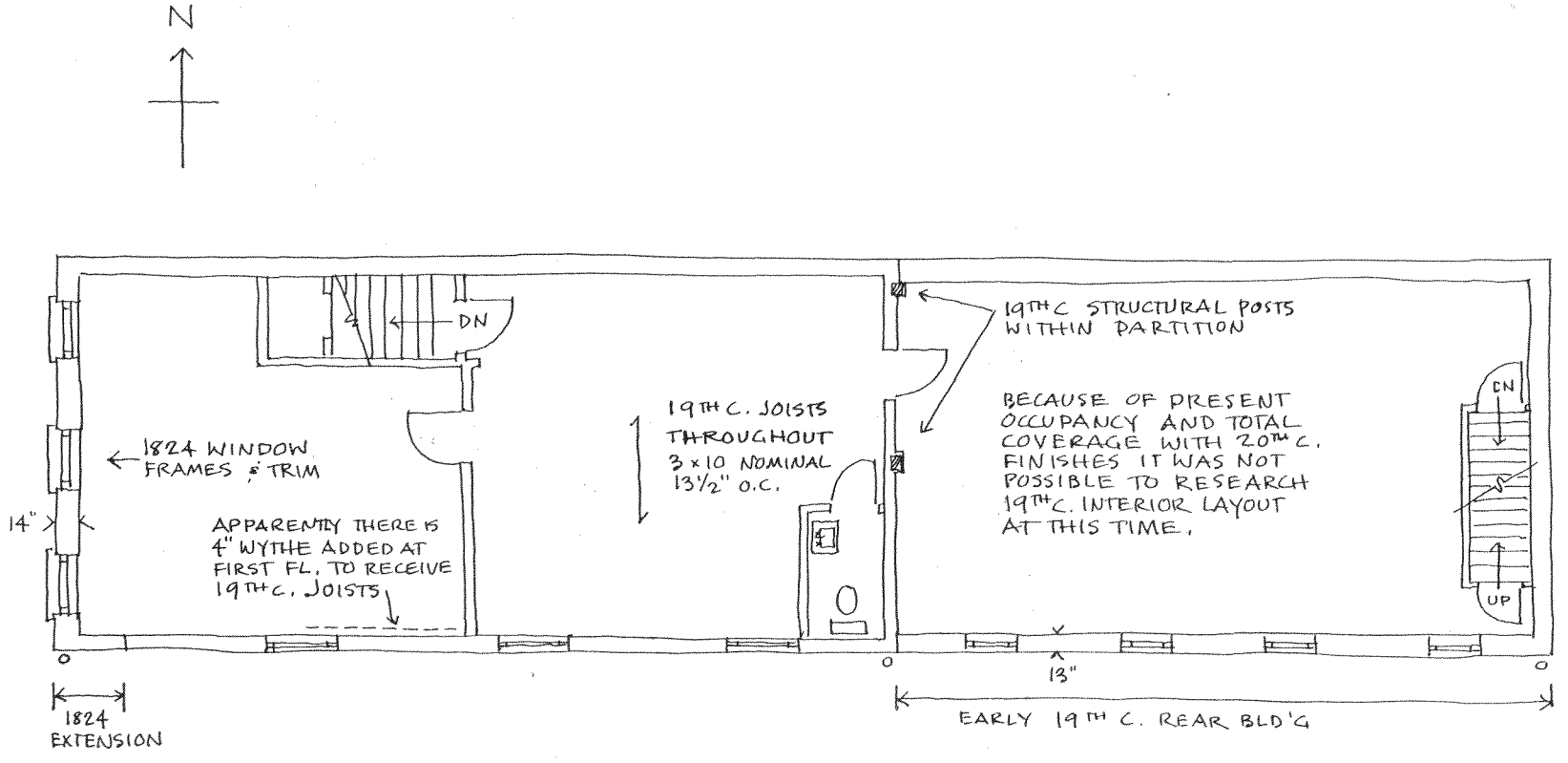
PHB 7/5/78



THIRD FLOOR PLAN- EVIDENCE 19TH C.
129 S 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

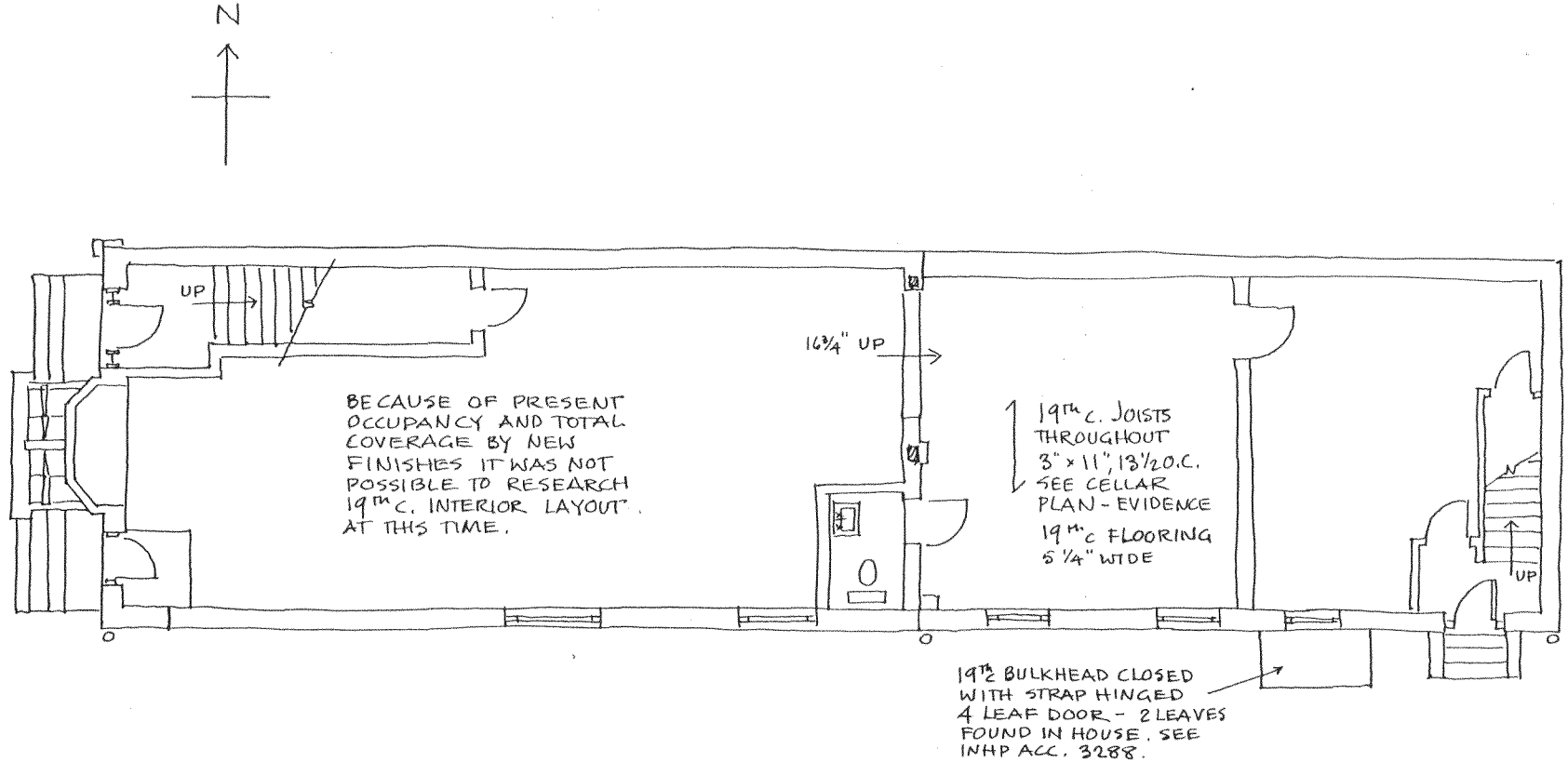
PHB 6/30/18



SECOND FLOOR PLAN - EVIDENCE 19TH C.
129 S 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

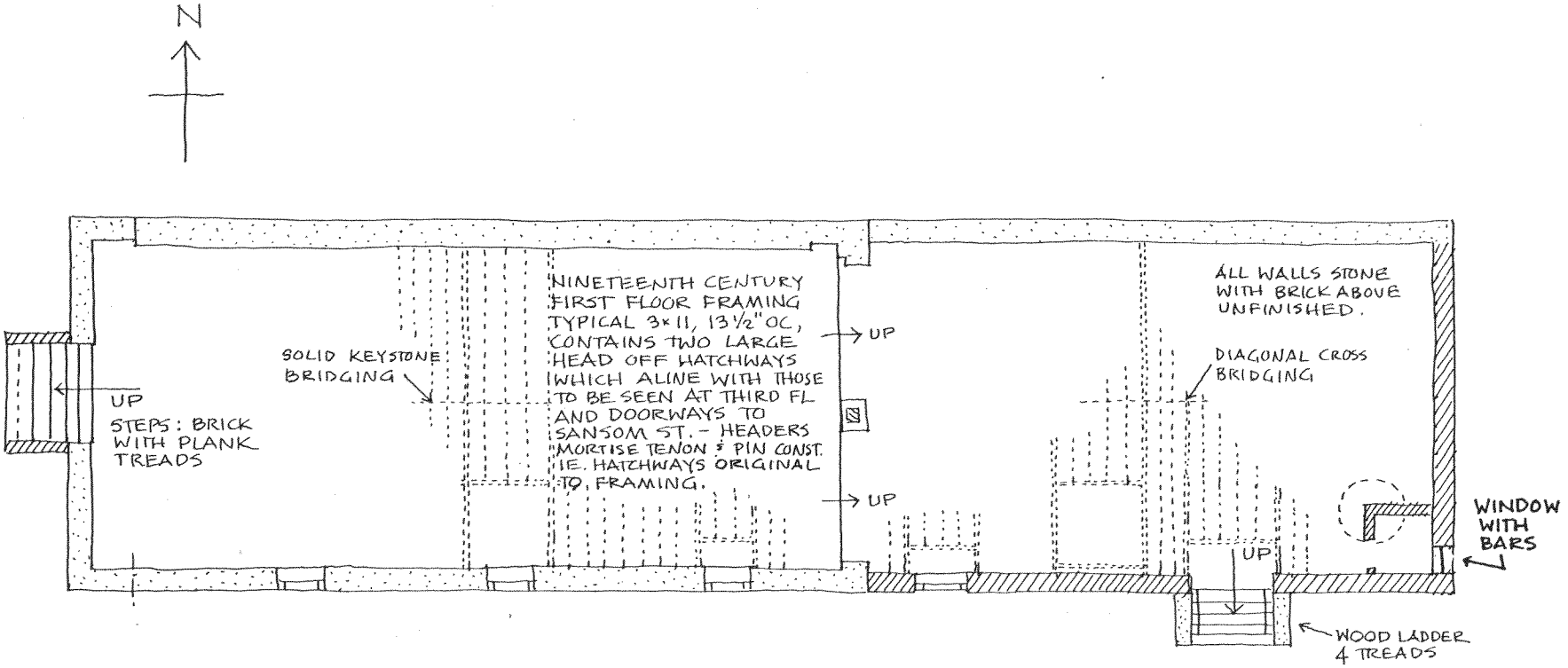
PHB 6/30/78



FIRST FLOOR PLAN - EVIDENCE 19TH C.
129 S 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

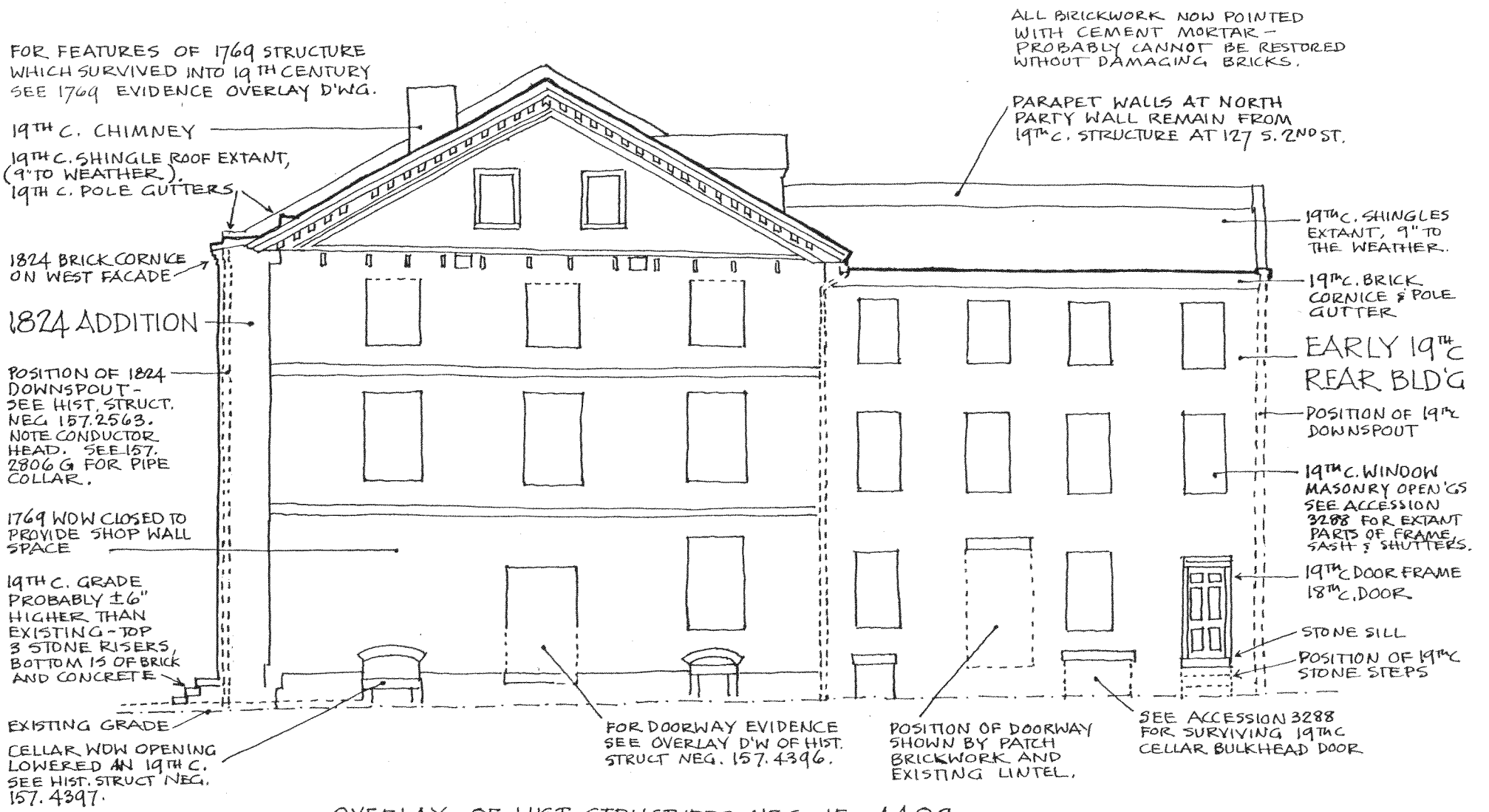
PHB 6/29/78



CELLAR PLAN - EVIDENCE 19TH C.
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

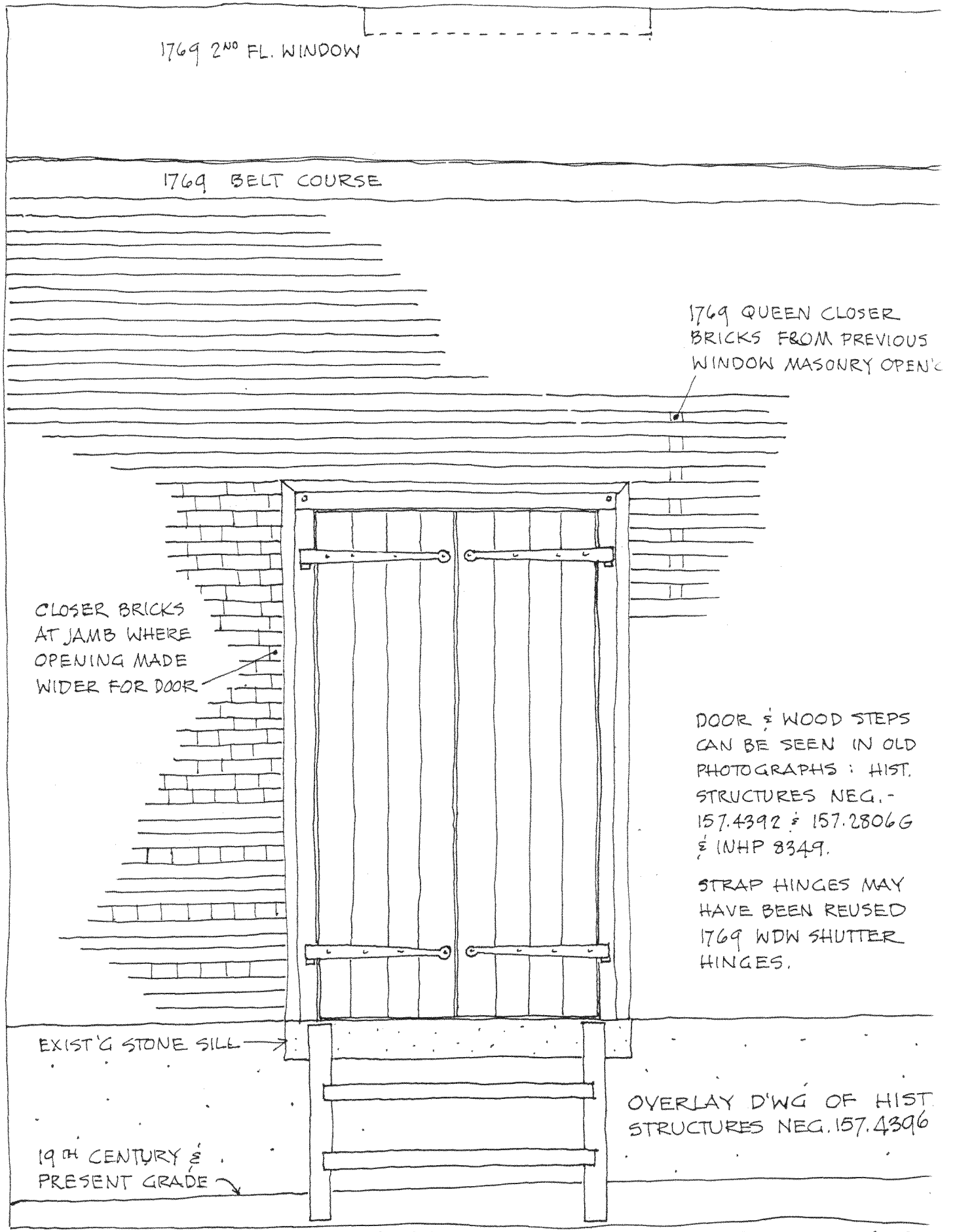
PHB 6/28/78



OVERLAY OF HIST. STRUCTURES NEG. 157.4409

EVIDENCE OF 19TH C. SOUTH FACADE - BOND HOUSE 129 S. 2ND ST., PHILA., INHP

0 10 FEET

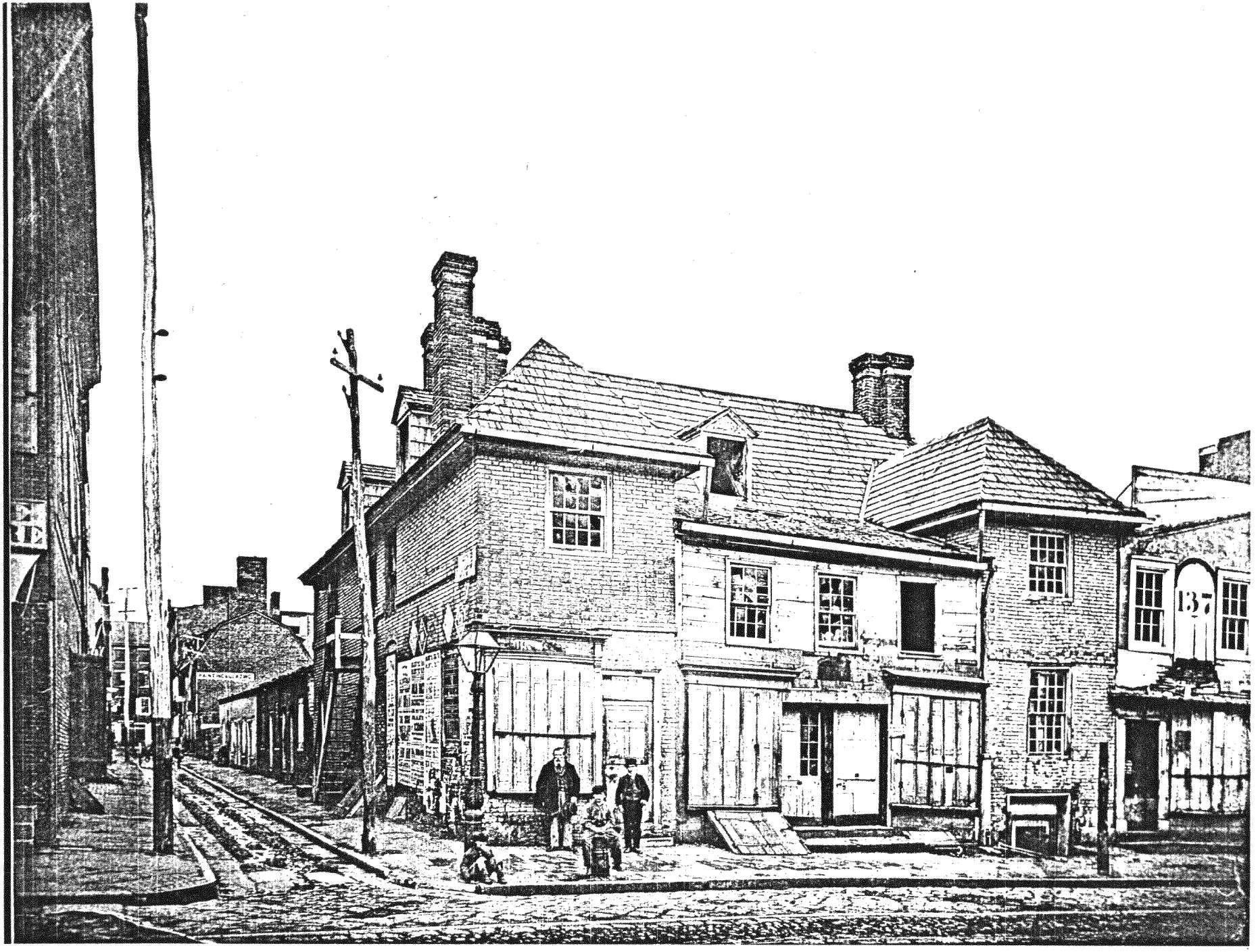


RECONSTRUCTION c.1824 SOUTH CENTER DOORWAY BOND HOUSE - 129 S 2ND ST., PHILA., INHP

PHB 6/19/78

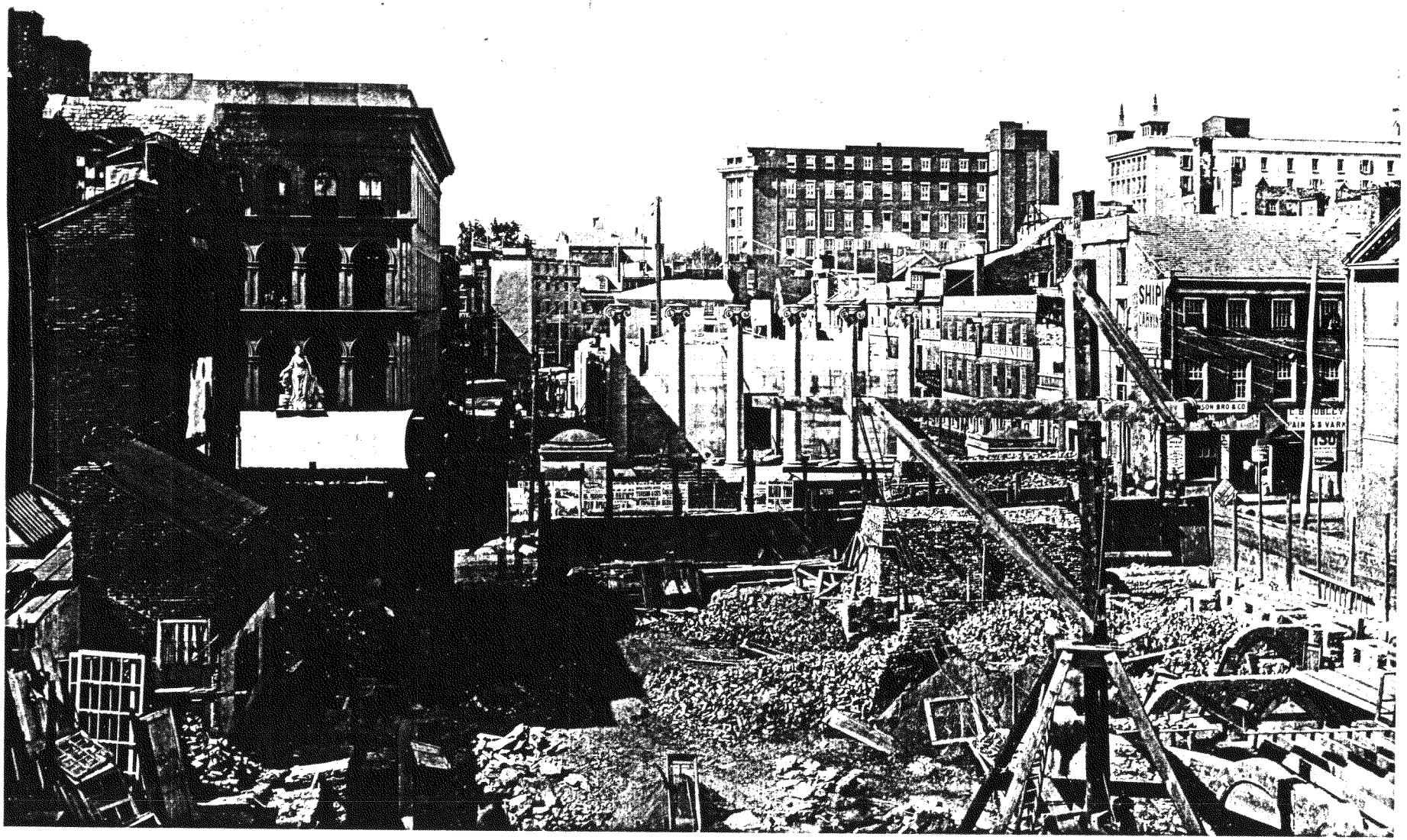
c. 1867-Two photographic views were made by F. Gutekunst, on the same day, with the central subject of the Slate Roof House. Original prints of these views are to be seen at the Historical Society of Pennsylvania (copy negatives Independence National Historical Park negatives 8349 and 10361). Another original print, shown here, includes a portion of 129 S. Second Street with its 1824 facade. This is NPS Historic Structures negative 157.2806 G and was copied from the original in the Castner Collection, Volume 5, p. 18, Free Library of Philadelphia.

At left is the southwest corner of the Bond House with its 1824 west front addition. This view is valuable for data on the appearance of the Bond House in the 19th century, particularly: the three stone steps at the southwest entrance to the building; the batten door with wood steps opening onto Sansom Street where in the 18th century there had been a window; the light painted paneled shutter at the second floor west window; the 1824 southwest downspout with collar and splash stone at grade below; brick sidewalks at a grade high enough for only three stone steps at the southwest entrance; granite curbs with a storm sewer at the corner of Second and Sansom; and the flat stone gutters and central path of Sansom Street, filled between with pebblestone. Two other details are worthy of note although they may not date back to the 1824 changes. This photograph catches the end of a large lettered sign between the first and second floors and a canvas awning beneath it.


137

1868-69 photograph of the demolition of the Bank of Pennsylvania on the west side of Second Street, and the construction of the first building for the Commercial Exchange (it burned in 1869 and was later rebuilt) on the east side of Second Street. ~~WASO~~ Historic Structures negative 203.133

At right the Bond House southwest corner is recorded. Of particular note is the survival, until at least this date of the 1769 horizontal south gable ← modillion cornice. And of importance to the 1824 addition to the west facade this view shows a sheet metal rain water conductor at the head of the 1824 round downspout.


SHIP

c.1930 View of East Side of Second Street North of Sansom Street, Philadelphia (copy negative, Historic Structure 157.4392)

A print of this photograph was found among debris in a first floor closet of 129 South Second Street, the Bond House, shown at right. The photograph records the Bond House 1824 west facade addition very much in its original state. The brickwork and brick cornice are in good condition, the marble window sills, and first floor opening heads are sound, and the marble steps and bulkhead cheeks are well seated. Still extant are the 1824 west window frames and sash, the first floor shop window frame and sash, the south door frame, transom sash and door (the insert sash and removable shutter are missing), the north door frame is still in place (the double doors and transom have been removed), and the 1824 hardware is still in use at the bulkhead doors although the doors themselves have been replaced.

Many of the missing 1824 details have been found in part or whole in the building and are now accessioned (#3288) in the INHP Museum collection.

Still extant on the south facade at this period are the 1769 window frames at the second ← floor, and the original sash and frames at the third floor. At the first floor center opening the 19th century batten double doors (hung on strap hinges) were apparently still needed by the occupants. These doors are also to be seen in the c.1867 photographs of the Slate Roof House. They were added in 1824 when the first floor was lowered to meet the new facade, as the floor framing is headed off at the door to allow bulk entrance to the cellar from this opening.


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RECOMMENDATIONS

Two alternatives are presented here for the development of the Bond House, 129 S. Second Street. Alternative A would return the building to its 18th c. appearance, and alternative B would preserve it in its present form with restoration of its missing 19th c. details.

The interior of the lower floors of the building have lost all historic details and therefore can appropriately be developed for adaptive use with either alternative for the exterior treatment. Several possibilities for such adaptive use are examined in the Alternative Plans included here to show the effect of exterior treatment on interior usage.

Listed here are positive and negative factors for both Alternatives A and B.

Alternative A

In Alternative A the treatment of the exterior would include: the demolition of the east and west 19th century additions, the reconstruction of the missing east and west facades of the 18th century core of the building, and the restoration of the 18th century south facade.

Positive Reasons for Using Alternative A

- Architecturally the reconstruction/restoration of the 18th century Bond House would be as pleasing aesthetically as is the reconstruction of City Tavern. The details would complement City Tavern and the two non-NPS structures eastward on Sansom Street.

- The reconstruction of the rear yard/garden would be an extension of the landscaping provided along "Sansom Mall."
- The reconstruction/restoration would present the appearance of the earliest phase of the structure's history when it was a newly built dwelling. This was the same period when City Tavern was new and the center of social activity.
- The 18th century house was set back 12 feet from the curb. This is the set back chosen for the potential parking garage, thus the reconstruction/restoration would not interfere with any sight lines to the garage entrance.
- The garden entrances to the cellar and first floor would provide second exits, and at the first floor level the garden entrance could possibly be ramped for the handicapped as it would be only about one foot above grade.
- The reconstructed 18th century first floor level would give higher head room to the cellar rooms.
- The reconstructed 18th century volume of the building would be smaller than the present structure and would therefore demand less energy to operate, and less money to maintain.

Negative Effects of Using Alternative A

- Removal of the 19th century additions means the destruction of fabric 100-150 years old which represents nearly half the history of the house.
- The reconstruction of the front and rear 18th C walls demands conjecture : principally in the detail treatment of the front and rear entrances, the steps, cellar bulkhead, ← window head trim (or no trim), glazed or unglazed headers, rear areaway, ← yard/garden and fencing.

- The reconstruction cannot be entirely faithful because the present grade level is lower than in the 18th century. Thus, additional steps to the first floor will be required, and the south cellar windows will be abnormally high above grade.
- The reduced size of the structure will less effectively shield the parking garage.
- The single stair to the upper floors with access through the first floor space limits the usage to either a single tenant or closely related tenants.
- The single stair does not satisfy the Philadelphia Building Code for occupancy above the first floor.
- The domestic street front and the limited floor area do not lend themselves naturally to retail occupancy, thus perhaps reducing the options for potential tenants.
- The square foot building cost is ← higher.

Alternative B

In recommending Alternative B, as stated in the Introduction, the author is following the prevailing trend toward preservation rather than reconstruction.

Positive Reasons for Using Alternative B

- The Bond House, 129 S. Second Street, in 1976 was given the NPS classification of "Third Order of Significance." This classification applies to "Those structures significant primarily in the presentation and interpretation of the history of a community or locality." ← The Bond House has not been thought to have national significance. Indeed, the house comes to the NPS only as part of the Area F parking facility development. It

would probably not have become a NPS project on its own merits.

The classification of Third Order of Significance recognizes that the Bond House is significant to its surroundings -- The Old City Historic District. As such, it demonstrates the development of this District. 129 S. Second Street was first built as a domestic structure, and as the emphasis of the District changed to commercial use, so did this building. Removing the 19th c. facade and reconstructing the 18th would put the building in a domestic context rather than the commercial which survives north and south of the NPS Area F boundaries.

- This history of 129 South Second Street is readily demonstrated in the present exterior form of the building, the 19th century commercial additions being appended to the 18th century domestic core. The building has existed in this form for the greatest length of its life.

- 129 South Second Street in both its 18th century core and 19th century additions is a statement of Philadelphia vernacular architecture. The "vocabulary" of bricks with wood and stone trim is not only in harmony between the 18th and 19th century parts of the structure, but it harmonizes with the historic buildings of INHP and the two non-NPS, 18th century structures eastward on Sansom Street. (They themselves even have early 19th c. fourth floor additions.)

- ← The evidence for the restoration of the building in its present form is extant in photographs and surviving building parts to the extent that a restoration to the 19th century can be absolutely accurate.

- Therefore, it is the author's opinion that in this instance the policy of the National Park Service toward Historic Preservation can and should

be adopted viz.: "Alterations to a structure are often of historical or architectural value in themselves and convey a desirable sense of evolution overtime. No matter how well conceived and executed, a restoration will be an artificial modern interpretation of the past rather than an authentic survival from it. Accordingly, the preservation of a historic structure in its existing form shall always be given first consideration. [See NPS Management Policies, 1975, Chapter I, Cultural Resources Management and Preservation, p. 15-16.]

- The amount of space available for utilitarian use with the 19th century additions preserved will, just as originally intended, be more attractive to potential tenants.

- The first floor level with the 19th century period preservation is lower, nearer grade, than the 18th century first floor level, thus making the main entrance more accessible to the public. The commercial bulk window of the 19th century front would lend itself to retail tenants and thus provide one more option for the type of use.

- The second west entrance with a stair directly to the upper floors permits independent usage and control of the upper floors, ie., more flexibility in securing tenants. The second rear stair and exit provides a second egress from the upper floors.

- The cost of Alternative B's preservation/restoration of the exterior is less than Alternative A's reconstruction/restoration of the exterior. (Note: the suggested and estimated interior adaptations B-1 and B-2 are more expensive due to the greater square footage and

increased scope of suggested improvements. Less expensive programs are of course feasible.)

- The square footage cost is less with the preservation of the 19th century additions:

  The maximum cost of Alternative B-1 is $669,000.--

  ÷ 8096 sq. ft. = $82/sq. ft.

  The maximum cost of Alternative A-1 is $609,000.--

  ÷ 4664 sq. ft. = $130/sq. ft.

- The retention of the 19th century additions increases the screening of the long south facade of the parking garage, and will act as a positive back-drop for any development of the Slate Roof House site.

Negative Effects of Using Alternative B

The following are negative effects which would result from the development of Alternative B, preservation/restoration of the 19th century additions.

- The larger building volume will require greater fuel consumption and utility costs. (But by recognizing this problem in engineering the mechanical systems, these costs may be controlled.)
- The restoration/preservation of the 19th century west facade will require particularly careful workmanship to restore the structural integrity of the masonry without destroying its original characteristics.
- The east party wall of the 19th century rear addition facing the Sansom Street Mall is blank. (As the Sansom Street Mall is designed with considerable landscaping, this should not prove an adverse effect.)

- The 19th century west facade extension breaks into the south gable roof line in an awkward manner. (However, this very condition is one of the details which demonstrates the development of the building.)
- The front half of the first floor is two steps lower than the rear addition first floor level.
- Retention of the west extension only permits an 8 foot wide sidewalk before the house on Second Street. This will be narrower than the sidewalk as planned for the new parking garage. (This ought not to pose a problem as the rest of the sidewalk up and down Second Street also measures only 8 foot in width.)
- Retention of the west extension would partly block the view of the parking garage entrance if the Second Street traffic were ever to be changed to northbound.
- Compliance with the "Architectural Barrier Act" of 1968 will not be possible if the exterior facades are to be faithfully preserved and restored. (It is possible to plan an elevator/entrance along the north or east facade. This possibility is not reflected in the estimates presented.)

Recommendations for further Research, and the Care of Building Artifacts During and After Development of the Structure.

During the contract document preparation, regardless of the alternative chosen, further research and recording will be necessary as follows:

Archeology/Architecture

- Determine original grade level if possible.
- Locate early 19th century tree positions below sidewalk areas.
- Locate foundations of 18th century chimneys.
- Locate possible 18th century vaulted cold cellar, east wall foundation, and areaway east of 18th century cellar.
- Excavate possible privy pit on property line east of 18th c. cellar.
- Locate foundation for steps to 19th century addition entrance and cellar bulkhead.

Architecture

- Record south and north wall interior 18th and 19th c. evidence at 1st and 2nd floor walls.
- Determine and record sizes of original chimneys above roof level of 18th c. house.
- Record Dormer window and roof evidence when it can be uncovered.
- Examine undersides of 1824 stone entrance steps to see if they have any evidence of being reversed and of having once had an iron railing.
- Examine 1824 first floor masonry openings for evidence of door and window frames.
- Record evidence on north face of north party wall if surface is uncovered for refacing.

(#3288)

In preparation for construction, the INHP accessioned architectural artifacts from the development of 129 South Second Street, which are presently stored at the third floor front, must be bundled carefully, and either transferred to accessible storage where they can be retrieved either for reuse or reference, or stored in such a manner within the building so as not to be in the way or subject to damage.

The building artifacts and the in situ original building fabric at the third and garret floors would lend themselves to demonstration of 18th and 19th century construction techniques. This material will be increasingly important to use in training NPS preservation/maintenance staff.



ALTERNATIVE A
RECONSTRUCTION 18TH C. E. & W. FACADES
RESTORATION 18TH C. S. FACADE
BOND HOUSE, 129 S. 2ND, PHILA., INHP

PHB 7/17/78



ALTERNATIVE A

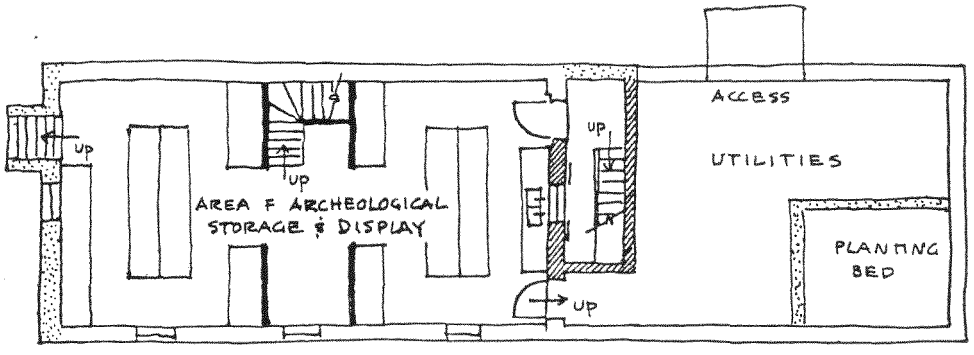
SOUTH ELEVATION OF 129 S. 2ND STREET

(RESTORED TO ITS 18th C. APPEARANCE)

AND AREA F PARKING GARAGE

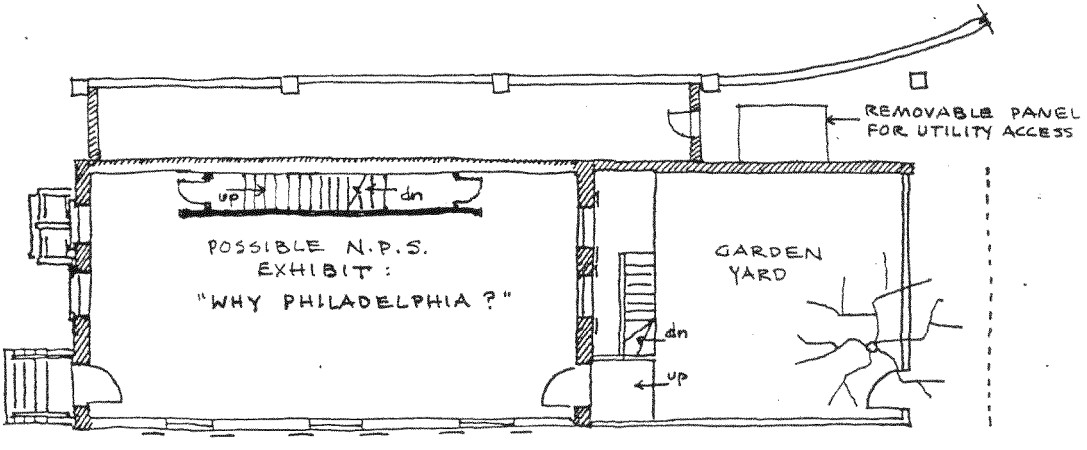
PHB 9/10/78

RECONSTRUCTION 18TH C. EXTERIOR APPEARANCE
ADAPTIVE USE ALTERNATIVE (A-1)
BOND HOUSE, 129 S. 2ND ST., PHILA., PA., INHP.

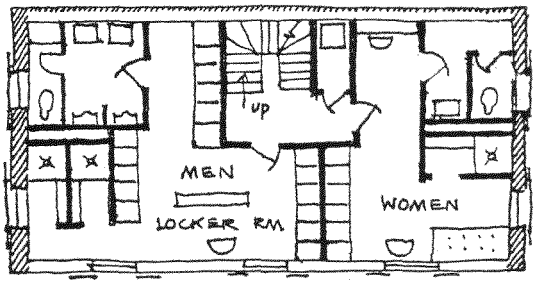


B

N

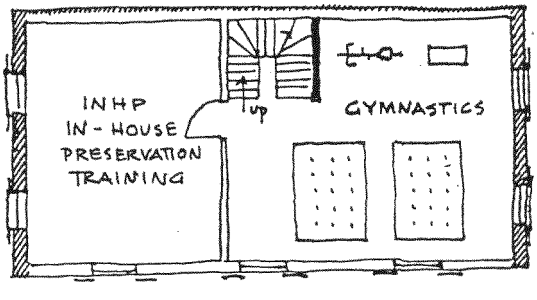


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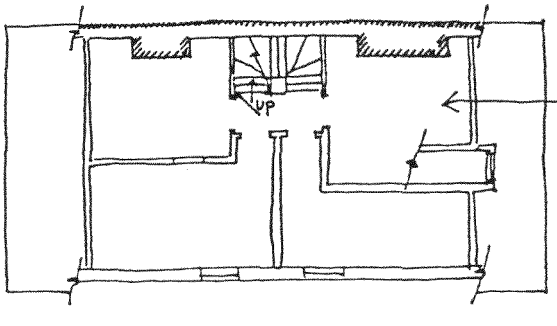


INHP PROTECTION

2



3



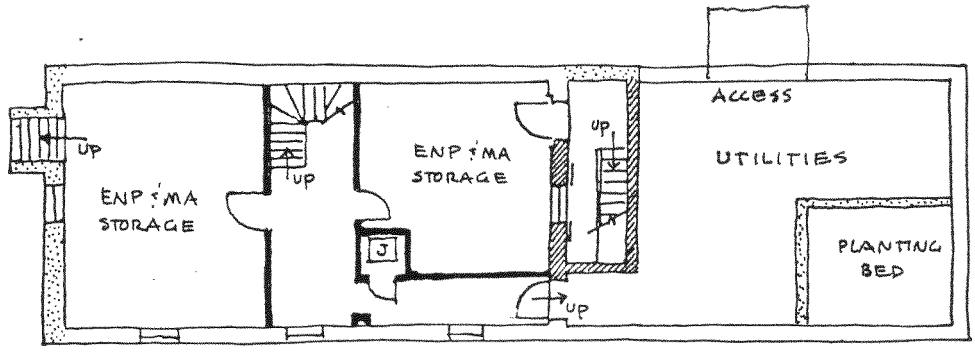
INHP IN-HOUSE PRESERVATION TRAINING: DISPLAY OF BOND HOUSE ARCHITECTURAL ARTIFACTS AND IN SITU FABRIC.

4

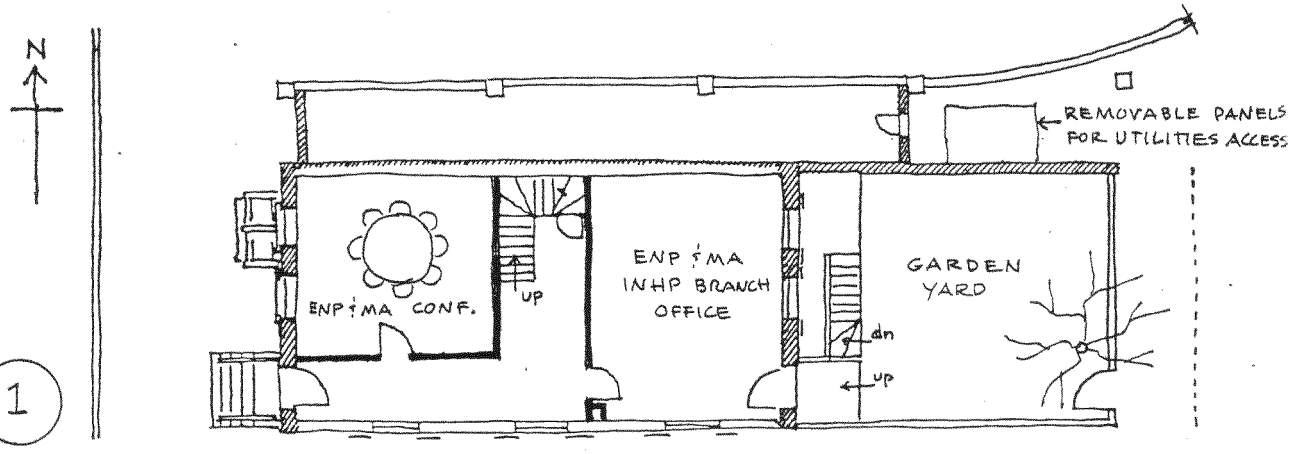
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PHB 8/31/72

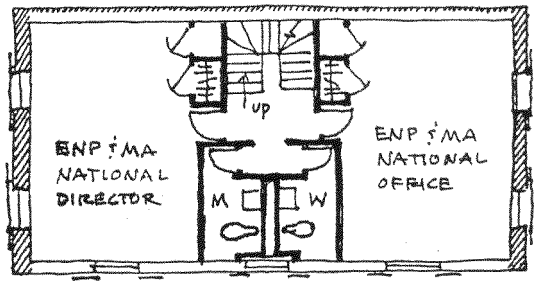
RECONSTRUCTION 18TH C. EXTERIOR APPEARANCE
ADAPTIVE USE ALTERNATIVE (A-2)
BOND HOUSE, 129 S. 2ND ST., PHILA., PA., INHP.



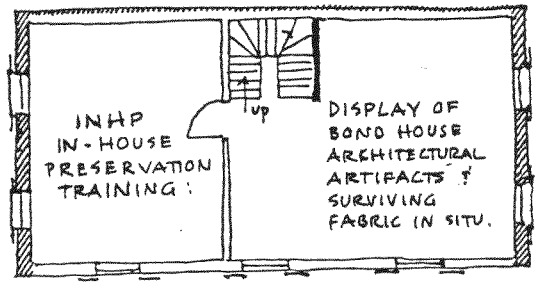
B



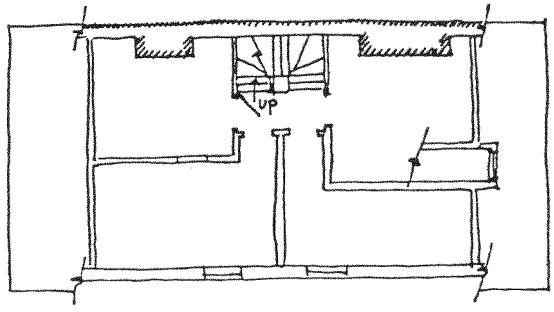
1



2



3



4

0 10 FEET

PHB 8/31/76



ALTERNATIVE B
RESTORATION 19TH c. FACADES
BOND HOUSE, 129 S. 2ND, PHILA., INHP

PHB 7/17/78



ALTERNATIVE B

SOUTH ELEVATION OF 129 S. 2ND STREET

(RESTORED TO ITS 19TH C APPEARANCE)

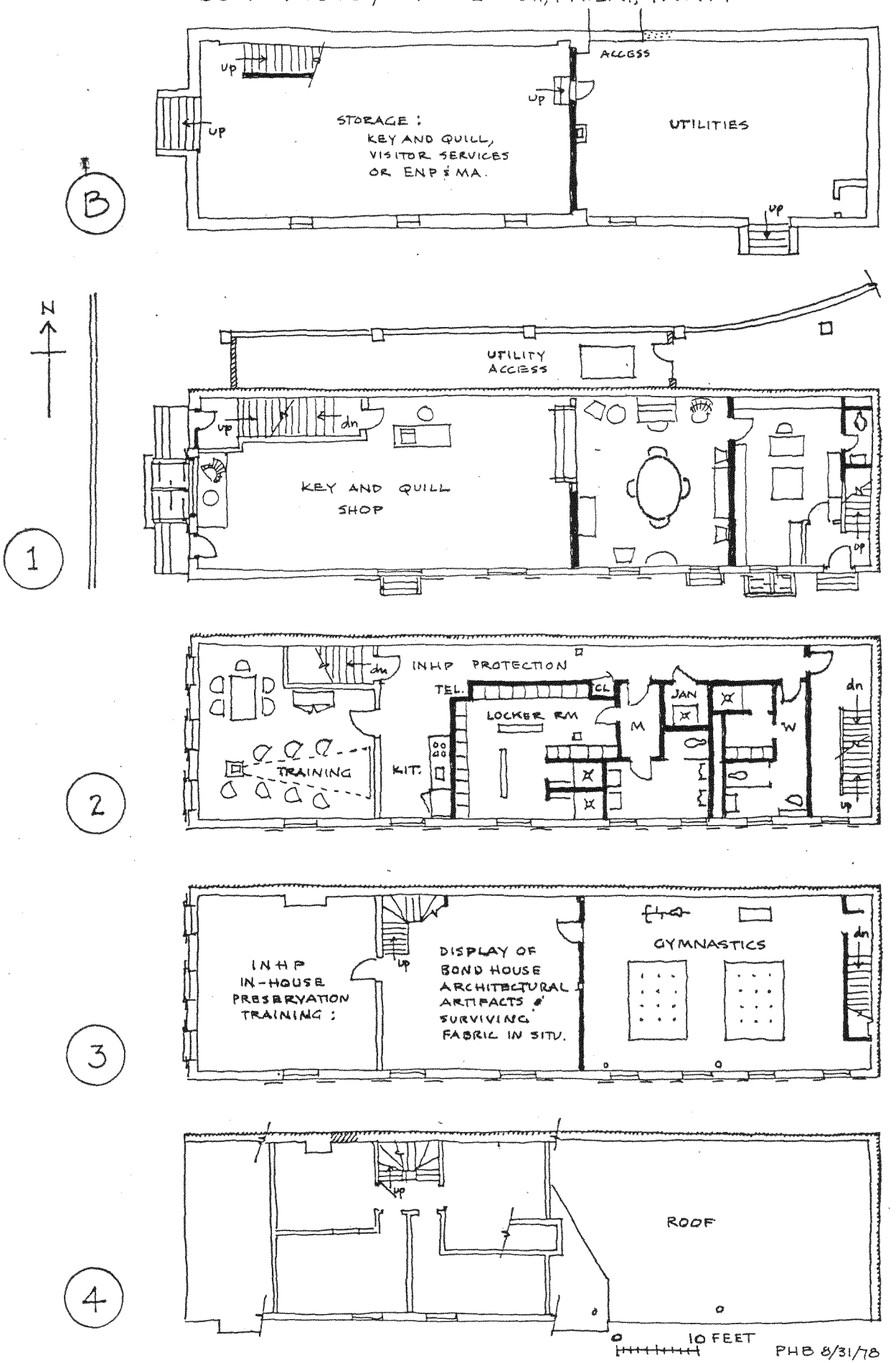
AND AREA F PARKING GARAGE

RESTORATION 19TH C. EXTERIOR APPEARANCE

ADAPTIVE USE ALTERNATIVE

B-1

BOND HOUSE, 129 S. 2ND ST., PHILA., INHP.

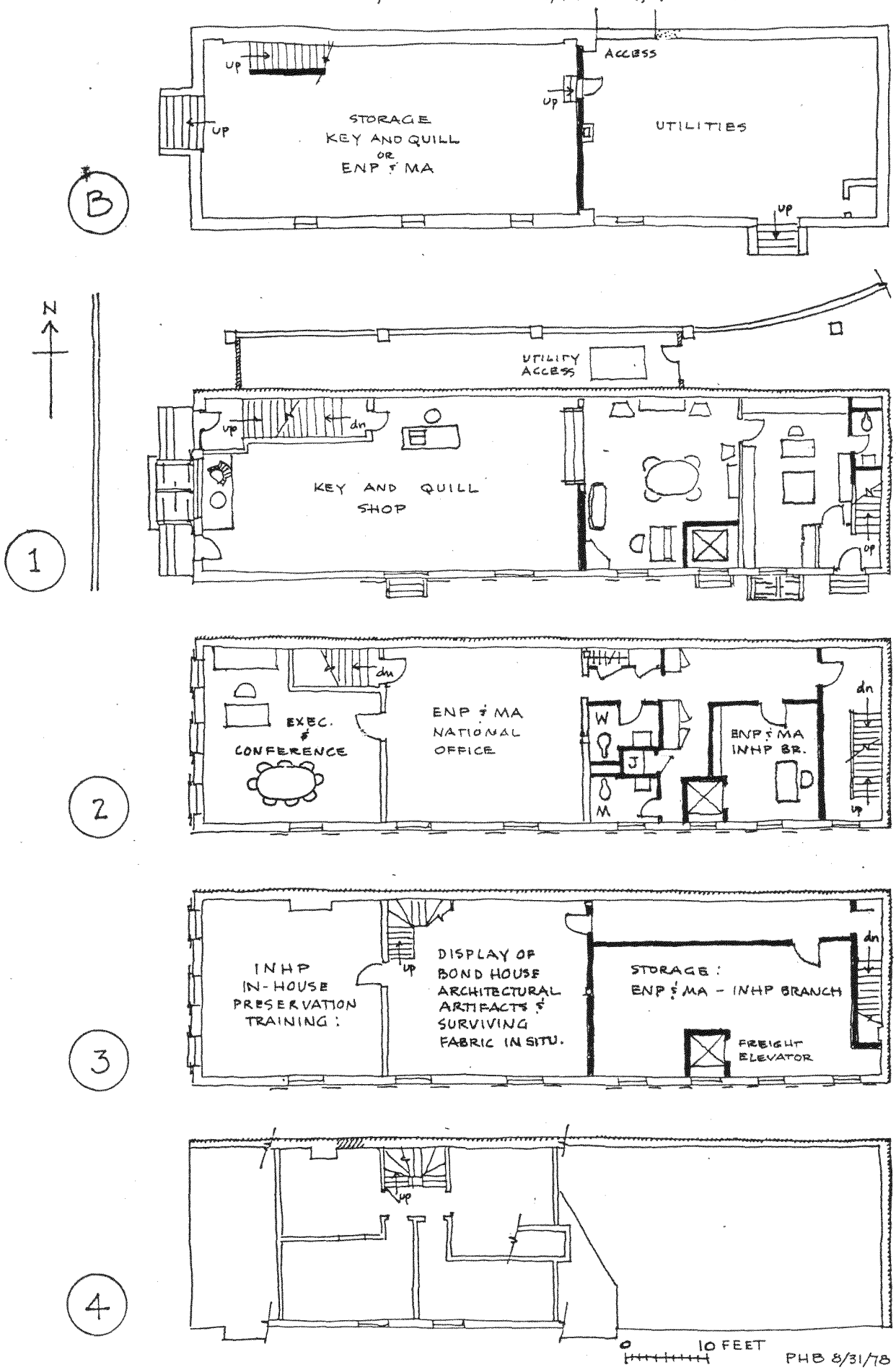


PHB 8/31/78

RESTORATION 19TH C. EXTERIOR APPEARANCE

ADAPTIVE USE ALTERNATIVE (B-2)

BOND HOUSE, 129 S. 2ND ST., PHILA., INHP.



PHB 8/31/78

DSC-HFC
Form 802

DEC 12 197

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PACKAGE ESTIMATING DETAIL

REGION	PARK	
MID ATLANTIC	INDEPENDENCE NHP	AREA F
PACKAGE NUMBER	**PACKAGE TITLE**	
126	RECONSTRUCT/RESTORE BOND HOUSE HSR	

(If more space is needed, use plain paper and attach)

ITEM	QUANTITY	COST
BUILDINGS & UTILITIES		
1. Alternative A reconstruct 1769 Ext.	Lump Sum	$389,000
2. Alternative A-1 adaptive use Int.	" "	220,000
3. Alternative A-2 adaptive use Int.	" "	205,000
1. Alternative B restore 19th Century Exterior	" "	296,000
2. Alternative B-1 adaptive use interior	" "	349,000
3. Alternative B-2 adaptive use interior	" "	373,000
This estimate should be reviewed upon completion of engineering/architectural studies.		
This estimate is valid until October 1979.		
A. Williams, 12/7/78		

SUMMARY OF CONSTRUCTION ESTIMATES

CLASS OF ESTIMATE: ☐ A Working Drawings ☐ B Preliminary Plans ☒ C Similar Facilities

Proj. Type		Totals from Above B & U	R & T
52	Museum Exhibits		XXXX
55	Wayside Exhibits		XXXX
62	Audio-Visual		XXXX
89	Ruins Stabilization		XXXX
91	Construction ALT. A AND A-1.....	$690,000	
92	Utility Contracts		XXXX

ESTIMATES APPROVED (Signature) | (title) | (date)

POST PROFESSIONAL SERVICES ESTIMATES AND SCHEDULING ON BACK OF FORM

EXISTING CONDITIONS/SCOPE OF WORK

129 S. 2ND STREET, PHILADELPHIA, THOMAS BOND HOUSE

A - 1769 HOUSE RECONSTRUCTION ALTERNATIVE

For reference in using this section, see the drawings of the Existing Conditions, 1769 Facade Reconstruction, and the Adaptive Use Alternative plans for the Reconstruction of the 18th century Exterior Appearance. The Package Estimating Detail (Form 802) alternative estimates are based on this scope of work.

Demolition: For the reconstruction of the 1769 house, there must be careful demolition of the four foot 1824 west addition and the thirty-five foot long east rear addition. The dirt floored cellar of the east addition is in part to be utilized and developed for an underground mechanical room, and in part is to be backfilled with top soil for a tree planter.

Site Work: The site paving is being developed in conjunction with the Sansom Street Mall. But there will be limited tie-in paving at the house perimeter which must be so constructed to ensure drainage away from the house walls. There will be new garden wall and fence work at the east and north of the house. An alternative should be allowed to reconstruct a "necessary" structure in the garden if archeology suggests its position. This structure could house maintenance tools.

SOUTH FACADE, 1769, EXISTING

Rubble Stone Foundation Wall: The existing stucco is modern and deteriorated, and must be removed; several deteriorated stones need replacing; the lime mortar is eroded and needs new lime mortar pointing.

Brickwork: There are two layers of cement mortar repointing. The inner layer penetrates the joints ± 1/2", the outer layer is ± 1/4" thick and overlaps the bricks with strong adhesion, thus it may not be possible to remove the existing non-historic pointing without damaging the bricks; ten percent of the mortar joints are defective and need repointing with lime-cement mortar if whole wall must be retained as is; 300 salmon bricks need replacement. Two alternatives should be considered: 1. careful repointing of the entire wall with lime-cement mortar; and 2. spot repointing with replacement of salmon bricks. All of the extraneous metal fasteners should be completely removed, and the brickwork should be washed and scrubbed with non-ionic detergent and low pressure water soaking.

Lead Flashing of Belt Courses: The age of the lead flashing is not known; it should be retained and pieced out to once again shed water. This detail should be reconstructed on the belt courses of the East and West walls.

Window Openings: The garret window frames have dry rot in the original sills and jambs, they have been preserved by epoxy impregnation with a fiberglass cover, and new sash installed. This work should be checked for condition and quality. All the other window frames are not original and should be replaced with new frames and operable sash and shutters to match original details; all the masonry openings should be supplied concealed galvanized steel angle lintels (turn leg

down into wood frame if possible); and the joints between the frames and masonry need concealed flashing and caulking. At two of the three south cellar windows, the stone jambs and heads need realignment; the third cellar window stonework needs reconstruction.

Wood Cornice: As the existing paint adhesion is good, no paint removal is necessary; the fastening of each member should be reinforced as one modillion block is missing and another recently became unfastened due to rusted-through nails; replace missing modillion; and construct new horizontal cornice with new fastening devices to attach it to the wall.

EAST FACADE, 1769, MISSING

Rubble Stone Foundation Walls: The original NE stone wall return and the SE stone wall return are still standing; it is possible that the original stone footing for the rest of the east wall still exists (archeology is to confirm this), the rest of the east foundation wall must be reconstructed to match the original stonework.

Brick Wall: The east brick wall is missing; reconstruction is necessary. The new wall should be made up of backup concrete block and a flemish bond face with coursing exactly to match the south wall. The new brickwork must be securely tied into the existing original north south walls, preserving the original brickwork as much as possible.

Openings: All openings are to be reconstructions of the missing 18th century details, including: window frames, operable sash, shutters, and hardware; and door frames, doors and hardware. The door locks, however, must be contemporary but placed so that they present the 18th century appearance on the exterior. The lock cores must coordinate with the INHP keying system. Stone sills and steps are to be reconstructed.

Cornice: The new horizontal wood roof cornice is to be derived from the original raking cornice at the south facade.

WEST FACADE, 1769, MISSING

Stone Foundation Wall: Missing; reconstruction necessary (see above).

Brick Wall: Missing; reconstruction necessary (see above).

Openings and Cornice: (see above).

NORTH PARTY WALL, 1769, EXISTING

Stone Foundation Wall: This wall is exposed in the cellar and appears sound.

Brick Wall: The brickwork is made up of a wall pre-dating the 1769 house and an additional 19th century brick withe on the north face. Presently the exposed wall is surfaced with wire lath and stucco with two vertical expansion joints. There are horizontal cracks in the stucco finish within the bottom eight feet. This wall will be in view of the parking garage standing some six feet to the north. An

alternative should be included to replace the stucco finish with new commonbond brickwork for both appearance' sake and preventive maintenance.

Chimneys: The 18th century chimneys are missing and would need reconstruction for an 18th century restoration. As they would be inactive they should be built on and corbeled out from the north party wall. The parapet or "battlement" wall may be retained and reflashed and capped with sheet metal.

ROOF, 1769

The original roof rafters are still in place. The first two next to the north party wall need replacement as they have rotted due to roof leaks, and have been altered when the chimney arrangements were changed in the 19th century. The present spacing of shingle lath is of the 19th century era, therefore new shingle lath at a restored 11" to the weather spacing is required. And new taper split and smooth dressed cedar shakes must be applied. All new flashing, pole gutters, conductor heads and downspouts are needed. A new trap door must be built, and the original east dormer needs new roofing and cheek siding, new single hung sash and the bottom of the window frame needs piecing out.

1769 HOUSE, INTERIOR

Cellar: Archeology is needed to verify the position of the east and west exterior walls and the interior cross walls, the floor

level and "necessary" locations. The pits after archeological excavation must be back-filled and covered. The 1769 north and south cellar walls have original plaster and paint on their surfaces, indicating the position of missing 18th century elements. This material should be recorded photographically and by measurement, and new wall surfaces furred out to protect the evidence in situ. New pointing of the masonry is needed near the present dirt floor level. The dirt floor should be covered with a new damp proof slab. A mechanical equipment room is to be constructed under the garden as shown on the 18th c. Reconstruction Adaptive Use plans.

Framing: (See Existing Framing Plan.) The exposed first floor joists appear to be sound, and for the 1769 restoration can be reused by raising them to the correct floor level. To obviate cutting into the original north and south walls for their support, these joists should be run east west as they were originally, supported at third points by walls or girders. At the second floor the existing joists can be reused, heading off the new stair location, and tieing them to the north and south wall brickwork with imbedded ties bolted to the joists. At the third floor, the east bay of joists can be picked up by the new east wall, the remaining existing framing can continue in use. The garret and loft floor systems can remain as they are.

First and Second Floor Finishes: No original partitions survive but it is possible that under the present 20th century finishes there may still be portions of original plaster wall finishes and ceilings. This evidence of the original house should be recorded photographically, and by measurements, and then protected in situ by furring out new plaster finish surfaces. The present second floor flooring should be covered with

underlayment and carpet or other flooring, depending on the adaptive use. All the wood trim on these floors is to be contemporary in design.

All hardware is to be contemporary in design and the key cores coordinated with the established INHP keying system.

Third Floor and Garret Finishes: Because of the survival of original fabric, and because of the possibility of only one egress in case of fire, these areas are to have limited use. New finishes are not proposed. Instead, careful preservation measures are necessary. The original plaster should be patched or just secured. In a few places the ceiling plaster is sagging; this should be refastened to the framing. The flooring is to be patched and left clean and as is. Original salvaged trim and architectural elements are to be displayed in these spaces either loose as is, or ~~is~~ restored to their original positions. The only element to receive structural work is the surviving stair which is to be jacked up a few inches and stabilized in a manner which will allow its original construction method to be displayed.

Thermal Protection: The exterior walls of the first and second floors should be insulated within their furred out space. The exterior walls of the third floor and above are not to be insulated in the interest of the display of their original fabric. Insulation should be provided, however, under the lower slopes of the roof, and rigid insulation boards should be laid (unfastened) atop the original loft flooring. A contemporary door should be hung at the foot of the loft stair, and seasonal air

circulation developed in the loft through the two fake chimney reconstructions.

The new windows of the cellar, first, second and third floors, are to have easily operable interior storm sash and weather stripping. The original garret windows are to have operable interior storm sash and weather stripping applied to the new sash.

Mechanical: An entirely new plumbing installation is necessary, including new lateral supply and drains to the mains in Second Street, including irrigation for the garden, and grade drains in the garden and space between the house and the garage to the north. Because the house is small, the heating/cooling system should take up the minimum volume. Thus it is suggested that fan coil units be utilized at all floors, supplied by hot and chilled water piping. The mechanical equipment room is located under the garden with access from the house as shown on the Adaptive Use plans. The use of supplementary solar heat and/or heat pumps should be considered. However the resulting effectiveness of the solar power must be weighed, and the potential noise of the heat pump must be remembered as a factor.

Electrical: An entirely new electrical service and wiring is necessary. A fire alarm and intrusion alarm system is necessary and must be connected to the INHP Control Center. Telephone service must also be brought into the house allowing for potential use in each room in the cellar, first, second and third floors.

B - 19TH CENTURY RESTORATION ALTERNATIVE

For reference in using this section, see the drawings of the Existing Conditions, 19th century Facade Restoration drawings, and the Adaptive Use Alternative plans for the Restoration of the 19th century Exterior Appearance.

(Note: For some work the scope is the same as for the 1769 Reconstruction, to which reference is made.)

The Package Estimating Detail (Form 802) alternative estimates are based on this scope of work.

Site Work: The perimeter paving is being developed in conjunction with the Sansom Street Mall. There will be limited tie-in to this perimeter paving which must be so constructed as to ensure drainage away from the house. There will be new paving and yard walls to the north between the house and parking garage.

SOUTH FACADE, 1769 PORTION

See the previous discussion of the treatment of this wall under the 1769 Reconstruction. A new door is to be substituted for the center window as per 19th century facade drawing.

SOUTH FACADE, 19TH CENTURY REAR ADDITION

Brickwork: The existing mortar joints are pointed with cement mortar and probably cannot be dug out for repointing without damaging the bricks. However, one alternative should be to repoint the entire facade. The second alternative should provide for repointing 10% of the mortar joints with a lime-cement mortar to match the adjacent pointing.

Thirty salmon bricks should be replaced, all extraneous metal fasteners entirely removed, the brickwork above the cellar window rebuilt, and also that at the east and west ends of the brick cornice. Wash down the brickwork as stated for the 1769 South Facade.

Openings: New reconstructions of 19th century window frames, operable sash, shutters and hardware are to be supplied throughout. The window lintels are to be reinforced by the addition of concealed galvanized steel angles with the leg turned down into the frame. The east door frame is to be preserved and its door pieced out with dutchmen where it is now in need of repair. Its lock core is to be coordinated with the INHP key system. A new batten cellar bulkhead door and frame are to be constructed as shown on the 19th century Facade Restoration drawing.

WEST FACADE, 1824 EXTENSION

Stonework: The stone steps need resetting; a crack in the stone lintel of the cellar bulkhead is to be repaired. All the stone window sills must be replaced.

Brickwork: The face brick of the third floor north pier has separated from the inner withe. It must be rebuilt to match the existing from the window sill level up to and including the cornice above. New matching brickwork is needed above the north entrance and at the bearing points of both door lintels. All salmon and cracked bricks (± 50) are to be replaced, and defective mortar joints (± 20%) are to be repointed with lime mortar to match the surrounding thin joint pointing; all extraneous metal anchors should be removed; a new "S" wall tie installed at the second floor level; all paint removed from the brickwork and the wall washed down with non-ionic detergents.

Openings: At all window openings reinforce the old iron lintel bars with new galvanized steel angles. Turn the leg of the angles down

into the frame. Replace all wood upper sills and the outer trim of the second floor windows, both to match the original. Supply new operable sash and shutters and hardware at the second and third floors. At the first floor construct new door frames with transom sash, restore the original north pair of doors; construct a new south door; new window frame and sash, and rehang the original shutters. The door lock cores are to coordinate with the INHP keying system.

NORTH AND EAST PARTY WALLS, 19TH CENTURY RESTORATION

See North Party Wall 1769 Reconstruction regarding surface finish treatment. In the rear addition cellar a ten foot length of the stone north party wall should be rebuilt, and the full length of the north, east and south cellar walls re-pointed with lime mortar.

Chimneys: The 19th century chimney needs to be rebuilt, and the brickwork repaired along with the north party wall in the garret. The parapet walls are to be repointed and recapped with continuous flashing.

19TH CENTURY ROOFS

The framing of the rear addition roof is in need of additional bracing (see Existing Framing plan). And the framing at the valley between the 1769 house and the rear addition should be replaced, as dry rot has occurred in the members due to a long-term leak. Nineteenth century reconstructed roofing is needed over the whole building: the 1824 flat extension is to have sheet metal; the 1769 portion is to have taper split dressed cedar shakes with beveled butts, 8½-9" to the weather;

and the rear addition the same. New pole gutters, conductor heads, must be supplied,
downspouts and flashing and the dormer is to be restored as per the 1769 Restoration.

19TH CENTURY RESTORATION - INTERIOR

Scope of Work
Cellar: See 1769 Reconstruction - Cellar. The rear addition cellar floor should be provided a damp proof slab, sufficient to seat the mechanical equipment. The ceiling should be supplied a fire rated plaster finish. New partitions should be built to meet the 19th C. Restoration Adaptive Use Alternative Plans.

Framing: The first floor framing at the juncture of the 1769 portion and rear addition should be replaced due to fire damage, and the last (at Second Street)
joist to the west must be replaced due to dry rot. The third floor
NW corner and the of the main house and rear addition
and roof framing at the juncture needs replacing due to water damage. All other framing is to be reused as is; except that where at the first and second floors,
the framing seats on the south and north walls ties should be bedded in the brickwork and bolted to the joists.

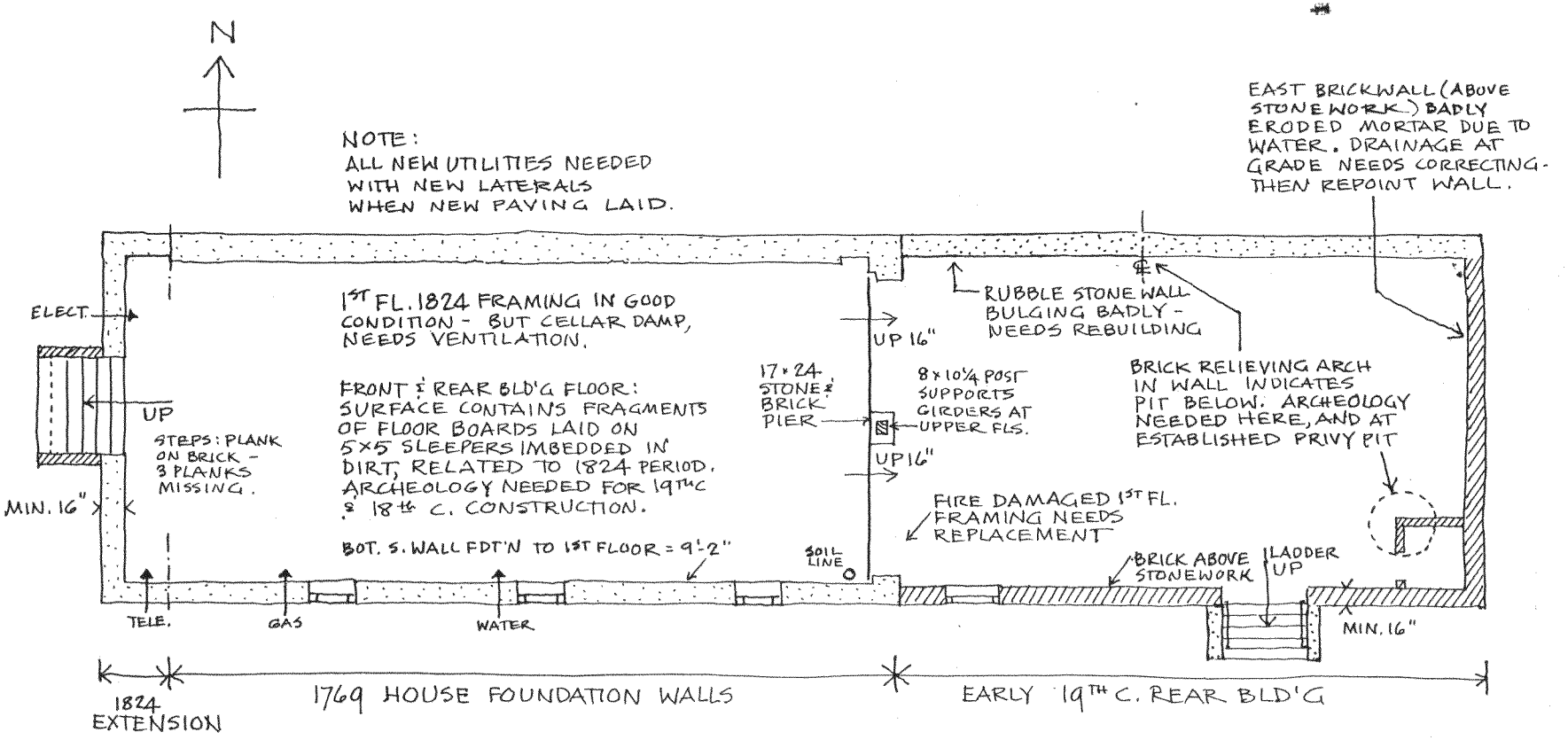
scope of the
First and Second Floor Finishes: See the 1769 Reconstruction, and the 19th C. Restoration Adaptive Use Alternative Plans.

scope of the
Third Floor and Garret Finishes: See the 1769 Reconstruction for the front portion. In the rear addition, the bare brick walls should be repointed where necessary and the walls and ceiling furred out and plastered.

Thermal Protection: See the scope of the 1769 Reconstruction; plus the rear addition third floor walls and ceiling should be insulated as at all the lower floors.

Mechanical: See the scope of the 1769 Reconstruction except that the mechanical equipment is to be in the cellar of the rear addition.

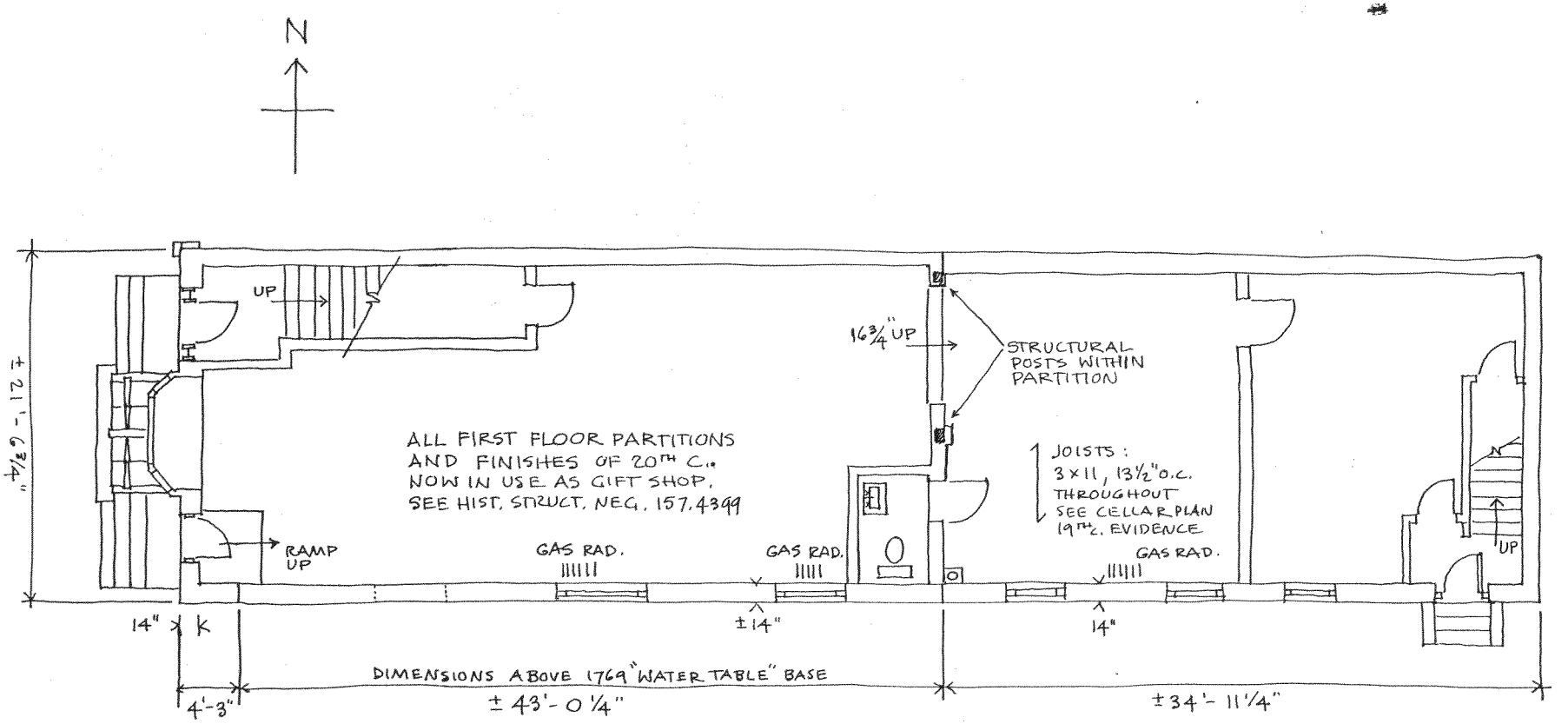
Electrical: See the scope of the 1769 Reconstruction.



CELLAR PLAN - EXISTING CONDITIONS
129 S. 2ND ST., PHILA., BOND HOUSE, INHP.

0 10 FEET

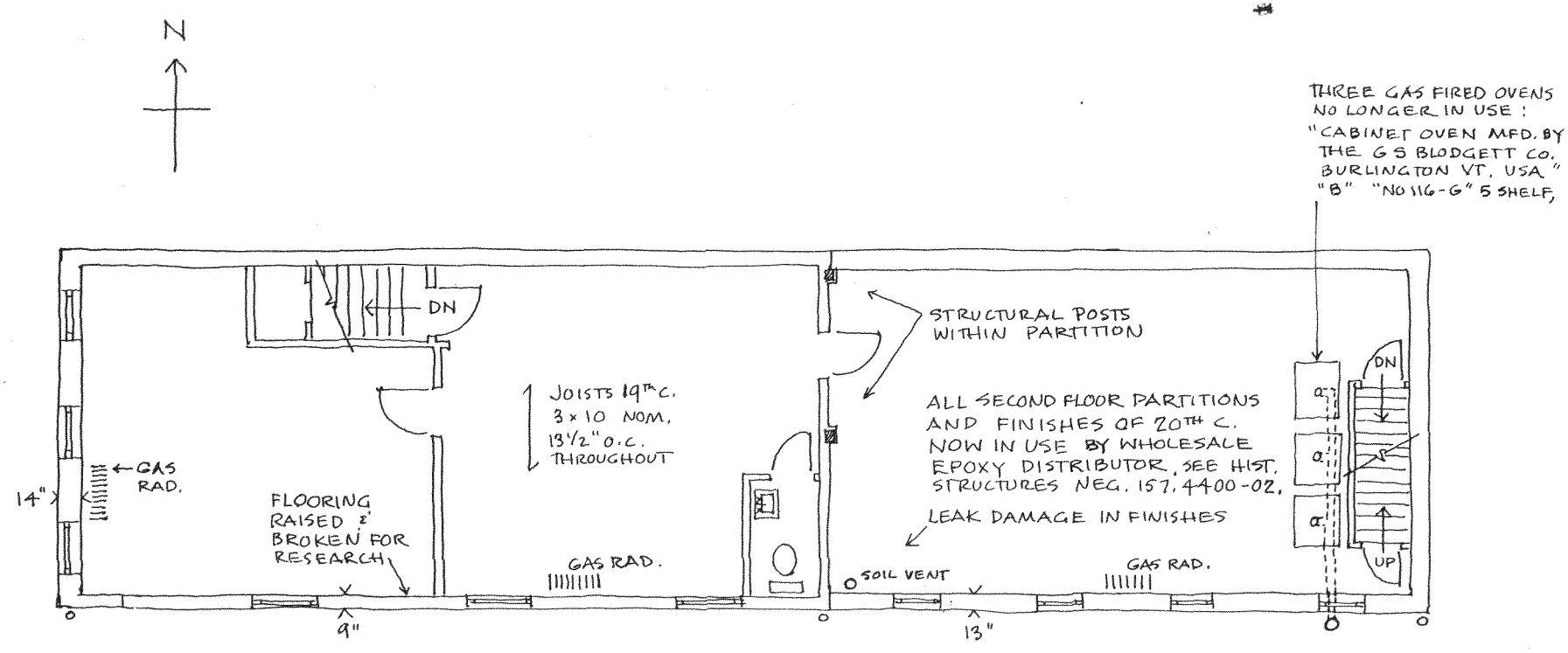
PHB 6/28/78



FIRST FLOOR PLAN - EXISTING CONDITIONS
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

PHB 6/29/78



SECOND FLOOR PLAN - EXISTING CONDITIONS
129 S 2ND ST., PHILA., BOND HOUSE, INHP

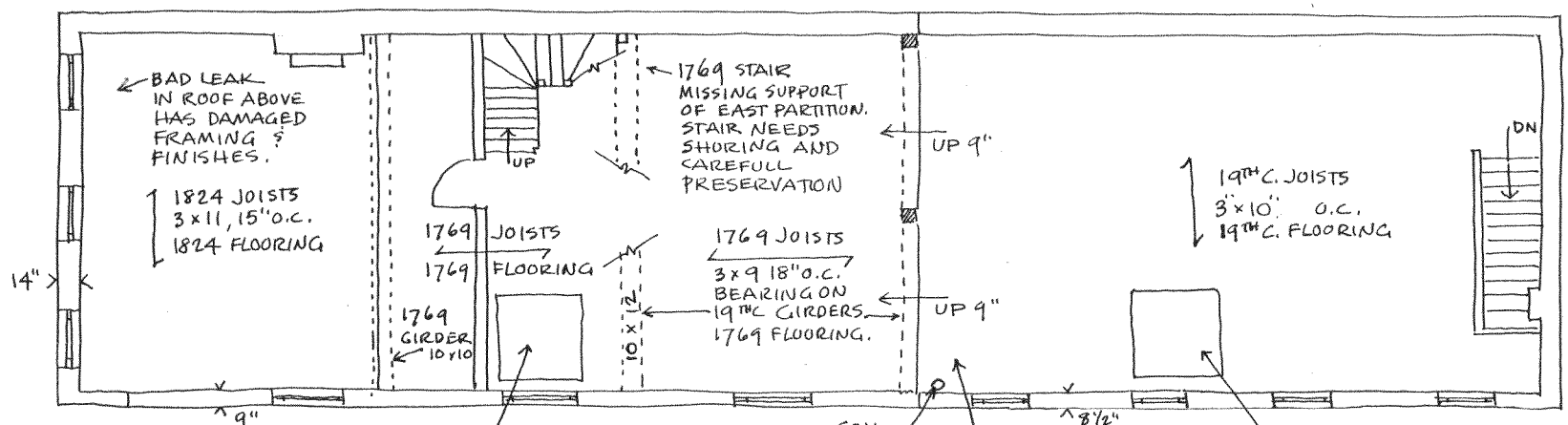
0 10 FEET

PHB 6/30/78

N

ALL PLASTER IN NEED OF PATCHING & STABILIZING.

DEBRIS FOUND IN THIRD FLOOR NOW PILED IN 19TH C. REAR BLD'G., MISC. DOORS, SASH & EQUIPMEND STACKED ALONG NORTH WALL. SEE PHOTOS HIST. STRUCTURES NEG. 157,4403-5.



NO UTILITIES BROUGHT UP TO THIRD FL. OR ABOVE.

HATCHWAY CLOSED WITH THREE 19TH C. SHUTTERS TO BE SAVED. NEEDS NEW COVER.

SOIL VENT

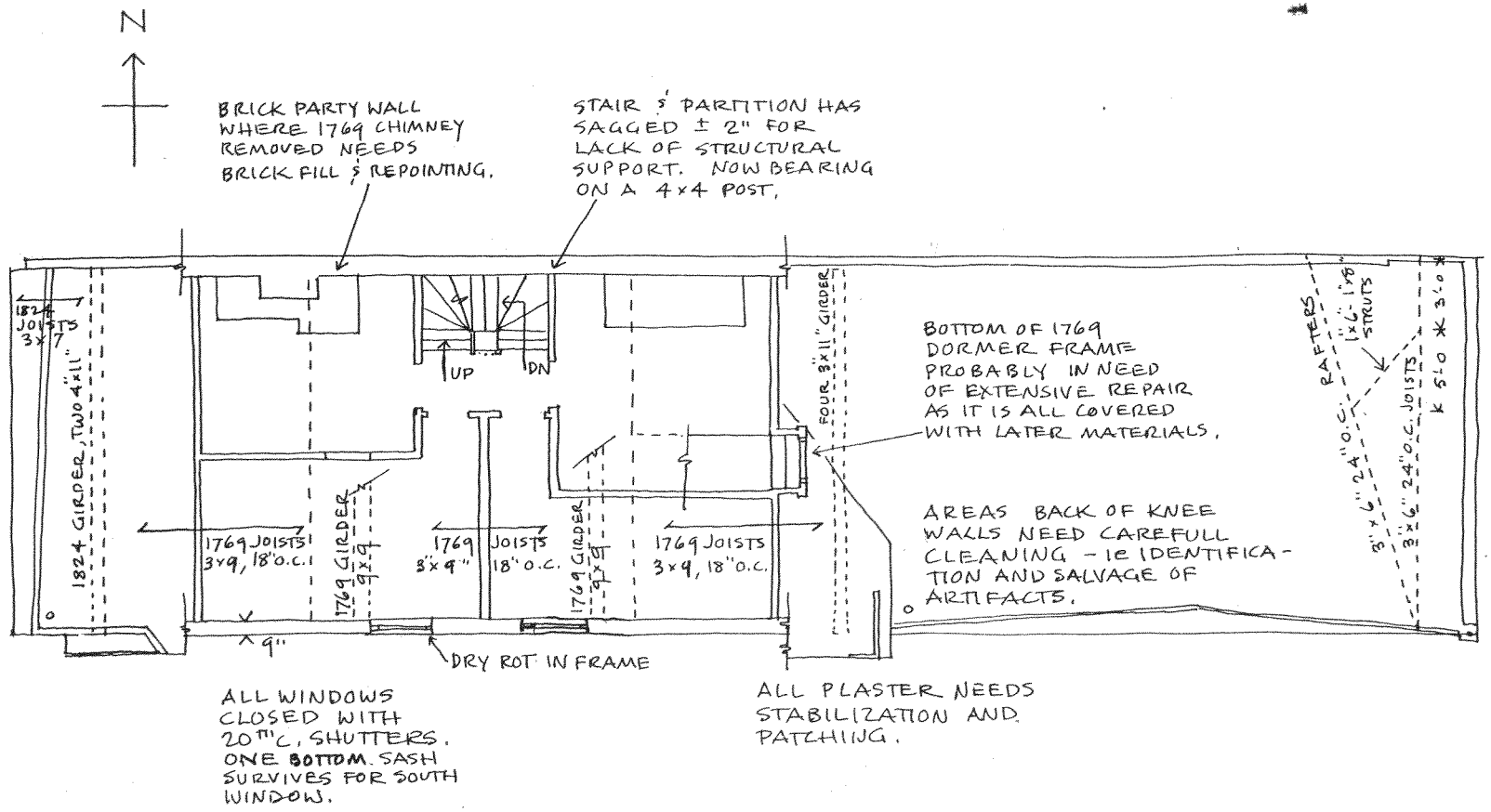
BAD LEAK IN ROOF HAS DAMAGED ROOF & FLOOR FRAMING.

HATCHWAY WAS CLOSED WITH ONE 1769 AND TWO 1824 SHUTTERS (SEE INHP ACC. 3288). NOW NEEDS NEW COVER OVER LIGHT FRAMING WHICH SPANS HEADERS.

THIRD FLOOR PLAN- EXISTING CONDITIONS
129 S 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

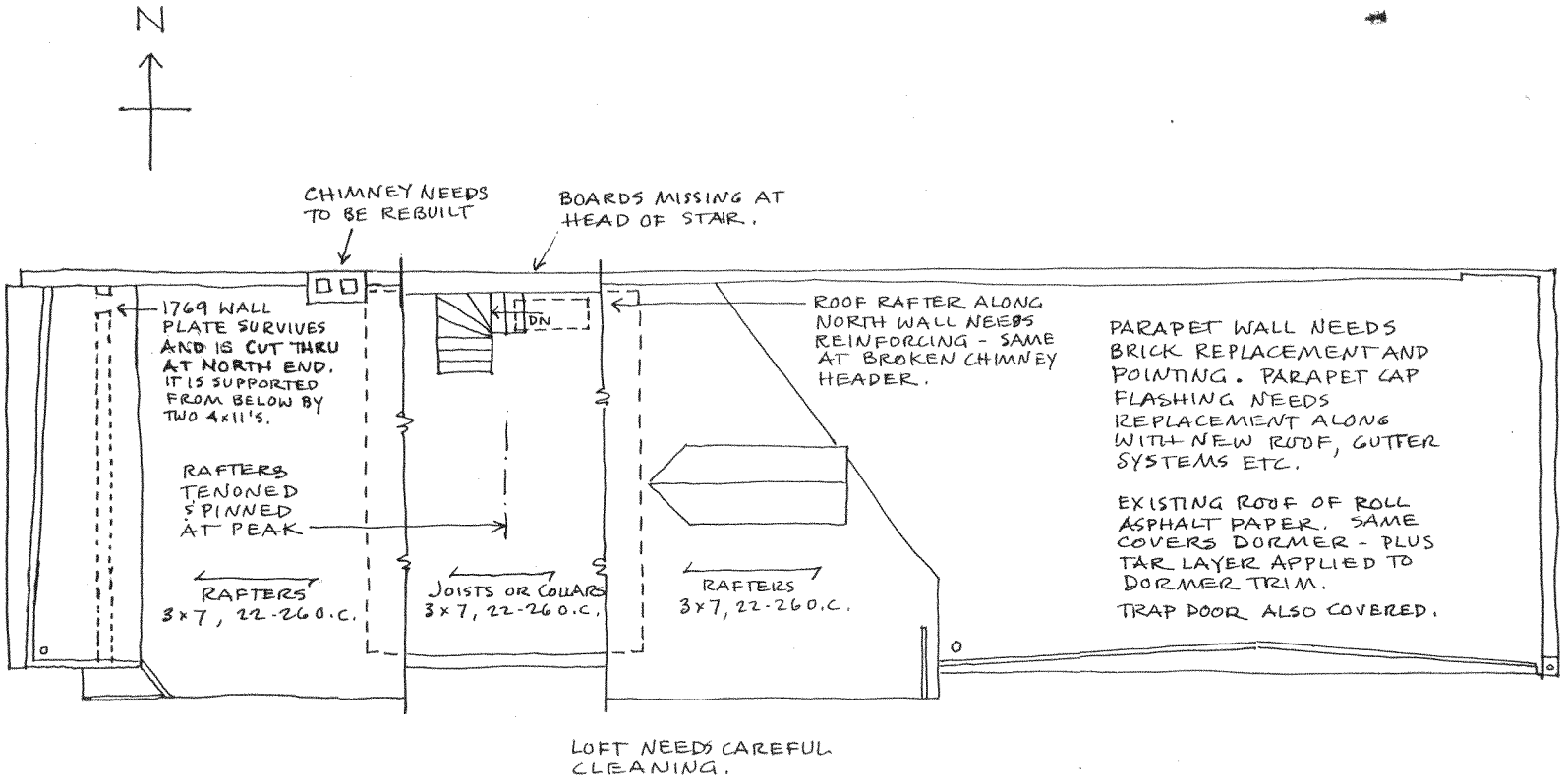
PHB 6/30/78



GARRET FLOOR PLAN - EXISTING CONDITIONS
129 S 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

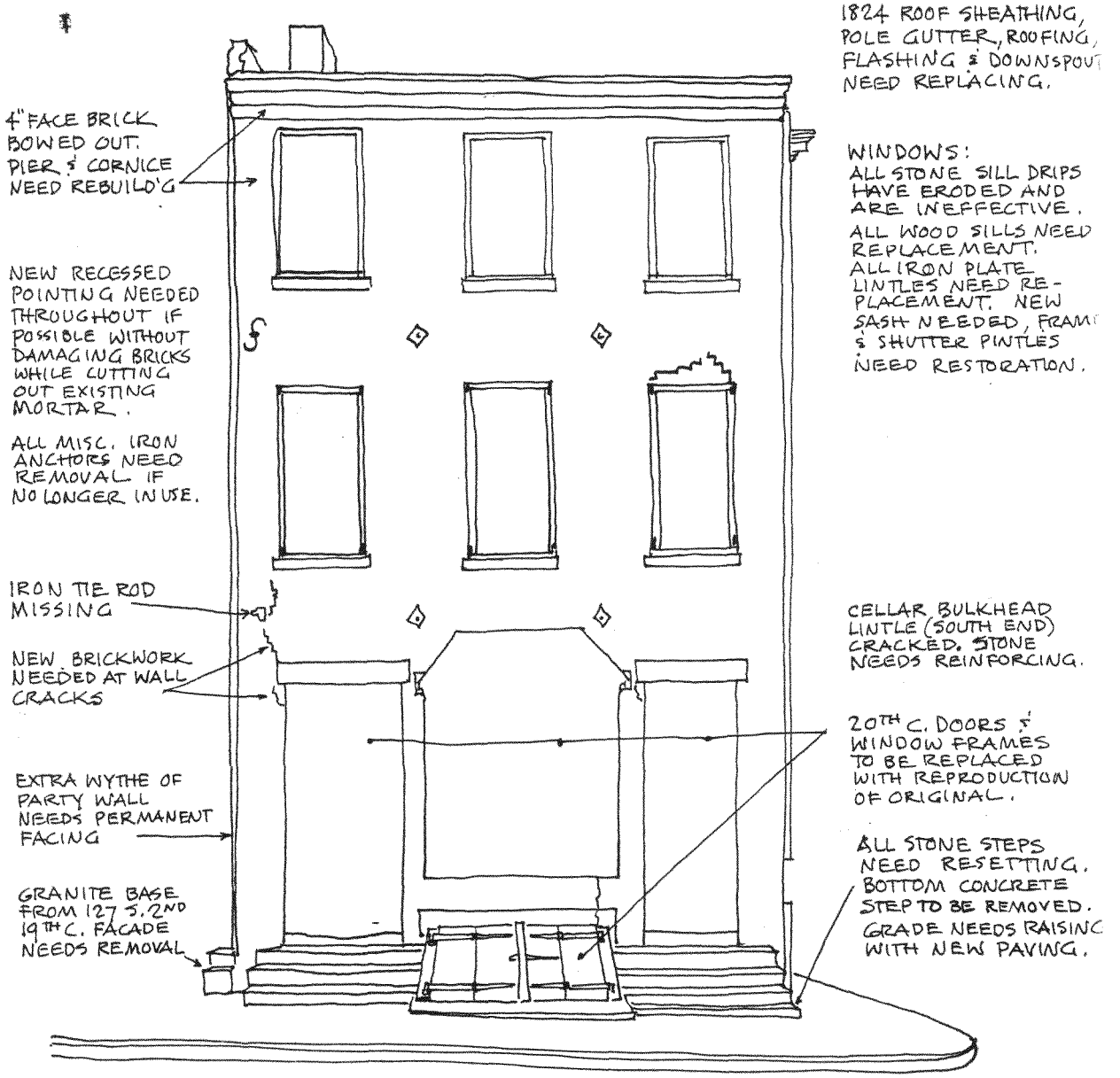
PHB 7/5/78



LOFT FLOOR PLAN - EXISTING CONDITIONS
129 S. 2ND ST., PHILA., BOND HOUSE, INHP

0 10 FEET

PHB 7/5/78



OVERLAY OF HIST. STRUCTURES NEG. 157.4416

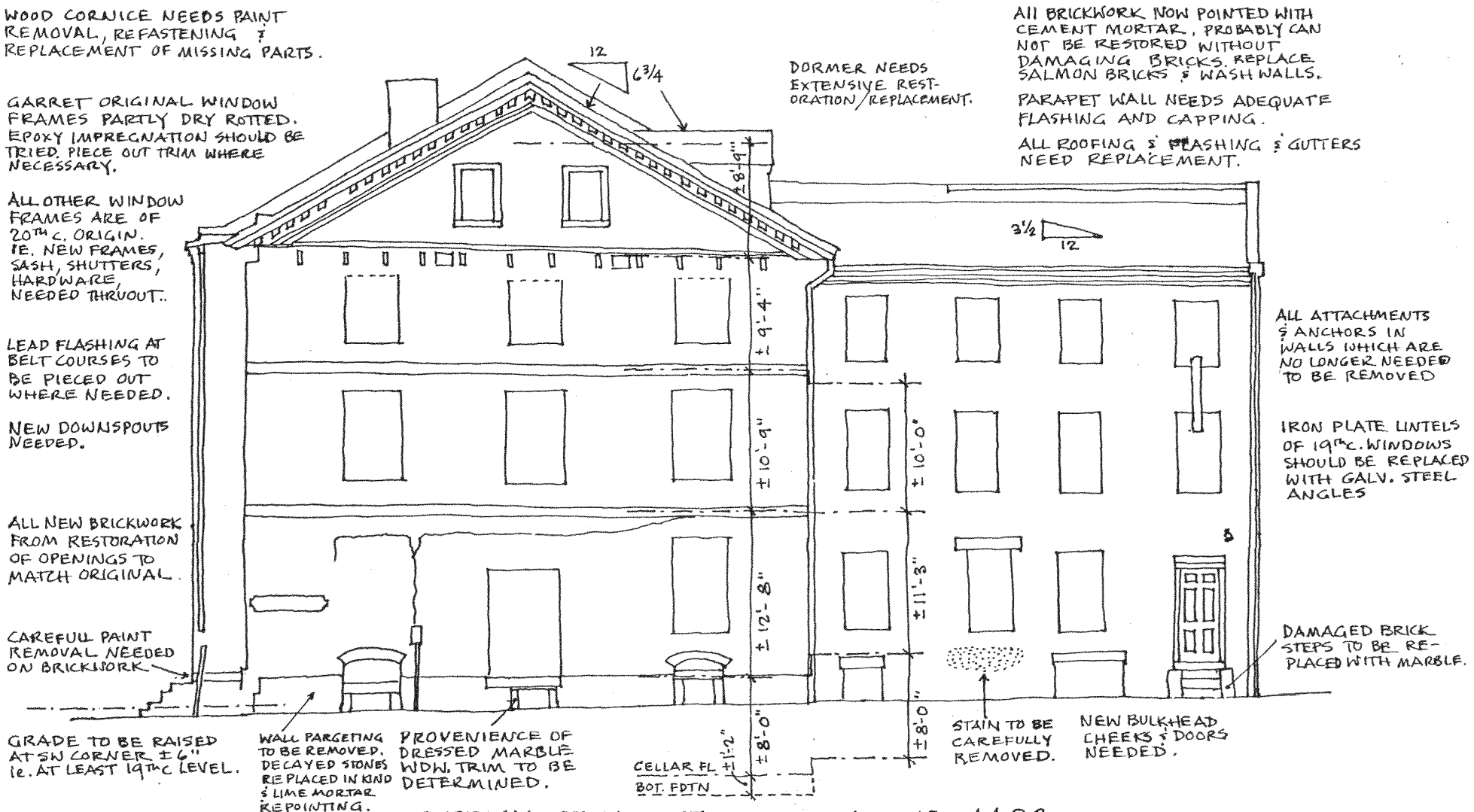
1824 WEST FACADE

EXISTING CONDITIONS

129 S. 2ND ST., PHILA., BOND HOUSE, INHP

0 5 FT.

PHB 6/15/78



OVERLAY OF HIST. STRUCTURES NEG. 157.4409

EXISTING CONDITIONS SOUTH FACADE, BOND HSE.
129 S. 2ND ST., PHILA., INHP

0 10 FEET

THOS. BOND HOUSE FRAMING
129 S. 2ND ST., PHILA. - INHP

1769 FRAMING SYSTEM

EXISTING FRAMING (18TH & 19TH C.)



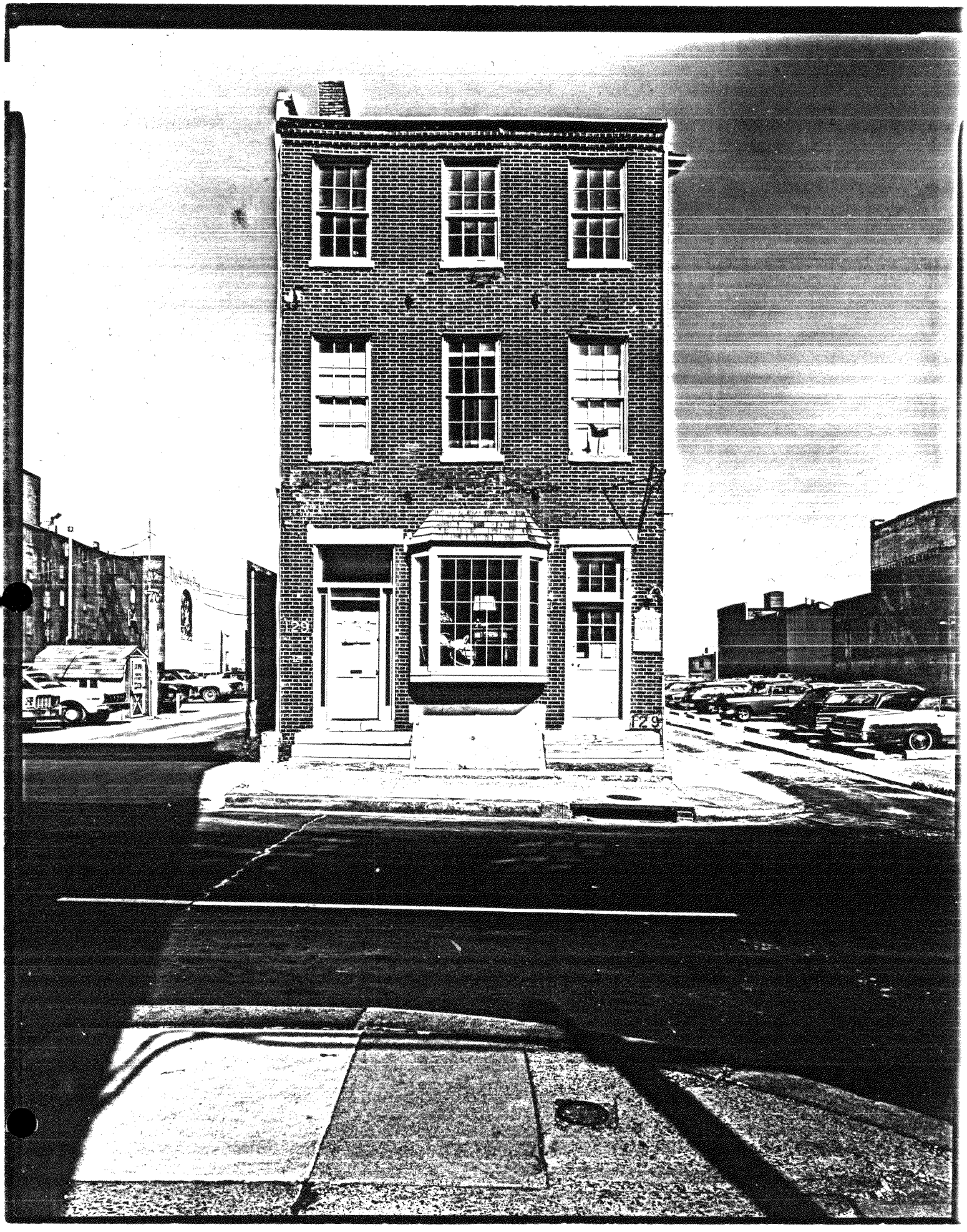
NOTE: MORTISE & TENON JOINTS USED AT GIRDER CONNECTIONS.

PHB 6/78

0 5 10 20 FT.

The west elevation of 129 South Second Street, Philadelphia. Photograph by Anthony S. Bley, June 12, 1978. Historic Structures Negative 157.4416.

This photograph shows the existing conditions of the 1824 west facade. It was taken to develop overlay drawings of evidence and restoration presentations. It may also be useful in developing construction drawings.


129

The south elevation of the Bond House, 129 South Second Street, Philadelphia. Photograph by Anthony S. Bley, April 8, 1978. Historic Structures negative 157.4409.

This photograph was taken to record the existing condition of the Bond House and to trace the overlay drawings of eighteenth and nineteenth century evidence and restoration presentations. It may also be useful in developing construction drawings.

The portion of the house which dates to 1769, and the ownership of Dr. Thomas Bond Sr., is the center portion under the gabled roof. At left, facing Second Street, is a four foot extension of the west end, added in 1824. The rear addition, at right, was built circa 1840.


KEY & QUILL SHOP

The north elevation of 129 South Second Street, Philadelphia

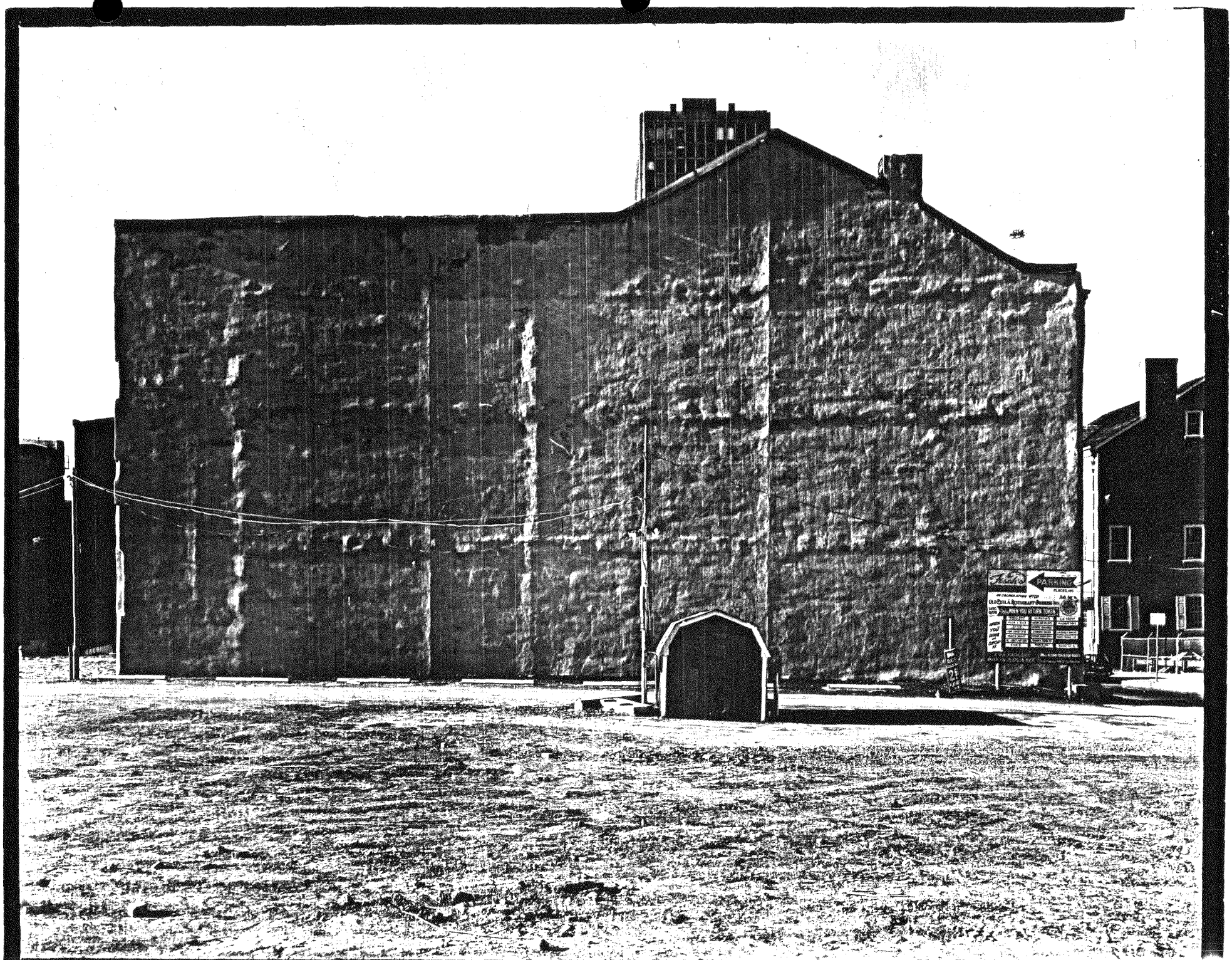
Photograph by Anthony S. Bley, April 8, 1978

Historic Structures negative 157.4410

This wall until the 1970's was an unexposed party wall with the building at 127 South Second Street. After the demolition of that building the rough brick wall was covered with wire lath and stucco with two vertical expansion joints.

The shadows formed by the uneven wall surface represent floor levels and building divisions of the nineteenth century structure demolished, the second building on this lot.

By evidence on the south face of this wall we can say that the major portion of it was first built c.1757 as the south wall of the first structure built on the lot by Dr. Thomas Bond Sr.. Thus, if development of the house at #129 is to include refacing this north face, provision should be made to research and record any evidence of the 1757 (#127) house which might be uncovered.


PARKING

APPENDIX A

Surviving Architectural Features and Artifacts

The Bond House physical history is typical for many Philadelphia town houses which have survived two centuries of change in use. Starting as a domestic structure with all floors occupied by various members of a household, in the nineteenth century with the introduction of commercial use at the lower floors the upper floors became dead storage with no need to be modernized. Thus, the upper floors have survived more or less intact.

Human inertia contributed to the survival of the Bond House in another way as well. When features were changed, rather than hauling the outmoded loose doors, shutters, sash etc. away, these elements were stored in the cellar, and upper floors (where they are now, identified as artifacts).

Sufficient eighteenth century items were recognized at the start of research to make a careful sorting job essential. The building parts were at first stacked by type and/or period. It was only during the research process that the significance of the survival became evident.

From the eighteenth century period, besides the survival in situ at the upper floors of partitions, flooring, plaster walls and ceilings, stairs, doors and trim (see floor plans showing evidence of 1769 house), there were found the following loose building parts:

exterior door (questionable provenience - now in use in rear addition)

exterior shutters from:
- third floor south
- second floor east (or west)
- first floor south
- first floor east (or west)

window frame parts from the third floor

window sash, one each from the
- garret south
- third floor east (or west)

interior doors from the garret, third, second and possibly first floors

interior trim (chair rails, base boards and window architraves) from the third floor.

Of the nineteenth century additions much survived in situ (see floor plans showing evidence of nineteenth century) with just as many significant loose items:

1824 west facade:
- window shutters from the second floor
- window sash from second and third floor
- exterior window frame trim from second floor
- double doors from north shop entrance and fragments of their removable shutters
- fragments of the removable shutter from the south shop entrance
- the folding shutters to the large shop window.

19th century rear building:
- window frame parts
- window shutters from the third, second and first floors
- window sash
- cellar bulkhead folding door with hardware.

The survival of ← building parts is most significant in that they tell us about those elements which are missing. Not only did the eighteenth century shutters establish the missing window opening dimensions for the

south elevation, but the survival of narrower shutters indicated the use of narrower windows at the east and west elevations of the 1769 house.

The 19th century loose items are important as they complete the 19th century additions as they now stand. All the loose building parts have for the time being been moved and stored in an organized way in the third floor west and middle rooms of the Bond House. They have been accessioned into the Independence National Historical Park collection -- Accession number 3288. See the Recommendation section for the treatment of artifacts during and after development of the structure.

See Historic Structures negatives 157.4388; 157.4425, 26, 27, 28, 31; and 157.4446 for views of some of the artifacts.

ACCESSION NO.

3288

Description: **Architectural Artifacts from The Bond House, 129 S. Second Street, Area F., I.N.H.P.**

See attached list

Date of Accession: **June 19, 1978**

Source of Accession: **Penelope Hartshorne Batcheler**
Historical Architect, Denver Service Center

Gift / Loan / Purchase / Purchase with donated funds / Salvage / Transfer / Approval

Value: **Architectural**

Remarks:

Monthly Report, June, 1978

This material represents the basis for the restoration/reconstruction of missing elements at the house.

Acknowledgment sent:

Source of accession card:

Catalogued:

Certificate sent:

INHP Accession #3288

The Bond House, 129 S. Second St., Philadelphia.

18th Century Exterior Details

#3288 - 1 Garret Sash (6 light), South Window.

" - 2 Third Floor Sash (6 light), East or West Facade.

" - 3 First Floor, East or West, lined, Window Shutter cut in 2 parts.

" - 4 Second Floor East or West, unlined, Window Shutter.

" - 5 Panel to an East or West window, unlined, Shutter.

" - 6 3 Pieces of panels for an East or West Window, unlined, Shutter.

" - 7 First Floor South, lined, window Shutter.

" - 8 Portion of a South Second or Third floor, unlined, shutter.

" - 9 Portion of a south second or third floor, unlined, shutter.

" - 10 Portion of a south second or third floor, unlined, shutter.

" - 11 4 Pieces of panels, unlined, shutters.

" - 12 3 Pieces of stiles or rails, unlined shutters.

" - 13 1 Shutter pintle.

" - 14 1 shutter hold fast

" - 15 1 shutter lock bar attached to a rail.

" - 16 2 whole, 1 portion, third floor south window sills.

" - 17 3 window frame heads, Third Floor South.

" - 18 5 window jamb pieces. Third Floor South.

" - 19 2 pieces of juncture between window sills and jambs, Third floor south

" - 20 3 portions of unlined shutters, Third Floor South.

" - 21 Modillion - South Exterior Roof Cornice, west rake.

18th Century Interior Details

#3288 - 21 One six panel door (stiles cut down). 

" - 22 One six panel door with knob lock. " "

" - 23 3 portions of interior door stiles or rails.

" - 24 9 portions of raised panels. 

#3288 - 25 Sections of Chair rails, Third Floor Center & East Rooms.

(1 complete from East Room, 1 from center room, 1 back board, 5 pieces of bed molding)

" - 26 1 Section of beaded baseboard.

" - 27 9 lengths of window architraves, Third Floor South.

(3 heads, 6 jambs, one short piece back band ogee molding.

" - 28 4 loose sash stiles and rails - Third floor south.

" - 29 5 loose sash pullies & their jamb housing boards.

" - 30 14 loose cover boards, Third Floor South windows.

" - 31 5 filler boards, Third floor south window frames.

" - 32 3 portions of window sill stops, Third Floor South.

" - 33 1 piece parting bead.

" - 34 1 piece of half round jamb stop.

" - 35 Garret - East Room 2 panel door (upper panel loose, three pieces).

" - 36 Garret - S.W. Room, 2 panel door with rim lock.

" - 37 Garret - S.E. Room 2 panel door.

1824 Facade Details

#3288 - 50 3" round downspout with bend, ± 20" long.

" - 51 1 pair west facade 2nd floor shutters, both cut short.

" - 52 19 fragments of 2nd floor shutters.

" - 53 Window head back band molding.

" - 54 3 second floor sash with glass.

" - 55 6 parts of 2nd floor sash.

" - 56 3 parts of 3rd floor sash.

" - 57 1 third floor sash with glass.

#3288 - 58 First floor N.W. entrance pair of doors.

" - 59 17 Shutter fragments for NW entrance pair of doors.

" - 60 14 shutter fragments for NW entrance pair of doors.

" - 61 Pair of folding shutters first floor shop window.

" - 62 12 shutter fragments for SW entrance door.

19th Century Rear Addition Exterior Details

#3288 - 75 Cellar bulkhead folding door (one of a pair)

" - 76 Pair of first floor window shutters (one missing panel)

" - 77 Five 2nd or 3rd floor window shutters.

" - 78 16 fragments of window shutters.

" - 79 Five parts of window frame sills.

" - 80 Two heads of window frames.

" - 81 Misc. window frame parts, 28 pieces.

Appendix B

Land Surveys

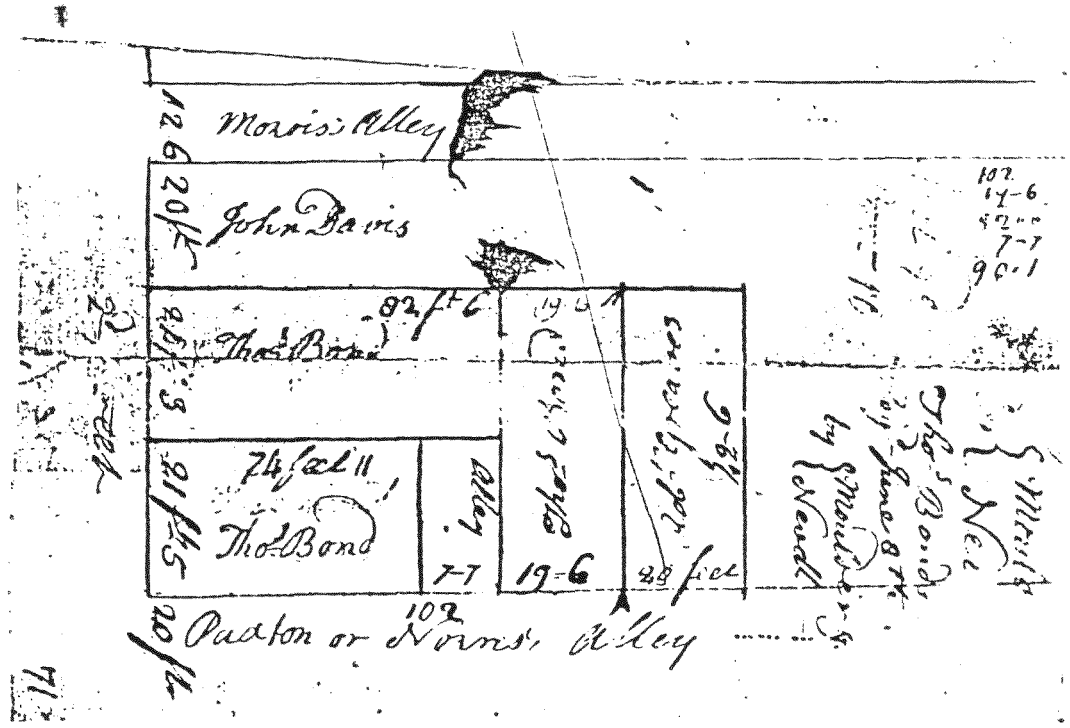
NE Corner Second & Norris Alley

LAND SURVEY - NE COR. 2ND & NORRIS' ALLE

C. 1784 (DATE ON SURVEY ON REVERSE SIDE OF MANUSCRIPT)

THIRD SURVEY DISTRICT PAPERS ("5TH DIVISION 5-Y"), CITY OF PHILA.

NOTE: THOS BOND SR. BUILT A STABLE ON NORRIS ALLEY LOT EAST OF HIS 7-7 ALLEY. THE 1781 WILL OF REBECCA VENABLES (MOTHER-IN-LAW OF T.B. SR.) DEVISED TO THOS. BOND SR. ALL GROUND RENT ON LOT NORTHSIDE OF NORRIS ALLEY "ADJOINING THE SAID BOND'S STABLES" REG. OF WILLS, PHILA. No. 5, 178-



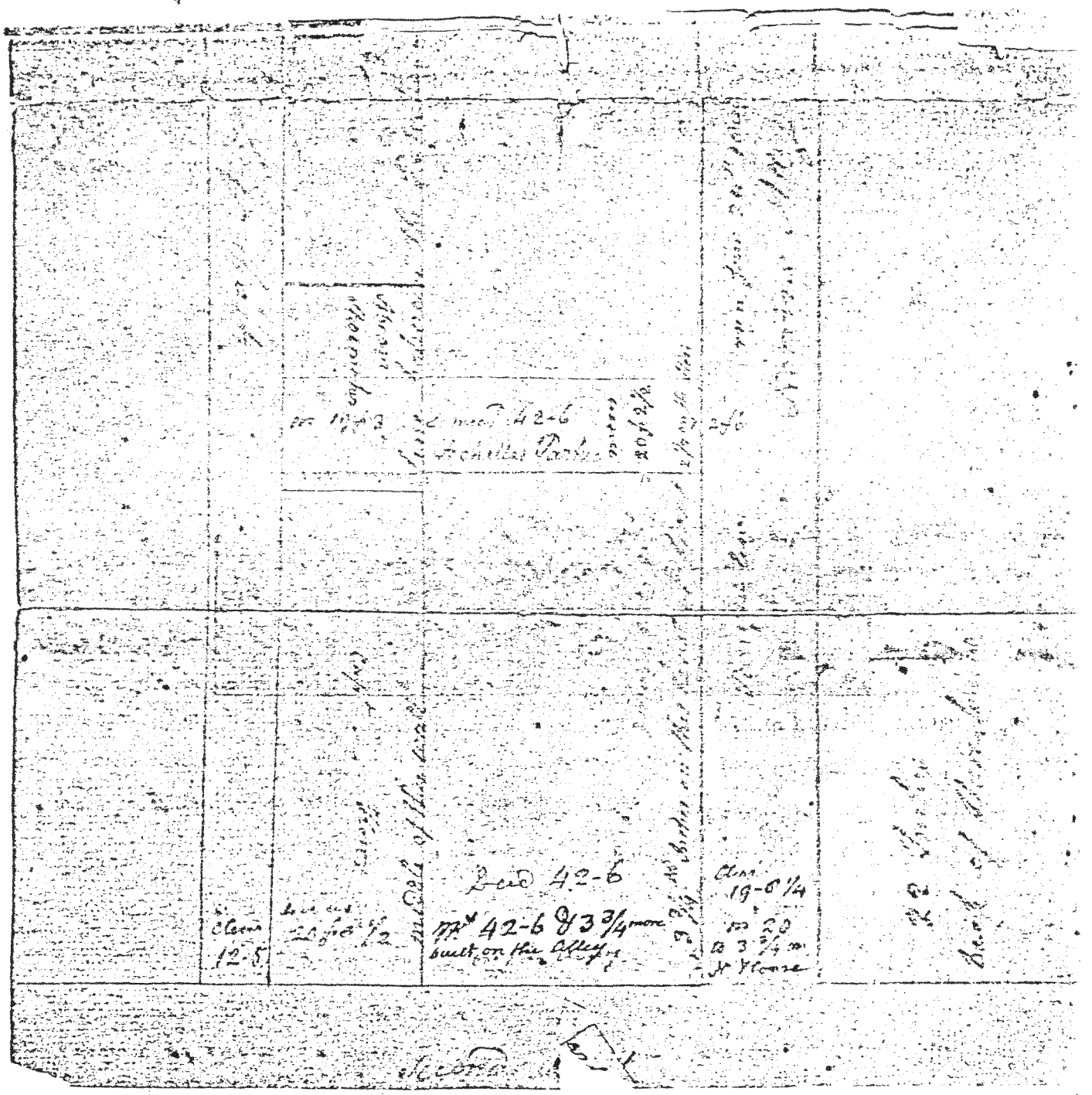
COURTESY OF J. GREENE, HISTORIAN, DSC.

c.1795 LAND SURVEY - NE COR. 2ND & NORRIS' ALLE

THIRD SURVEY DISTRICT PAPERS, CITY OF PHILADELPHIA.

NO DATE ON MANUSCRIPT. DATE BASED ON ACHILLES PARKER LISTING IN 1795 HOGAN'S CITY DIRECTORY.

SEE ACCOMPANYING REDRAWING FOR DATA & SIGNIFICANCE.

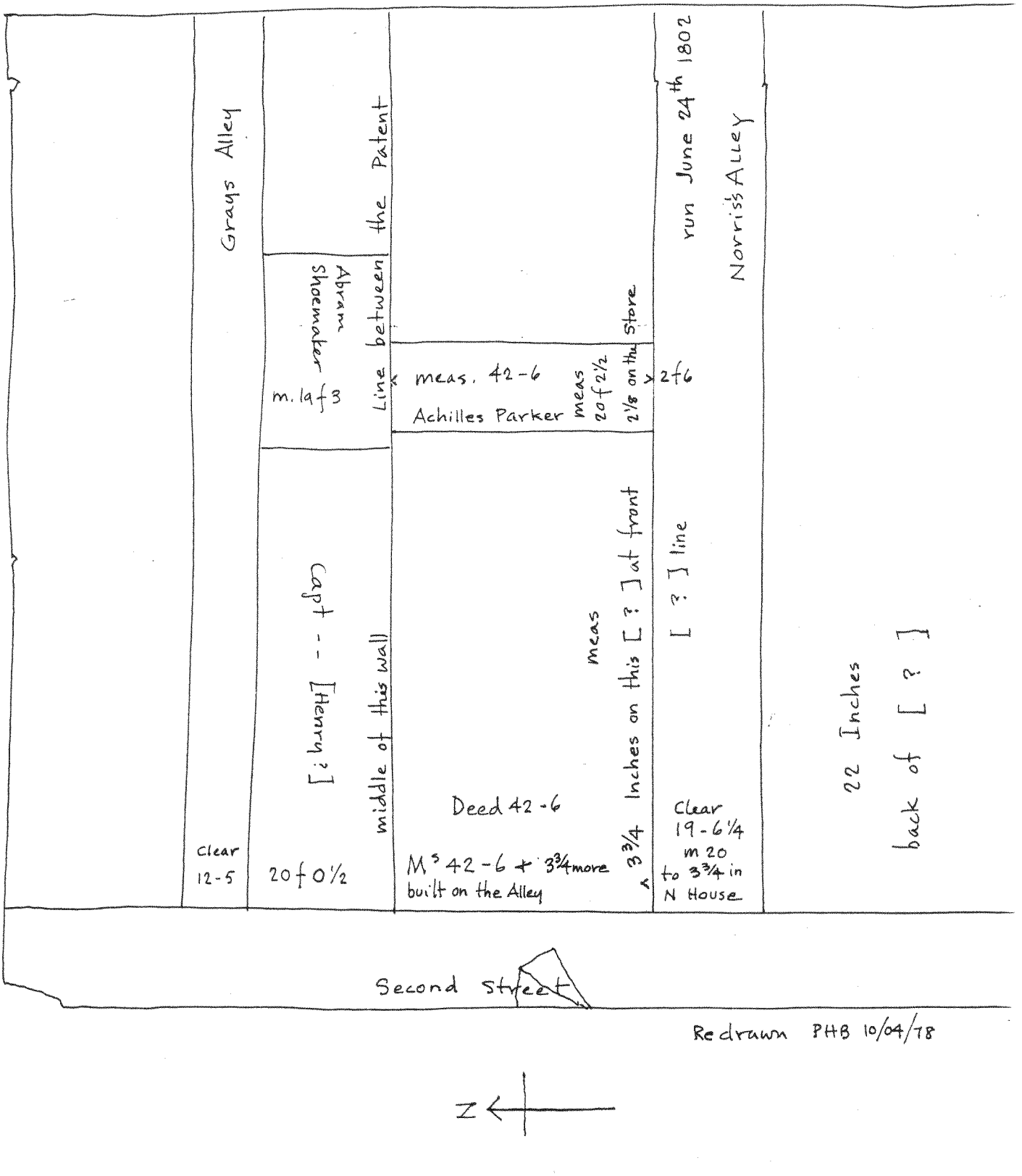


COURTESY J. GREENE, HISTORIAN, DSC.

c.1795 LAND SURVEY - NE COR 2ND & NORRIS' ALLEY

SEE COPY OF ORIGINAL. THIRD SURVEY DISTRICT PAPERS, CITY OF PHILA.

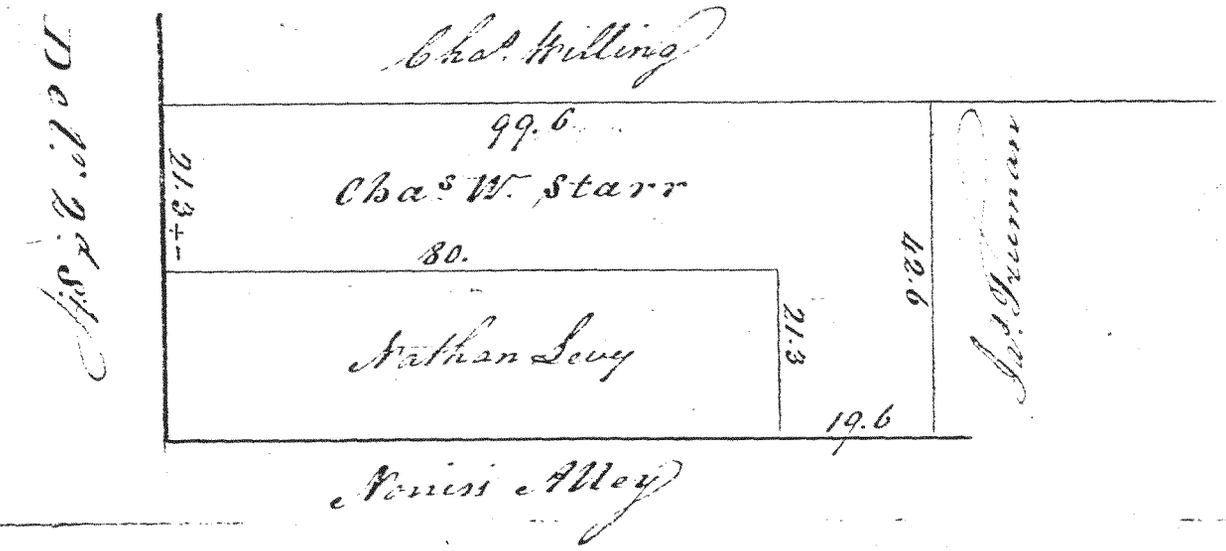
SIGNIFICANCE : SURVEY INDICATES THE BOND HOUSE WAS BUILT 3¾" ONTO THE PLANNED ALLEY RIGHT OF WAY.



1821 LAND SURVEY - NE COR. 2ND & NORRIS ALL

THIRD SURVEY DISTRICT PAPERS, CITY OF PHILADELPHIA.

NOTE: NATHAN LEVY OWNED BOND HOUSE CORNER LOT FROM 1743 - 1751.



A Lot of ground on the East side of Delaware Second St. 21.3. North of Penn's Alley as described in the above dr Surveyed for Chas W. Starr the 17th of Sept. 1821.

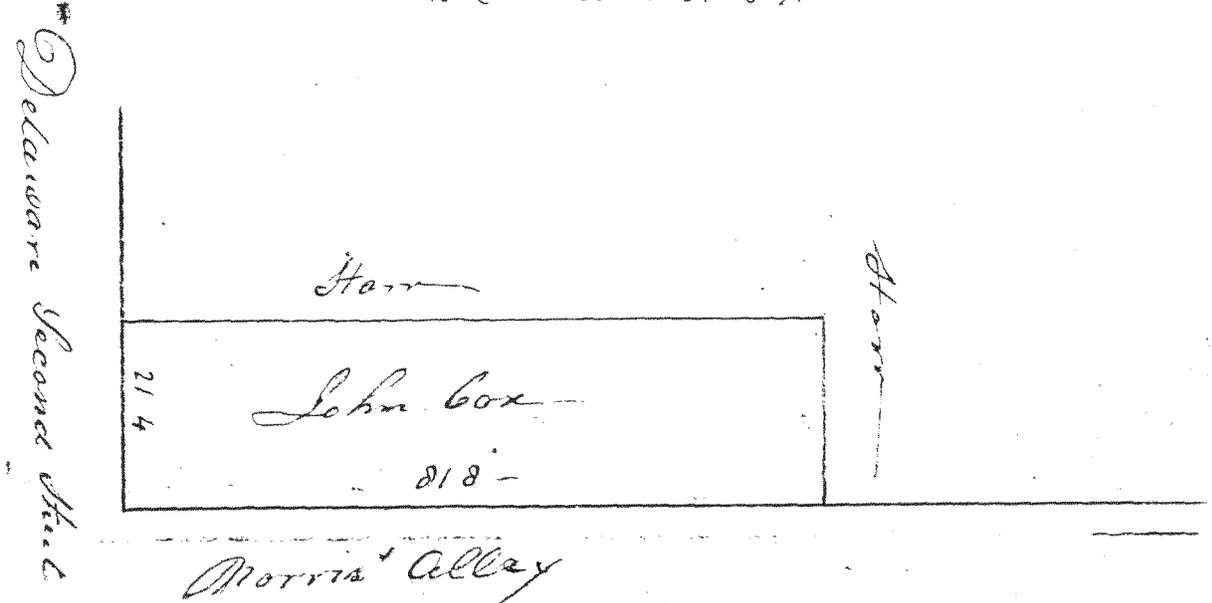
Saml. L. Evans

COURTESY OF J. GREENE, HISTORIAN, PSC.

1824 LAND SURVEY - NE COR. 2ND & NORRIS ALL

THIRD SURVEY DISTRICT PAPERS, CITY OF PHILADELPHIA.

NOTE: JOHN COX WAS SON OF, AND EXECUTOR FOR ESTATE OF JAMES S. COX OWNER OF BOND CORNER HOUSE FROM 1786 - 1824. PRIOR TO SELLING IN 1824 THE ESTATE ADDED TO THE WEST END OF THE STANDING BOND HOUSE - THIS MAY EXPLAIN THE CORRECTED EAST-WEST LOT DIMENSION (FROM 80' TO 81'-8").



A lot of ground at the North East Corner of Delaware Second Street and Morris Alley as described in the above Draft Surveyed for John Cox Dec. 22nd 1824

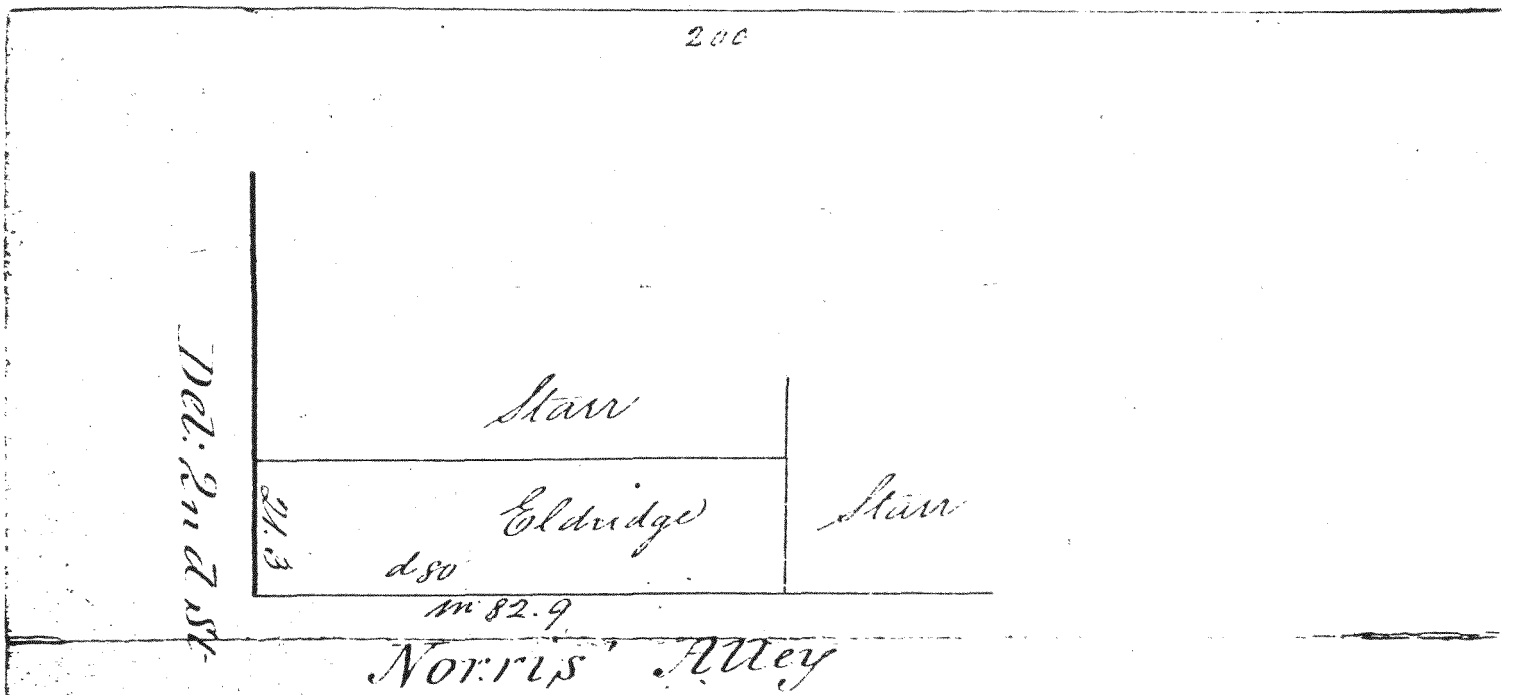
Alphonse Lelan.

COURTESY OF J. GREENE, HISTORIAN, DSC.

1836 LAND SURVEY - NE COR. 2ND & NORRIS ALL

THIRD SURVEY DISTRICT PAPERS, CITY OF PHILADELPHIA.

BENJAMIN ELDRIDGE PURCHASED THE CORNER BUILDING IN 1836. HE MAY HAVE BUILT THE REAR ADDITION. THIS MAY EXPLAIN WHY ANOTHER SURVEY WAS MADE - IN ANTICIPATION OF BUILDING THE ADDITION - AND WHY THE EAST-WEST LOT DIMENSION WAS FURTHER CORRECTED SINCE THE 1824 SURVEY (FROM 81'-8" TO 82'-9").



A Lot of ground on the N.E. corner of del. 2d & Norris's alley ——— as described and set forth in the above draft.—Surveyed for B. Eldridge ——— the 12. day of July ——— 1836

By Samuel C. Evans

COURTESY OF J. GREENE, HISTORIAN, DSC.

Folder No. 119. Div. 5 Y
Chestnut - Walnut
2ND - Front streets
City Archives, Phila.

Measure at Second street of that p.t of Morris's Patent which is South of Morris's (or Grays) Alley ---------- 20-0-5

Measure at Front street of the s.d Patent South of s.d Alley 16-10-0

Difference between the line of the Patent and South line of alley 3-2-5

The lot measuring 400 feet and A Shoemakers house being the West side of about 99 feet from Second Street the proportional dimenuetion of the lot will be ~~on that proportion~~ = 0-9-5

which deducted from the breadth at Second street as above leaves 19 f 3 for the depth of Shoemakers Lot Mear the west side there of — and on measureing from the line of Patent found the Lot to be 19 f 3 Deep to the mark made on the N.E. corner of the west of ~~James Lewis~~ the house of Andrew Hamilton Esq.r

to the North side of the wall of Achilles Parkers store measured at right from s.d North side the wall of the Store to the true line of Morris's Alley is 40 f 8 Inches those Two dimensions added is 42 f 6 which is the distance between the true line of said Alley and the line dividing the Patents of Hamilton and Morris — Note that A. Parkers store is built 2 1/2 Inches into Morris's Alley and that encroachment on the Alley is not included in the measure of 42 f 6 Inches

Appendix C

Chronology of Owners & Tenants
129 (old number 85) South Second Street

(Data from Historical Data Section by Jerome A. Greene)

1751 Thomas Bond Sr. by 1769 had built a house on the lot.

1784 Venables Bond inherited house from father T. Bond Sr.

1786 three tenants taxed at the house: Emanuel Walker, Thomas Dent and William Chame.

1786 James S. Cox purchased house and garden.

1824 John Cox, son of James S. Cox, and executor of estate, sold it to John Markoe (son-in-law of James S. Cox).

1835 Alphonso LeJambre, upholsterer, bought it for $7000.

1836 Benjamin Eldridge, leather business, bought it for $9000. He defaulted on debts and the property was seized by the sheriff.

1843 Thomas Prichett bought building at sheriff's sale for $2800. It was used for a hide and leather store.

William C. Prichett inherited the property.

1884 Frederick Sylvester

1915 Orient Building and Loan Association acquired mortgage valued at $6000.

1920 George Soeder

1952 Henry Morgenstern

1962 Emerson C. Custis purchased it for $12,500 and operated a Real Estate office on the first floor and rented out the upper floors. Because of the development of Society Hill the company Hamlin & Morrison (established 1892) were forced to leave their quarters at 216 S. Second Street, and moved into the second floor of 129 S. Second Street. Analytical and Consulting Chemists, they weighed samples of wood pulp and paper. They actually weighed bales of pulp at dockside, and brought samples to their laboratory at 129 S. Second for moisture content tests, using the existing ovens in the rear building. The disassembled scales, (Tierce Beam Scales made by Howe Scales Co. more than forty years ago) for

weighing the pulp bales are presently stored in the third floor, alongside wood sieves for treating the pulp samples. This data is through the courtesy of Mr. Frank Fisher who worked for this company for forty years (they went into receivership c. 1973), and who presently works for Resins Research Corp. in the same second floor office.

APPENDIX D

Tax Record for Corner of Norris Alley and Second Street
Data from Philadelphia City Archives

1769 - 18 pence Provincial Tax City/County, P.168. Doctor Thomas Bond, Sr. was taxed for his own dwelling and possessions at 127 S. Second. But in addition he was taxed on "50£ in tenure of son", ie. his son was paying him rent.

The very next entry was the tax listing for "Thomas Bond, Jun." who was taxed for rent he received from a property in Lower Delaware Ward and for a "negro" and a horse, and ground rent he paid out. But no other property was listed. The fact that this was the very next entry in the assessor's ledger shows that T. Bond Junior was at the time living next door to his father and was paying rent to his father of 50£ per annum.

1774 - Ibid., 18 pence tax. T. Bond Jr. was similarly taxed.

1779 - Tax Assessors Ledger-Walnut Ward-vol. 1779-83, 1785-89. p.2. T. Bond Jr. was taxed for: 1 negro man, 3 horses, 1 Phyeton, his occupation and for "Thomas Bond's Estate Dwelling, Including Ground Rent £7200", ie. he was being taxed for his house which his father owned.

1780 - Ibid., no page no., T. Bond Jr. "Physician in the Army" was taxed for: 2 slaves....4 horses....10 cows....1 Phaeton....1 chariot" all taxed against his Northern Liberties property. At his Second Street property he was taxed for: "Goods 1800£....Occupation 10,000£ ....for Dr. Thomas Bond Sr. Estate [Dwelling] 48,000£."

1781 - Ibid., no page no., Dr. T. Bond Jr. taxed for occupation 100£ and for Dr. Thomas Bond Sr. Estate [Dwelling] 1017£.

1782 - Ibid., no page no., Dr. T. Bond Jr. - occupation [blank], for Dr. Thomas Bond Sr. Estate Dwelling 1200£, and ground rent to Rebecca Venables.

1783 - Ibid., no page no., Dr. T. Bond Jr. taxed one slave 50£, 30 oz plate 12£, occupation 100£, for T Bond Sr. Est. Dwelling 1090£, and ground rent to Rebecca Venables.

1785 - Ibid., p.3, Dr. Thomas Bond Sr. Estate, [listing for corner house] "An Empty House 2000£."

1786 - Ibid., p.2, [listing for corner house] three occupants listed but no property: Emanuel Walker, per head 30/....Thomas Dent per head 20/....William Chame per head 30/....

1787 - Ibid., p.2, James Cox [new owner of corner house] taxed: Dwelling 1200£....1 horse 30£....Occupation 600£.

1788 - Ibid., p.2, James Cox 400£....Dwelling 960£....1 horse 25£....1 chair 40£....22 oz plate 9£.

1789 - Ibid., p.2, James Cox merchant....Dwelling 800£....22 oz plate 9 £ 1 chair 30£....1 horse 20£....personal 200£.

1791 - Tax Assessors Ledger, Walnut Ward v. 1791-99. James Cox, merchant ....1 horse 15£....1 chair 20£.... 22 oz plate 9£....Dwelling 750 £ ....occupation 200£.

1792 - Ibid., p.3, James Cox, merchant....Dwelling 900£....22 oz plate 9£ ....occupation 200£.

1793 - Ibid., p.6, James Cox, merchant....Dwelling 800£....1 servant 20£ ....35 oz plate 15 £....personal 200£.

1794 - Ibid., p.4, James Cox, merchant....Dwelling 800£....Personal 200£ ....1 servant boy 15 £....40 oz plate 17 £.

1795 - Ibid., p.7, James Cox....House & Lot 800£....1 servant girl 12£.... 1 servant boy 12£....40 oz plate 16£....personal 200£.

1796 - Ibid., p.5 James Cox, merchant, Personal [blank] Dwelling $2400.

1797 - Ibid., p.6, James Cox, merchant....personal [blank]....Dwelling $2400.

1798 - Ibid., p.6, James Cox, merchant....Personal [blank]....Dwelling $2400. ....1 horse $60.

1799 - Ibid., p.5, James Cox, merchant....Personal [blank]....Dwelling $2400.

1798 Federal Direct Tax -

Microfilm: Independence National Historical Park

Walnut Ward

Original list No. 44

List No. 1 - #15

James S. Cox - owner and tenant

Corner of Norris Alley and Second Street

21' by 43'

3 stories

24 windows

432 lights

Brick

1 Dwelling House

1680 square feet [land]

Value $5000.-

APPENDIX E

FIRE INSURANCE CHRONOLOGY

129 S. Second Street, Philadelphia

1786 James S. Cox, owner, took out Policy #2238 with the Philadelphia Contributionship for the Insurance of Houses from Loss by Fire. (Note the Policy is missing from the Contrbutionship Archives.)

1786, June 6th the house of James Cox was surveyed by Gunning Bedford for the Contributionship Company. (Note the rough loose survey is missing, but see photocopy and transcription of Survey Book #1, p.125 in this Appendix.)

1786, June 6th, at a meeting of the Contributionship Company Directors the survey of James Cox's house was "considered" and apparently the rate was lowered from Gunning Bedford's estimate of £500 @ 38/6 to £500 @ 32/6. (See Minutes of Board of Directors, Contributionship Company Archives.)

1800 James Cox cancelled his Contributionship insurance and took out a policy with the Mutual Assurance Company, as by this time he had apparently allowed two trees to grow along the street. The Contributionship refused to insure houses with trees along the street facades as they interferred with the water spray from their fixed nozzle fire engines. See Mutual Assurance Company, Minutes of the Board of Directors, June 11, 1800, (transcript) which states that James Cox's house was surveyed and the rate evaluated: "On the House... 500 @ 45/%-Two Trees." (The surveys are missing from the Mutual Assurance Company Archives.)

1800, June 12th, Mutual Assurance Company Policy #1058 (Term of Seven Years) for insuring James Cox's house was formerly drawn up and sealed,

again recognizing the presence of two trees.

1806, July 14th, on the reverse side of Policy #1058 written on this date "An additional deposit has been this day paid John B. Palmer, Treasurer for One Tree planted in front of the within described Premises." On that same day the seven year term policy was cancelled and a new Mutual Assurance perpetual policy was taken out, Policy #2260. The description of the property location continues: "....the said House being twenty one feet front, forty three feet deep & three stories high, Three Trees-."

1825, February 27th, in the James S. Cox Estate accounts (Will #139, Register of Wills, County of Philadelphia), the entry for this date reads: "American Fire Insurance Company Deposit money for insuring D^{rs} 2500 on House in Second St. & expences as p vou [voucher] No. 166 —— 63.75." (The records of this company have not been found as yet. The company was founded in 1810 and in 1913 merged with the Insurance Company of the State of Pennsylvania.)

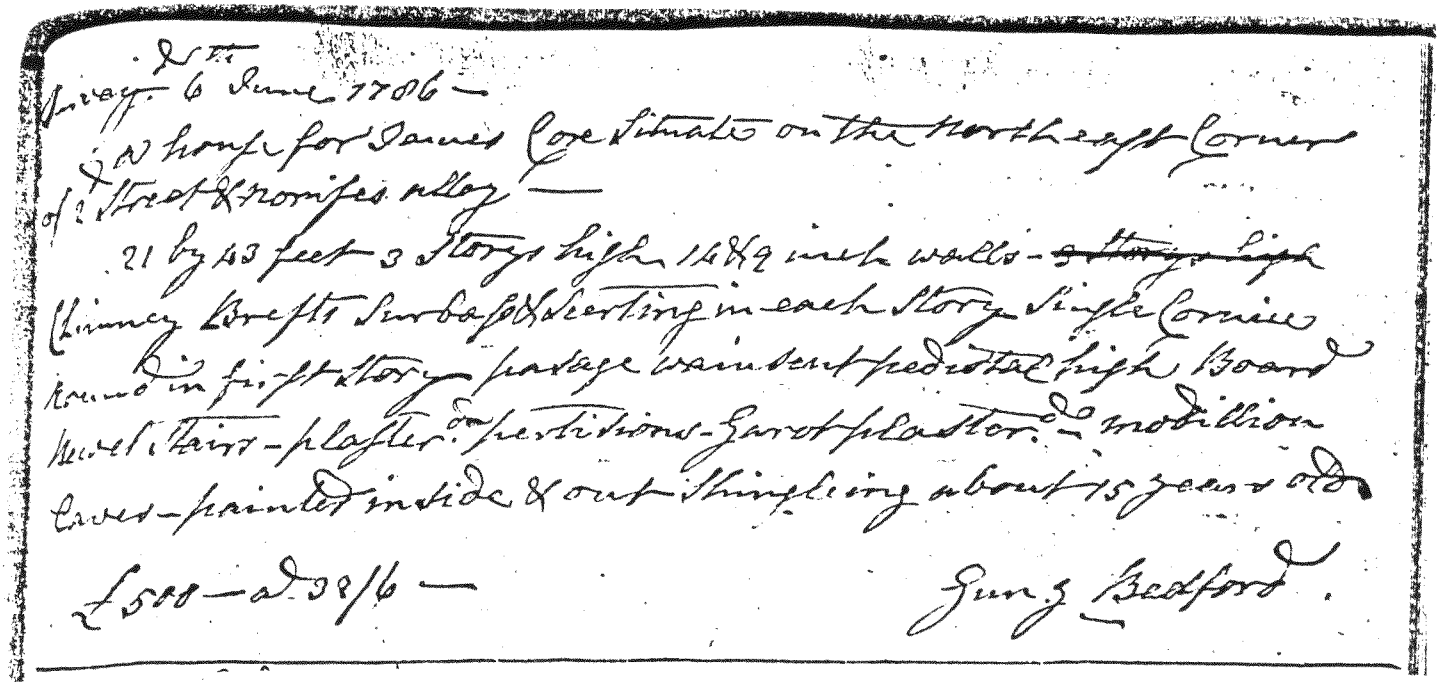
1825, April 19th, on the reverse side of the Policy #2260 there is added the note that this policy was withdrawn (cancelled) on this date by John Cox, Executor for James S. Cox's Estate.

1825, April 19th, the entry for this date in the James S. Cox Estate Accounts reads: "By Cash rec'd from J. B. Palmer, Treas^{r} of the Mutual Assurance Co. the deposit of money for insuring House in Second St deducting 5 pct the policy being cancelled —— 33.57."

NOTE: Much of the above information was given by the Archivist of the Mutual Assurance Company and Contributionship Company Ms. Carol Wojtowicz.

Fire Insurance Survey of 129 S. Second St., Philadelphia

Contributionship Survey Book #1, p. 125, INHP microfilm roll XIX



Survey^{d} 6 June 1786 -

A house for James Coxe Situate on the north east Corner of 2^{d} Street & Norises alley -

21 by 43 feet 3 storys high 14 & 9 inch walls - Chimney Brests Surbase & Scerting in each Story Single Cornice Round in first Story passage wainscut pedistal high Board Newel Stairs - plaister^{d} partitions - Garot plaster^{d} modillion eaves - painted inside & out. Shingling about 15 years old.

Gung Bedford

500 @ 38/6 -

Appendix F

Fire Insurance Chronology
127 S. Second Street, Philadelphia
(Old No. 83 South Second Street)

1769 Thomas Bond Sr. took out a fire insurance policy (with the Philadelphia Contributionship for the Insurance of Houses from loss by Fire) on his two houses standing on Second Street. The one on the East side was at the site of #127. This house was said to be "12 years old" at the time that it was surveyed and described (see Contributionship Surveys, Policy No.1302, April 27, 1769, Dr. Thomas Bond; see the following photocopies).

1776-1804 In the Philadelphia Contributionship Numerical Book No. I Renewals of Policy #1302 for Thomas Bond are recorded on Aug. 6, 1776; June 3, 1783; June 1, 1790 (for ← Thomas Bond and the new owner James Starr); and the insurance was "Ended" June 6, 1797, James Starr. In Numerical Book No. II James Starr is listed as having renewed his insurance: "Renewal 5th: June 5, 1804".

1786 James Starr in the Contributionship Index to Ledgers A & B has the following entr : "Starr James 587" which refers to the transfer of the Policy #1302 from the Bond family to James Starr on Aug. 1, 1786.

1822 Reacting to the pressures of the surrounding commercial ventures the owner of 1822, James Starr, had by January 5 of that year altered the first floor street front of the house, introducing

a second shop door and shop windows in "a bulk projecting about 5 feet into the passage", or sidewalk. A resurvey was made describing this alteration (see the following photocopy). This extension of the house into the street was precedent for the owners of #129 S. Second Street (the subject of this report) to do the same two years later.

Survey. April 27, 1769 2 house &c. for doctor Thomas Bond, one of which
Situate on the East side of 2d Street, between Chesnut & Walnut Streets
where he dwells — 21 ft front 38 ft deep - 3 Storys high - 16 & 9 inch walls
2 Rooms & passage in each Story - dorick frontispiece and double Cornish
in passage below - Chimney Roof tabernakle frame & pediment, modilion
& dintal Cornish, wainscut pedistal high in front parlor - Back parlor
wainscut all Round, dintal Cornish — 2 & 3 Storys finished in a good plain way
Garret plaster'd - plaster'd partitions - Stair Case 17 by 10 ft 3 Storys high, Kitchen
17 by 11 feet - 1 Story high 9 inch walls - 2 Storys of open Newel Stairs one of which
Ramp't Bracketed & wainscuted - the whole painted inside & out - about
12 years old £400: on House Staircase & kitchen £100 - @ 30 ℔ ℓ

The other house &c. situate on the west side of 2d Street between High
and Chesnut Streets where Daniel Dupuy dwells - 15 feet front - 33 feet
deep - 3 Storys high - 9 inch walls except one Gable end which is 4½ - Rooms
on a floor - plaster'd partitions - Board Newel Stairs - finish'd very plain and
mostly old - out side and one Story within painted - Shingleing old
Back building 24 by 10 ft - 2 Story high - 9 inch walls except about half
the 2d Story which is wood and occupy'd as a Goldsmiths work Shop

£300 - House
50 Back building } 32/6 ℔ Cent Gunning Bedford

Philadelphia Contributionship Loose Survey, Policy #1302. Top survey is of house which stood on lot of #127 S. Second St., Philadelphia.

Philadelphia Contributionship, Survey Book No. 1, p.10.
Top survey is of house which stood on lot of #127 S. Second Street, Philadelphia, where Dr. Thomas Bond Sr. dwelled.
Bottom survey is of a house he owned on the west side Second St.

The top survey reads as follows:

Survey^{d}. April 25th 1769 2 houses &^{c} for Docter Thomas Bond one of Situate on th East Side of 2^{d} Street, Between Chesnut & walnut Streets, where he dwells- 21 f front- 38 ft deep- 3 Storys high 14 & 9 inch walls- 2 Rooms & passage in each St Dorick & dubble Cornish in passage below- Chimney Brest tabernakle & pediment, Modilion & dintal Cornish, wainscut pedistal high in front parlor-- Back parlor wainscut all Round dintal Cornish- 2^{d} & 3^{d} Storys finish^{d} in a good plain way- Carot plaster^{d}- plaster^{d} partisions- Stair Case 17 by 10 ft 3 Story high, kitch 17 by 11 foot 1 Story high 9 inch walls- two Storys of open Newel Stairs one which Ramp^{d} Bracketed and wainscuted-- the whole painted inside & out- about 12 years old

on the house -	£400	
on the Stair Case	100	@ 30/

. . .

Survey.d April 25th 1769 2 houses &c. for Porter Thomas Bond, one of w.
Situate on the East side of 2d Street, between Chesnut & Walnut
Streets, where he dwells — 21 ft front — 38 ft Deep — 3 Storys hig.
14 & 9 inch walls — 2 Rooms & Passage in each Story — Doric fris.
& Dubble Cornish in passage below — Chimney Brest tabernakle
& Pediment, Modilion & dintal Cornish, wainscot pedistal hig.
in front parlor — Back parlor wainscot all Round, dintal
Cornish — 2d & 3d Storys finish.d in a good plain way — Garret
plaster.d — plaster.d partitions — Stair-Case 17 by 10 ft 3 Storys
high — Kitchen 17 by 11 feet 1 Story high 9 inch walls — two
Storys of open Newel Stairs one of which Ramp.d Bracket
and wainscoted — the whole painted inside & out — about
12 years old — on the house £100 } at 30/
on the Stair Case &c. 100 }

The other house &.c Situate on the west side of Second
Street, between high & Chesnut Streets, where Daniel Dupuy
Dwells — 15 feet front — 33 ft deep — 3 Storys high — 9 inch
walls Except one Gable end which is 4.2 — 2 Rooms on a floor
plaster.d partitions — Board Newel Stairs — finish.d very plain
and mostly old — out side & one Story within painted —
Shingling old — Back building 34 by 10 ft — 2 Story high —
9 inch walls Except about half the second Story which is Brick
and occupy.d as a Goldsmiths work shop — —

£300 on the house } at 32/6 Jnmings Bedford
50 on the Back building }

I have Surveyed an addition to James Starr's House
East side of 2nd Street between Walnut & Chesnut Street No 83
The front wall in the lower Story taken down, the upper part
supported by a girder. a bulk projecting about 8 feet into
the street. the front of wood. a door in the middle. Stone into
the Passage. two Shew windows of 16 light each. Glass 11 by 14
the floor pieced out to the front. a Shed roof, Plain cornice
at the eave. —

1 Mo. 15th 1822 — John C. Evans

Charles W Starr

February 15. 1822 No: 1302.

Add! deposit for above Mentions 1333 D. @ 1 pr. $13.6

Rec! from Charles Starr Atty at Law to
James Starr —

Philadelphia Contributionship Loose Survey
1822 Resurvey of house at 127 S. Second St. Lot, Philadelphia.

APPENDIX G

Probate Proceedings of the Last Will and Testament James Cox,
Will No. 139, Deceased 1821
Register of Wills, County of Philadelphia, Pa..
(courtesy of Jerome A. Green, Historian, D.S.C.)

1824 West Extension

Dec. 31 1824
"To Cash paid A. C. Ireland, City Comm^{n} for regulating property N^{o} 85 S. Second S^{t} the front of which was extended as p. Vou. [voucher] 156 3.00

...

Feb. 7 1825
To [Cash] Ditto paid John Jardon for marble work at House in Second St. extending Front for a Store as p Vou. N^{o} 165 116 --

...

Feb. 23 1825
To Ditto paid O Neill & Coryell their bill of work & Materials altering House in Second S^{t} " 169 443.75

...

Jan 10 1825
By Cash, rec^{d} from A.S & E Roberts for rent of House N^{o} 85 South Second S^{t} to 1st inst. 166.66
[Note rent of previous Aug 10 for 3 mos. was 100.-- i.e. it went up 66.-- due to new store front]

...

1825
Mar 21 To Cash paid Ja^{s} Skerrett, for iron railing to front door of House in Second St. p. Vou 174 15.94
& for padlock for cellar door .18

Mar 31 To Cash paid Reeves & Burtis, plaisterers for work on altering House in Second St. Vou 175 22.--
April 12 To Cash paid J. Toy, bricklayer, for repairs to House in Second St. as p Vou N^{o} 177 16.--
Aug 23 To Cash p^{d} for cutting holes in Steps of House in 2nd St to receive Iron railing 180 1.--

...

1825
April 16 By Cash, rec^{d} from H. Coryell for the lead of some window weights taken from House in Second St. & sold by him 2.75
[ie. lead weights of 18th c. west windows]

Post 1821

Water and Bath

1821
Octo[r] 2. To Cash paid City & Water taxes on House in Secd St. Voucher 8 32.--

...

Octo[r] 6 To Cash paid Waterg Committee's fee on leaving notice to discontinue water to bath of House in Second St Vou 12 1.--

...

1823
Mar 23 To Cash paid W[m] M. Evans, Collr [Collector], Water rents for 1823 on House in Second St & Houses in Union St. .... Voucher 101 15.--

...

1824
Mar 4 To Cash paid Jn[o] Rugan, Coll[r] [Collector], Water Rents on Houses in Union St & Second S[t] for 1824 Voucher 130 15.--

...

1824
Aug 30 To Cash paid Tho Gibson, plumber, for a new hydrant & repairs to Pipes &c House 2[d] Street Voucher 139 27.70

...

1825
Feb. 19 To Cash paid J. Rugan, Coll[r], water rents for 1825 on Houses in Union & Second St. p Vou 168 15.--

...

1825
Feb. 22 By Cash, rec'd of J. Markoe for the proportion payable by him of the water rent for 1825 of House in Second St bought by him last Apr. --- --- 3.75

Bell System

1822
July 8 To Cash paid R & J Richardson bill for repairing locks & bells at House in Second St Voucher 78 7.--

Fire places

1825 Nov 3 To Cash paid Mark Richards for a Set of Backs & Jambs for Chimney of House in 2nd Street, had in May 1822 p Vou 191 8.31

Wallpaper

1822
May 23 To Cash paid Jn° Sturgis for hanging Paper at N° 85 South Second St Voucher 69 13.87

...

June 25 To Cash paid Chardon's bill for Paper for House in Second Street Voucher 76 24.30

...

1825
Jan 10 To Cash paid Blanchard & Co's bill for Paper
for House N° 58 Union St. Vou 157 7.--
& d° for House in Second St. " 158 11.25

Necessary / Privy

1821 Dec. 24
To Cash paid C. Douglass's bill for cleaning the privy of House in Second St --- [Voucher] 43 20.18

...

1824, Dec. 17
To Cash paid W. Black for cleaning privy at House in Second St. ----- [Voucher] 153 23.10

Dec. 27
To Cash paid A. Ingraham for sinking ditto 7 feet deeper [Voucher] 154 4.58

Appendix H.

United States Department of the Interior
NATIONAL PARK SERVICE
DENVER SERVICE CENTER

IN REPLY REFER TO:

MA/NA Team Field Office
313 Walnut St.
Phila. - 19106

July 16, 1978

Memo to: Asst. Man. MA/NA Team Robert L. Steenhagen
From: Historical Architect R.H. Batcheler
Subject: PAVING AT BOND HSE, AREA F, INHP, Phila

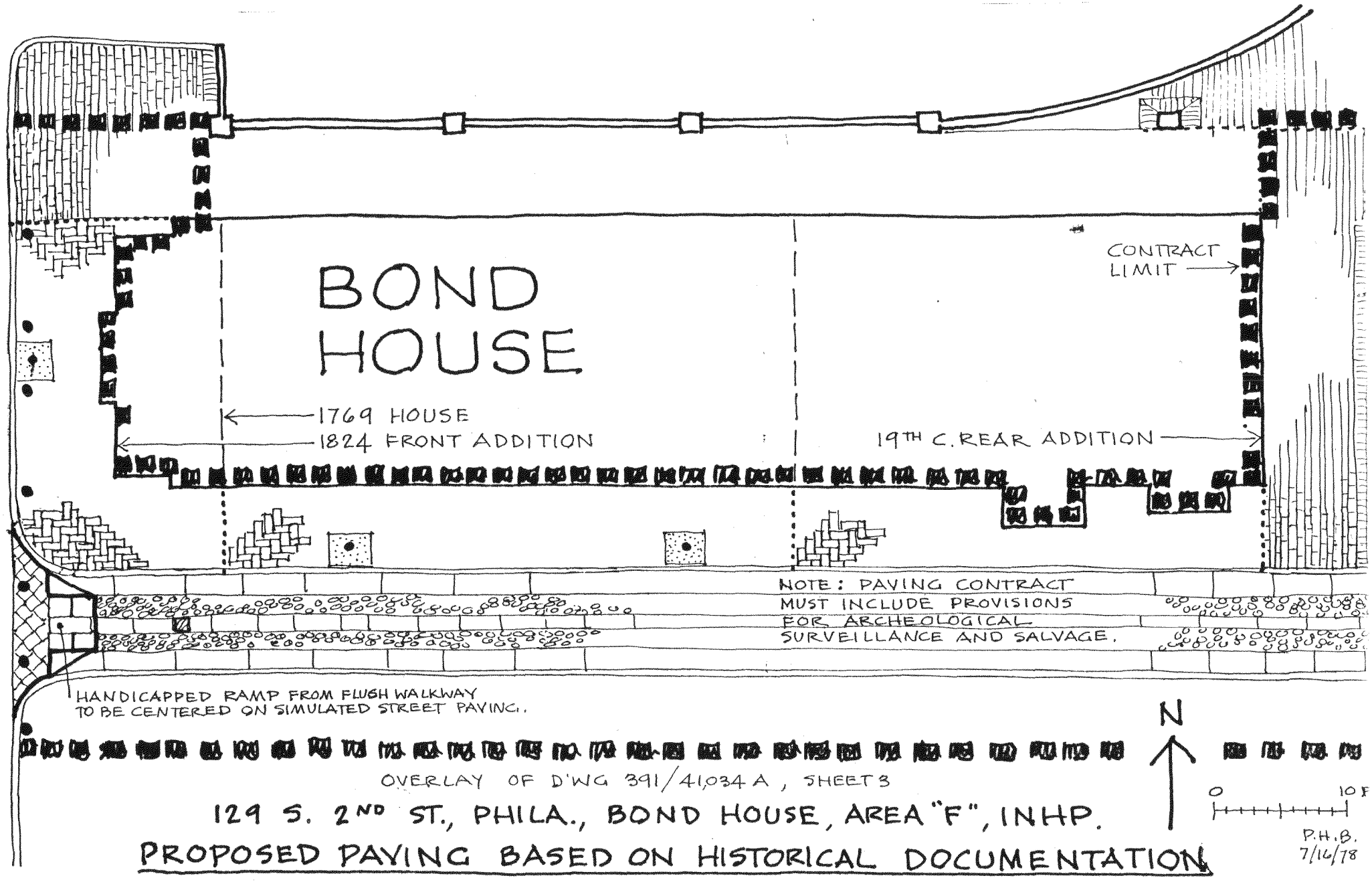
With the assistance of William L. Witmer, Landscape Architect temporarily here in Phila., I have recently received prints showing the present scheme for paving the Sansom Street Walkway at Area F, INHP particularly Dwg. 391/41,034 A, sheet 3.

Attached is an overlay drawing which I have made with proposed changes to the present scheme. These changes were made based on historic documents yet trying to incorporate 20th c. needs of expansion joints - handicapped ramps - bollards.

I hope it is not too late to consider my proposals. They will, I think, more closely represent the period scene at the Bond House corner.

Penny HB.

See attached explanation of proposals made.



OVERLAY OF D'WG 391/41,034 A, SHEET 3

129 S. 2ND ST., PHILA., BOND HOUSE, AREA "F", INHP.

PROPOSED PAVING BASED ON HISTORICAL DOCUMENTATION

P.H.B.
7/16/78

SANSOM STREET GRANITE SLABS AND PEBBLESTONE, AND HERRINGBONE BRICK SIDEWALK BASED ON OLD PHOTOGRAPHS, c.1850 - NEGATIVES: INHP 8349; HISTORIC STRUCTURES 157.2806G

------ EXPANSION JOINTS LOCATED AT HISTORIC HOUSE LINES

THREE TREES FROM MUTUAL ASSURANCE CO. POLICIES 1058 AND 2260, JULY 14, 1806.

AREA F, INHP

PAVING AT BOND HOUSE SITE

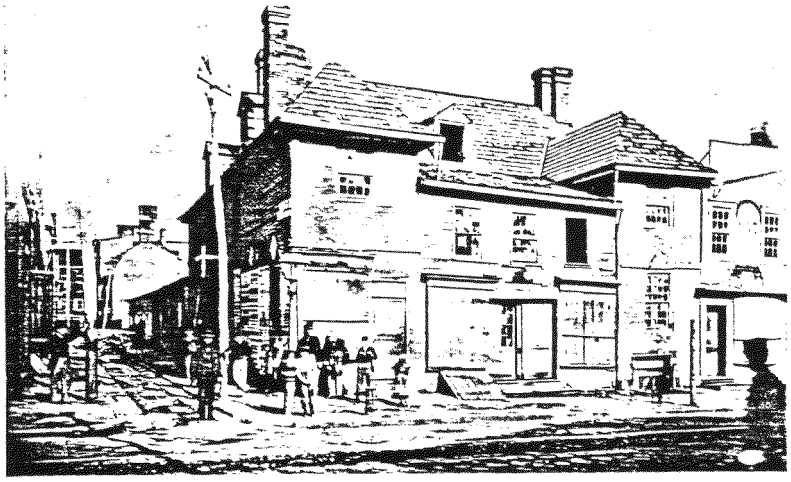
EXPLANATIONS FOR PROPOSED CHANGES TO D'WG. 391/41034 A, sheet 3 - SEE ATTACHED SKETCH. JULY 16, 1978 - PHB

- Simulated Street Paving to extend to Second St. - This is proposed as this is an historic street which should continue to be interpreted if not actually to be in active use. The old photographs of this street (c. 1850) show the earliest known paving for this street and until other evidence is forthcoming this evidence should be followed.
- Handicapped Ramps - As spaces are tight at best, this ramps can be incorporated into the granite slab paving at the end of the simulated street paving.
- Bollards - To keeps autos from crossing the sidewalk (as has occurred at 4th & Library Sts. - necessitating more bollards introduced on a 45° angle to meet bldg. corner), it is suggested bollards be placed all along 2nd St. - (this would also provide protection for the historic tree known to have been there).
- Expansion Joints - These joints will perhaps look best if they coincide with the historic house and property lines.

- Trees - Although the Bond House was built in 1769, and trees are not known to have been grown until 1800-1806, it is recommended that they be introduced to continue the green scene to 2nd St..

- Archaeology - Provision should be made in the contract documents for archeological surveillance and stop order salvage. Any disturbance at the Bond House site may destroy evidence of early grades, tree locations, bollard locations, paving materials, architectural features and or artifacts.

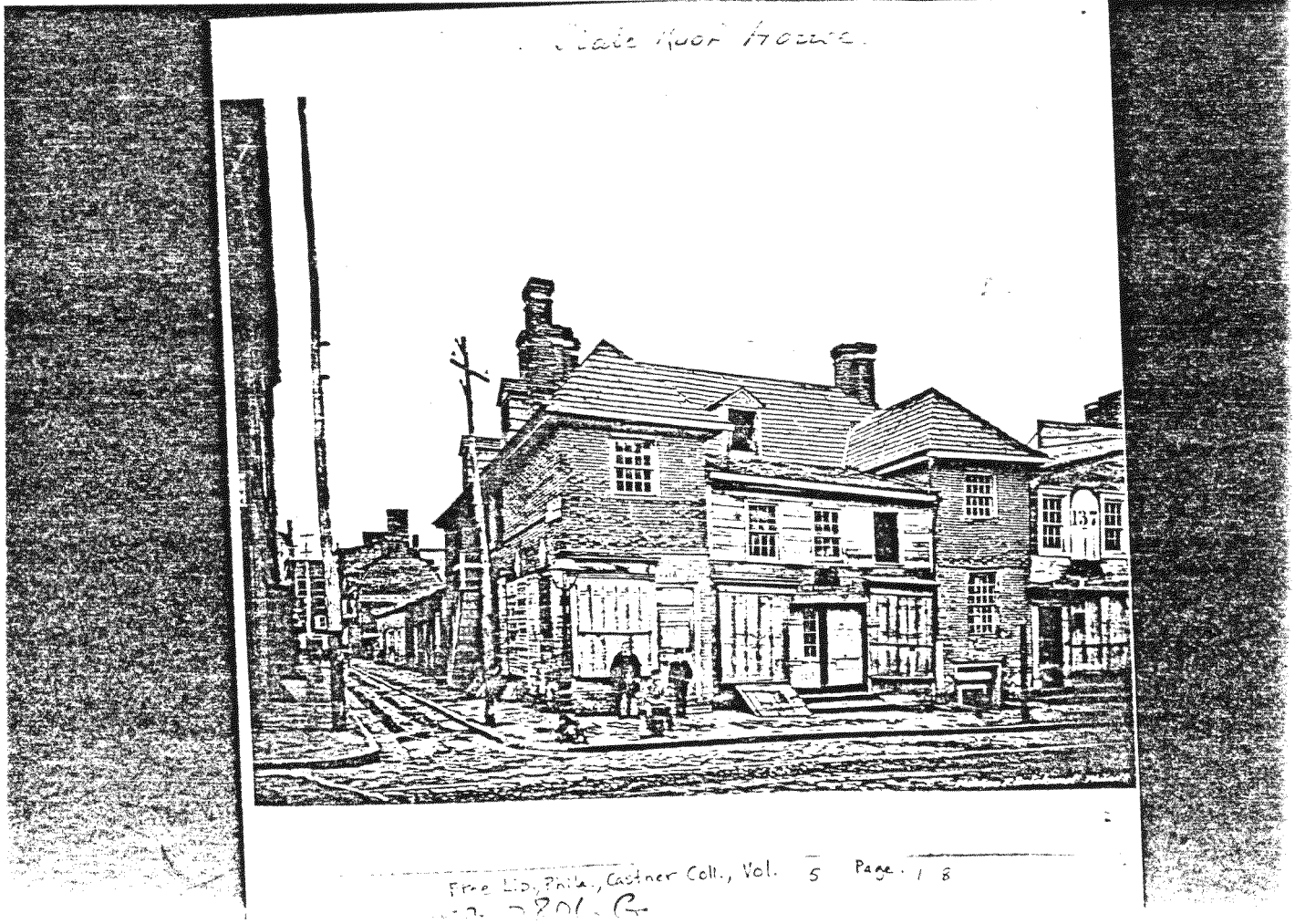
Penelope Hawthorne Batcheler
Historical Architect
MA/NA Team, DSC.



INHP 8349

Slate Roof House, SE cor. 2d + Sansom

c. 1850.



Free Lib. Phila., Castner Coll., Vol. 5 Page 18

CHAPTER II

ARCHITECTURAL DATA SECTION

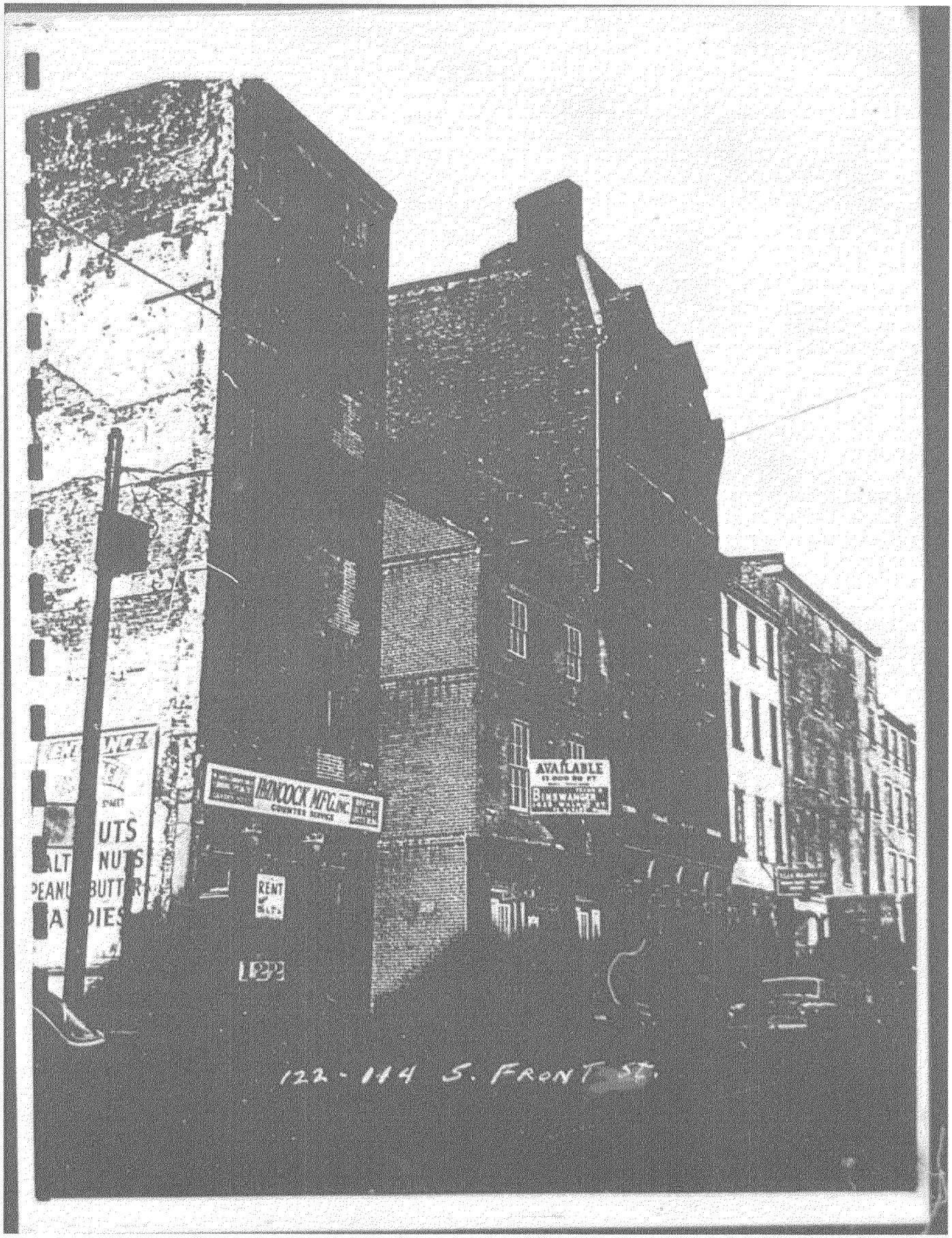
114 SOUTH FRONT STREET

PHILADELPHIA

c. 1957 view of # 112 - 122 South Front Street, Philadelphia. City of Philadelphia Records Department, Room 629, City Hall, Phila. Pa. 19107. Negative # 93888 - F.

This view shows the building at 114 S. Front Street in context before its neighbors to the south were demolished

Note that 120 S. Front Street still retained its 18th c ← form until it was demolished in the 1960's. The buildings at 114 and 122 are 19th c. structures built on the narrow 17th c lots. Those at 112 and 116 however were built on several of the early lots assembled by single owners.


HANCOCK MFG. INC
AVAILABLE
RENT
122 - 114 S. FRONT ST.

History of 114 S. Front Street, Philadelphia
(Demolished by NPS 1978)

Structures on Lot of

Over the years from 1687-1977, lot no. 114 (old no. 58) on the west side of South Front Street has had buildings constructed on it at three different times. The first development was in 1687-8, the second in 1792, and the third sometime before 1847.

Alexander Beardsley, known as a glover, built the first house on this lot, which then was twenty feet wide extending 396 feet from Front to Second Streets.[1] The House faced Front Street and was built of brick. Beardsley lived here with his wife, and was given "liberty of passage over Anthony Morris' bank lot to the river.". The house was left to his wife after Beardsley's death. Margaret Beardsley lived there until about 1715 at which point George Gray, a cooper and grandson by her eldest daughter, inherited the property.

The main body of this house was apparently less than fifty feet deep, as access to its rear yard by an alley was granted by its neighbor to the south through a "gate which was then set in the partition fence" and any subsequent gate was to be placed "in the sd. fence not extending back from Front St. more than 50'."

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1. Philadelphia Co. Deedbook E-2v5-94, 2/12mo/1687, Anthony Morris to Alexander Beardsley. See Chain of Title (date in INHP historic research files) research by Ms. Betty J. Cosans done initially for the Jan. 1977 Archeological Investigation of Area F (Contract #CX-4000-60021 with Daniel G. Crozier of Temple University), and then expanded under purchase order for this HSR Architectural Data Section, hereafter cited as "Cosans Chain of Title."

George Gray, the cooper, left the house to his son George Gray before 1750. This George Gray, the great grandson of Beardsley, was by this time considered a gentleman and had moved out of town to Kingsessing. The lot was then divided, a portion 117 feet deep at the west end was sold, and the brick house on Front Street was rented to Hercules Courtney who was both a carver and tavern keeper.[2]

Courtney ←——— kept tavern in the brick house, serving the growing port traffic. He is listed as living in this house and taxed for his occupation of tavern keeper from 1769-1783, after which he apparently died.

George Gray, the gentleman, continued to rent the brick house to Courtney's wife, and then to a vintner, Samuel Green.

By 1791, the house, now over one hundred years old, was sold to Robert Smith, a Philadelphia Merchant.[3] Front Street had obviously developed to the point where the 1687 house was no longer sufficient in any way for an up and coming business. Within a year Robert Smith had torn down the old brick house and built a second and larger house on this lot.[4]

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2. Philadelphia City-County Provincial Tax Records, Walnut Ward, p. 166, 1769; p. 42, 1774; and Tax Assessors Ledger Vol. 1779-83 and Vol. 1785-89, Assessor Wm. Miller, Walnut Ward p. 5, 1779. This tax research was done by Ms. Betty J. Cosans under purchase order for this Historic Structures Report. The data is in the INHP history research file.

3. Op. cit., Cosans, Chain of Title, Phila., Co. Deedbook D-27-280, 21 Feb. 1791; the lot size was 20' x 150'.

4. Ibid., 14 May 1792 Smith had to purchase an additional strip of land 4" by 50 feet deep, "on which piece of ground the house lately built by sd. Smith standeth", Phila., County Deedbook D-65-30.

Smith lived here, taxed for 50 oz. plate, a servant girl, at first a "waggon" and then a "coachee and chair," and eventually three horses and a cow.[5] The latter he kept in a carriage house built behind the house lot facing the ten foot wide alley north of the house known as Taylor's Alley.[6] Smith is taxed here through 1799 and owned the house and carriage house with his wife Mary until 1820.

The Mutual Assurance Company fire insurance surveys of 1807 for the house and carriage house, in Appendix B , give a detailed description of this comfortable brick town house, three stories high with adjoining "Piazza" (a stairhall), rear wing "Kitchen," "Wash House" and "two story Stable & Carriage House."[7]

The house in plan with its piazza and back kitchen building, was similar to the surviving 1787 Bishop William White House at 309 Walnut Street. However, the first floor front, outfitted as "a store shelv'd and occupied as a dry goods store," relates to the combination shop/houses built in 1787 by Benjamin Franklin at his Court facing Market Street.

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5. See Tax Assessors Ledger, Walnut Ward, 1791-1799, City Archives and INHP research files.

6. See Cosans Chain of Title, On Sept. 10, 1792 Smith bought a separate lot 20' x 22' in back of his house lot on which he built his carriage house and stable, making his total lot 172 feet deep (Phila. Co. Deedbook D-39-193). On June 21, 1805 Smith bought a second "two story brick coach house and stable w/lot..22' in breadth x 20' in depth" which had been developed next to his own, opening onto Taylor's Alley, increasing the depth of his lot to 194 feet (Phila. Co. Deedbook EP-20-527).

7. Even though the chain of title shows that Smith by 1807 owned two stables with carriage space (each 22x20) he apparently only insured one.

Apparently this was the way of life for merchants and manufacturers affording them a prime commercial location and immediate supervision of business and home.

The Smith house also had other facilities to satisfy daily needs. From archeological excavations within the limits of the Smith's lot, not only was there found a well, but a brick-lined privy or necessary pit, and an even larger brick-lined and pargeted pit, which is assumed was an ice pit, and a vented sub-cellar for the cool storage of food.[8]

Illustrations, pages 236-247, show the remains of the ice pit and sub-cellar. The former drained via a lead pipe into the sub-cellar. Any moisture from the melting ice or condensation which did not evaporate via the vent shaft of the sub-cellar, would drain through a perforated copper sheet into a brick-lined pit beneath the sub-cellar. The sub-cellar floor was finished with the Pennsylvania blue and white marble used so widely to face fireplaces and hearths at the time. The walls were unlined brick and whitewashed. Probably the marble floor was supplied to facilitate cleaning, the wash water draining into the

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8. See D.S.C., N.P.S. Drawings 391-26003, sheet 3A (p.242), for the positions and architectural interpretations of archeological features found by the Temple University Archeological contract of 1977 under the direction of Daniel G. Crozier.

lower pit. A similar sub-cellar for food storage exists under the back building of the Bishop White House.[9]

The 1792 Robert Smith house, the second structure on this lot, survived until sometime between 1826-1847. Smith and his wife Mary sold the house and what had grown to be a 194 foot deep lot in 1820 to a firm of merchants. This firm by 1825, unable to pay their mortgage, conveyed their assets in trust to another firm, and they in turn, on September 20, 1826, sold the house and lot to yet another Philadelphia merchant, Joseph Solms.[10]

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9. During the archeological excavations a half-serious suggestion was made that this sub-cellar was a Mikveh, a Jewish ceremonial bath. This seems unlikely for several reasons: such facilities are usually located at synagogues and have strict dimensional codes (see Encyclopedia Judaica, Macmillan Co., Jerusalem, Vol. II, p. 1535-1540); the walls of the cellar would need to be lined in marble or coated with mortar for a cleanable bath; no sign of a water line was seen on the whitewashed walls; the lower steps which would have been submerged would probably have been of stone rather than of wood as is indicated; and the low side vault to the north has questionable contribution to a bath structure (see the photograph overlay sketch of the sub-cellar structure).

10. Op. cit., Cosans Chain of Title, Phila. Co. Deedbook GWR-12-730. Because the name Joseph Solms could be of Jewish origin, his biography was researched to see if he possibly could have been motivated to construct a ceremonial Mikveh. Solms is listed in the Robert Desilver, Philadelphia Directory and Strangers Guide as living at this lot, old 58 S. Front, from only 1828-1831. In 1833 he is listed as living further south on Front Street at old #220, and in 1835 he is listed at #218 S. Front Street. Miss Karen Spiegel who had been observing the archeological excavation of this feature, and who is a student of the history of Judaism in Philadelphia, volunteered further biographical research on Joseph Solms. This name did not appear in the membership lists of either Mikveh Israel or Rodeph Sholom synagogues, and it is not to be found in the American Jewish Archives. At the Historical Society of Pennsylvania the name Solms was found associated with individuals who were not Jewish. Miss Spiegel feels that Joseph Solms probably was of a non-Jewish family and therefore cannot be linked with the so called Mikveh. We have Miss Spiegel to thank also for bringing in the article from the Encyclopedia Judaica referred to in footnote 9. Miss Spiegel has written her interpretation assessment of this feature, which is filed with the other data on 114 S. Front Street at the INHP History Research files.

By 1847, before being bankrupt himself, Solms had torn down the second set of structures on the lot and built the third, a "four story brick store on the E. end and two four story brick houses (warehouses) on the W. end" of the 194 foot lot.[11]

The 1840's store on the east end and one of the 1840's brick houses on the west end of the lot are the structures which had survived until the National Park Service acquisition. Joseph Solms, in building this third development of the lot, converted its use to commercial manufacturing, sales and warehousing.

The new structures changed hands four times in the next eight years, and finally were purchased in September 1855 by Hugh Catherwood, a Philadelphia Merchant who paid more than twice what the buildings were sold for when their builder Joseph Solms went bankrupt.[12]

Catherwood was in the liquor business (see the accompanying lithograph of a similar liquor store which stood at No. 56 N. Third St. on p.227). The liquor was sold from the storefront, packaging and warehousing took place on the upper floors of the front building, and in the rear building the liquor was produced, with a "Still Room" on the first floor and "Purifying Room" on the second floor.

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11. In March of 1847 the Solms' estate, including the "Lot & stores in Front St." and "Factory in Roxborough," were ordered to be sold at vendue. The following May the developed lot was sold by Sheriff's sale to a druggist. Phila. Co. Deedbook Rec. AMW-33-526.

12. Phila. Co. Deedbook, RDW-47-192, 10 Sept. 1855, Frederick Lenning to Hugh Catherwood, $18,000. This high purchase price is even higher when one considers that Catherwood bought only one of the two rear brick warehouses. The other was sold separately.

By 1856 Catherwood had built the one story counting house between the two four-story buildings, and taken out insurance with the Mutual Assurance Company (see descriptions of these buildings in the fire insurance surveys, Appendix B). The Catherwood liquor business stayed in these buildings until at least 1911. They were listed at this address in the 1856 city directory as "H. Wilson Catherwood, merchant," or "H & H.W. Catherwood wines & liquors."[13]

As their business progressed, the liquor merchants increased the load bearing capacity of their buildings. These changes are recorded in the insurance surveys and their addenda of 1856, 1861, 1885, 1892, 1899, 1903, and 1911.

Indeed, when the four-story front store was first built in the 1840's there was concern for structural capacity. The party walls with the neighboring lots were 18th century in origin and had rows of perforations for the old floor joist pockets. The old south party wall must have been considered stable, for the new joists of the new four-story structure were permitted to bear on it. At the north party wall, however, the builder of the new large structure did not trust the wall and instead added an extra 4" thickness over its entire south surface, bonding the two walls together at the old unused joist pockets. Thus, the new joists could bear on a 12" party wall.

This sort of problem plagues a rowhouse city. A party wall, usually 8" in thickness, is owned by both neighbors, 4" each. With both neighbors

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13. McElroy's Philadelphia City Directory for the year 1856, American Philosophical Society Library.

depending on the single wall, any change by one neighbor must respect the integrity of the common wall. In the case of the 114 S. Front north party wall with #112, it was probably not agreeable with both owners to take the old wall down and replace it with a new sound one, thus the #114 owner was forced to reinforce the wall totally from his side.

This detail of the structure's history was sought out to determine how to treat this same north party wall during the present development of the lot of #114 S. Front Street.

The National Park Service acquired "Area F", in which this lot lies, for the purpose of developing a parking garage in cooperation with the Philadelphia Parking Authority. As this block of land has been designated worthy of listing by the National Register of Historic Places, the treatment of the standing buildings by the N.P.S. was subject to review by the President's Advisory Council on Historic Preservation under Section 106 of the National Historic Preservation Act of 1966.

A Memorandum of Agreement, of Sept. 1975, proscribed that in the planning of the parking garage "Such design or designs will consider the maintenance preservation of ... the facade of the building at number 114 South Front Street." A feasibility study determined that it was not possible to incorporate the 1840's facade of #114 with the structure of the parking garage, and thus this building was to be demolished along with the other standing structures on the site of the planned garage.

In determining the safest way to demolish #114 S. Front Street without jeopardizing the privately owned structure at #112, a study of the history of the party walls was essential. The detailed history of the north as well as the south party walls are included in Appendix A as case studies exemplifying this typical problem.

It was decided by the N.P.S. Denver Service Center Structural Engineers not to trust the existing bond of the 4" wall to the 8" 18th century north party wall. At 7' on center spacing, steel rod and plate ties were applied to the ~~two~~ ply wall before demolition began.[14]

Prior to the decision to demolish the building at #114 an architectural study was made of the facade, as well as a photographic record made of the entire structure. Drawing 391-26003 sheets 1-3, accompanying this chapter, result from this study. Sheet 1 records the "as found" condition of the facade and sheet 2 presents details of its original 19th century store front derived from research of physical evidence at #114 and from similar structures nearby. Sheet 3 contains annotated floor plans of the

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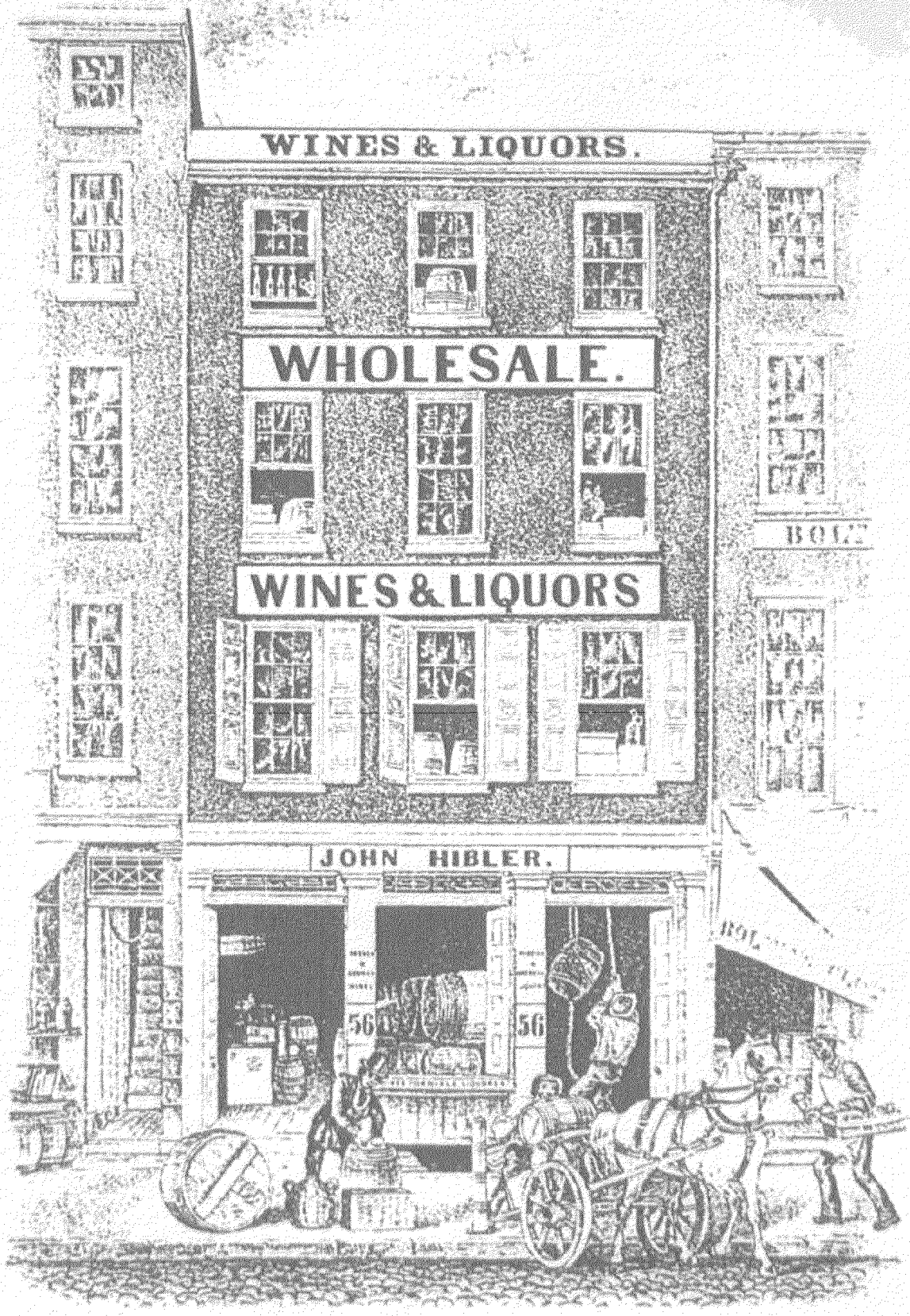
14. See SK-1, 12/16/77 of Contract NO CX 4000-8-9001 with Geppert Bros. Inc., demolition contractors. This sketch and letter to the contractors of 12/29/77 further details the methods used in strengthening the east end of the north party wall between #114 and #112 S. Front St., both during and after the demolition process.

#114 buildings with the negative numbers and locations of the record photographs taken.[15] And, as referred to earlier, this sheet contains an interpretation of the archeological features found.

The lot of #114 S. Front Street itself has been lost, incorporated into the large parcel for the parking garage, probably never to return on the city plan. But it is hoped that the material presented here will be of use to thosestudying the physical development of the City and to those wishing to restore the surviving commercial buildings of the 1840's period.

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15. See also a 1919 photograph of 114 S. Front St., City of Philadelphia negative #18924.



John Hibler's Liquor Store, 1844, No. 56 N. Third Street.

Print List Entry 203

Wainwright, Nicholas B., Philadelphia in the Romantic Age of Lithography, Historical Society of Pennsylvania, 1958

#114 (old No.58) South Front Street, Philadelphia. Third floor front building, north wall. Photograph by George Eisenman, James L. Dillon & Co. Inc., September 21, 1977. Historic Structures negative #157.4344.

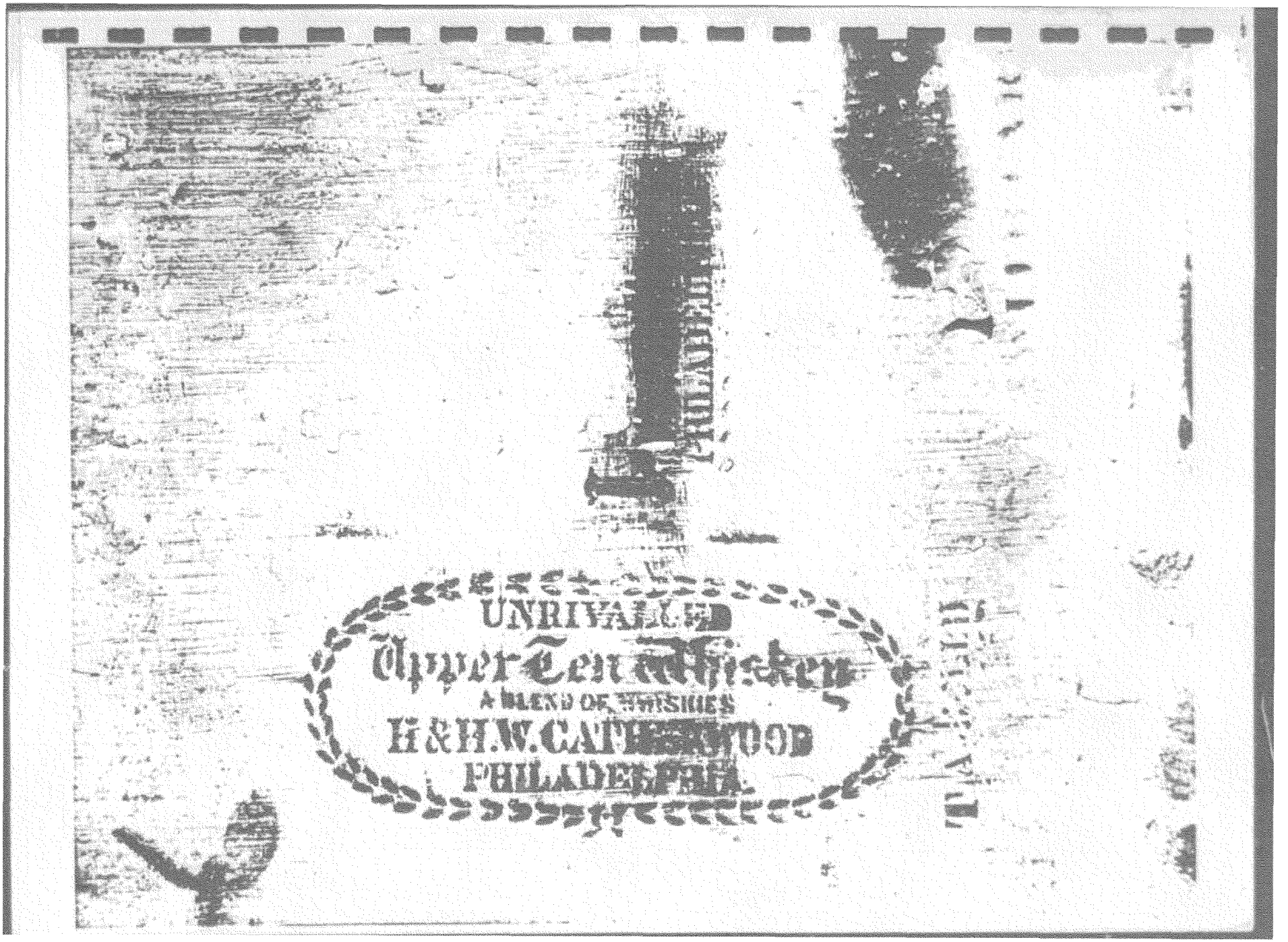
The stencil of the Hugh Catherwood liquor firm was found applied to the eroding paint on the plaster wall. It was not possible to preserve except by photography.

The stencil was overall 8 inches high and may represent Mr. Hugh Catherwood himself in an early 19th century U.S. Navy officers uniform. In McElroy's Philadelphia Directory Hugh Catherwood is listed in 1831 as a distiller, and in 1845 living as a gentleman at 425 Walnut Street. In 1855 Hugh Catherwood, H. Wilson Catherwood and Samuel B. Catherwood were all listed as merchants of wines and liquors at 62 North Second Street. Hugh and H. Wilson, in 1856, are listed at 58 (#114) South Front Street as merchants of wines and licquors.


REAPER

#114 S. Front Street, Philadelphia. Third floor front building, north wall. Photograph by George Eisenman, James L. Dillon & Co. Inc., September 21, 1977. Historic Structures negative #157.4343.

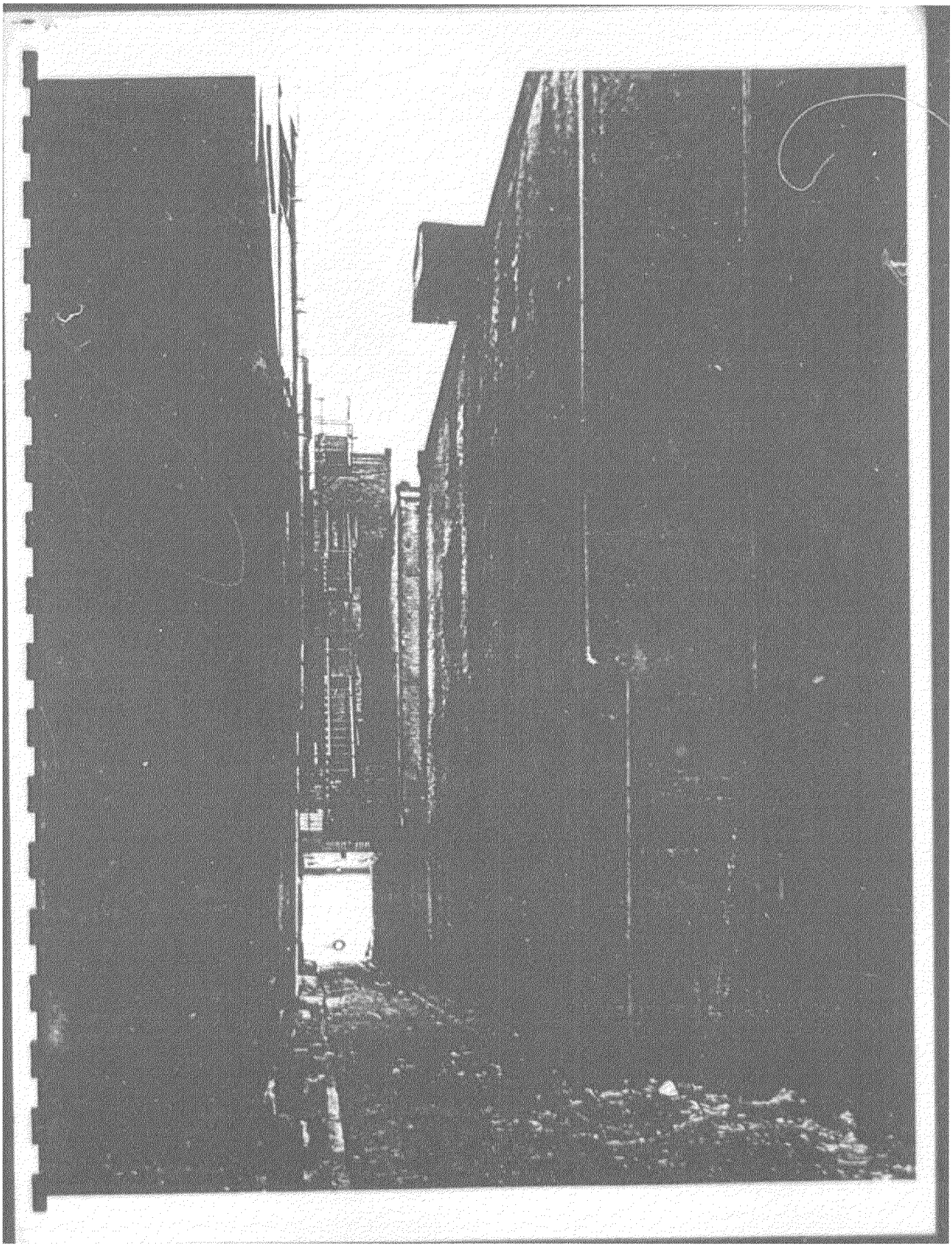
Stencil of the H & H. W. Catherwood liquor firm from sometime in the period of 1856-1892 when this firm occupied the building.
The original stencil size is 14 1/4" wide by 6" high (not including bow at bottom).


UNRIVALLED
A BLEND OF WHISKIES
PHILADELPHIA

Ionic Street, or Taylor's Alley, looking east to Front Street, Philadelphia. Photograph by George Eisenman, James L. Dillon & Co. Inc., March 24, 1977. Historic Structures negative 157.4322.

#112 South Front Street, at left, spans over the alley. #114 South Front Street is at right, consisting of a four story front and a four story rear building built in the 1840's, and a one story counting house added between ← c.1847-50.

As #112 South Front Street owns 4" of the party wall along the south (right) side of ←——————— the alley, this party wall was retained to continue supporting the structure over the alley. The balance of 114 South Front Street was demolished in January 1978 to make way for the Area F parking garage.

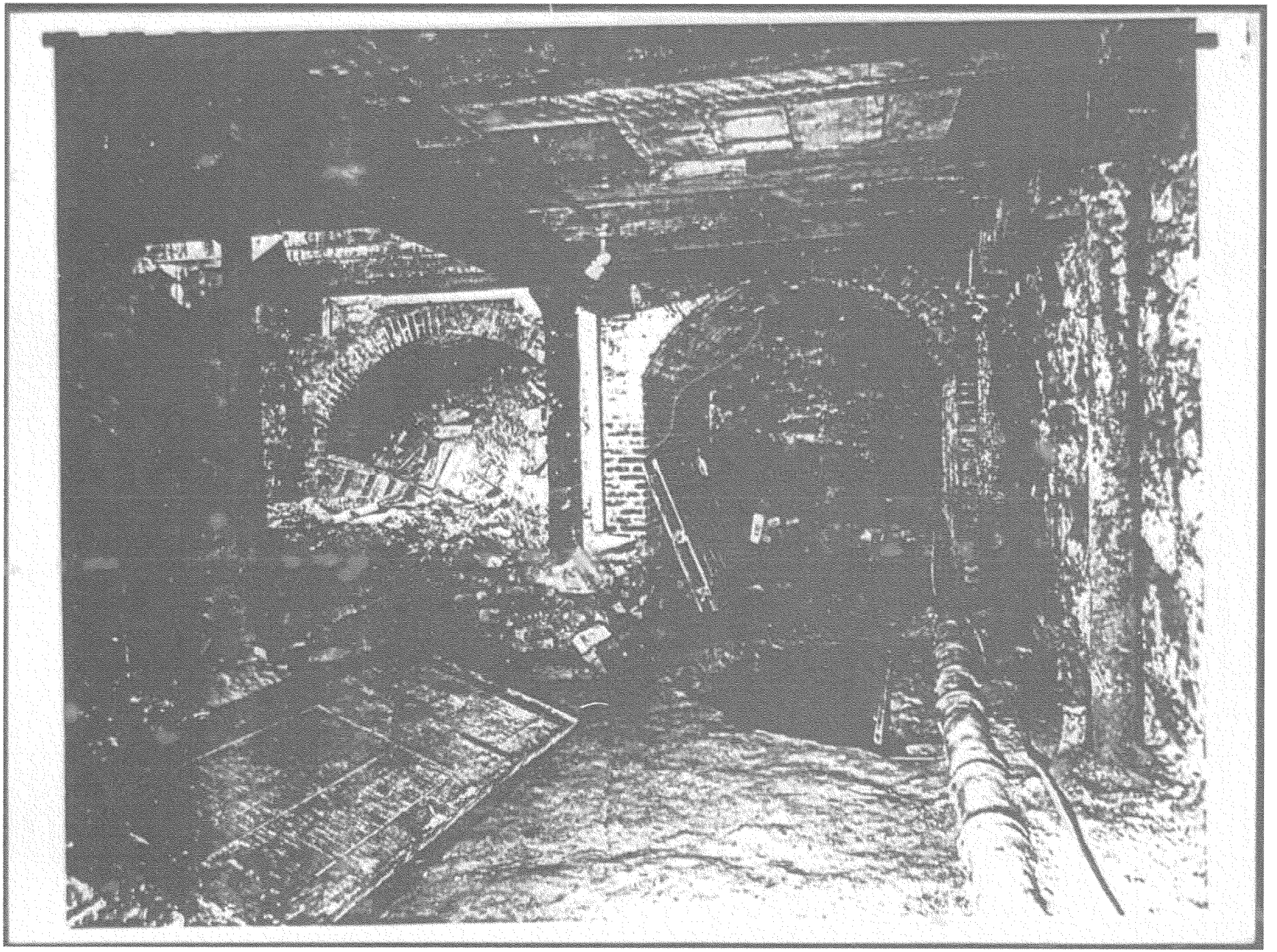


#114 South Front Street Philadelphia, rear building cellar looking west. Photograph by Anthony S. Bley, Philadelphia, November 5, 1977. Historic Structures negative 157.4378.

The brick barrel vaults were built into this structure to support the c.1855 liquor still set up in the room above by the owner, Hugh Catherwood & Co. .

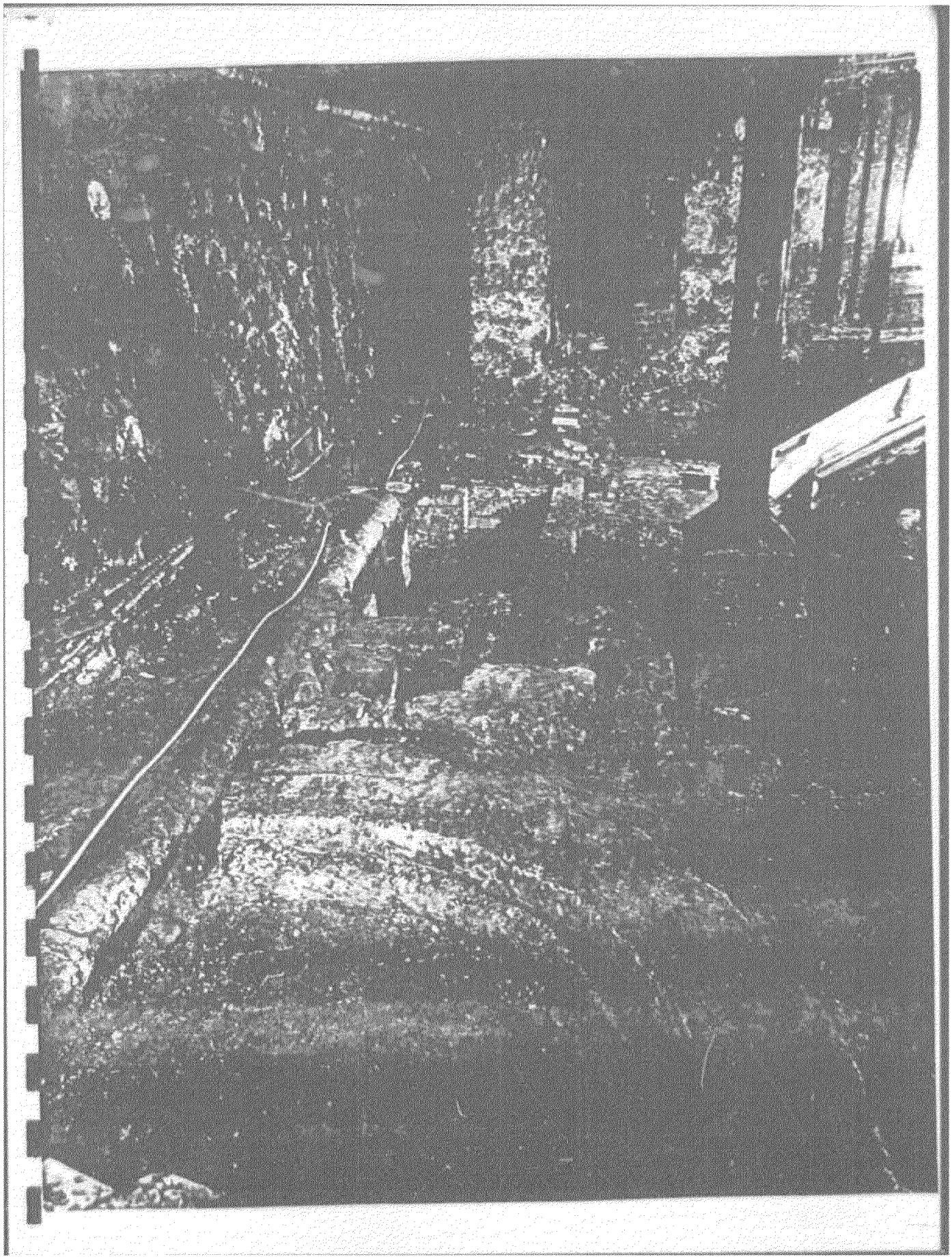
The Temple University contract archeologists uncovered two possible necessary pits whose openings extend under the foundations of the standing 1840's structure. The larger pit may relate to the 1790's house on the lot, and the smaller may date from the 1687 home on this lot.

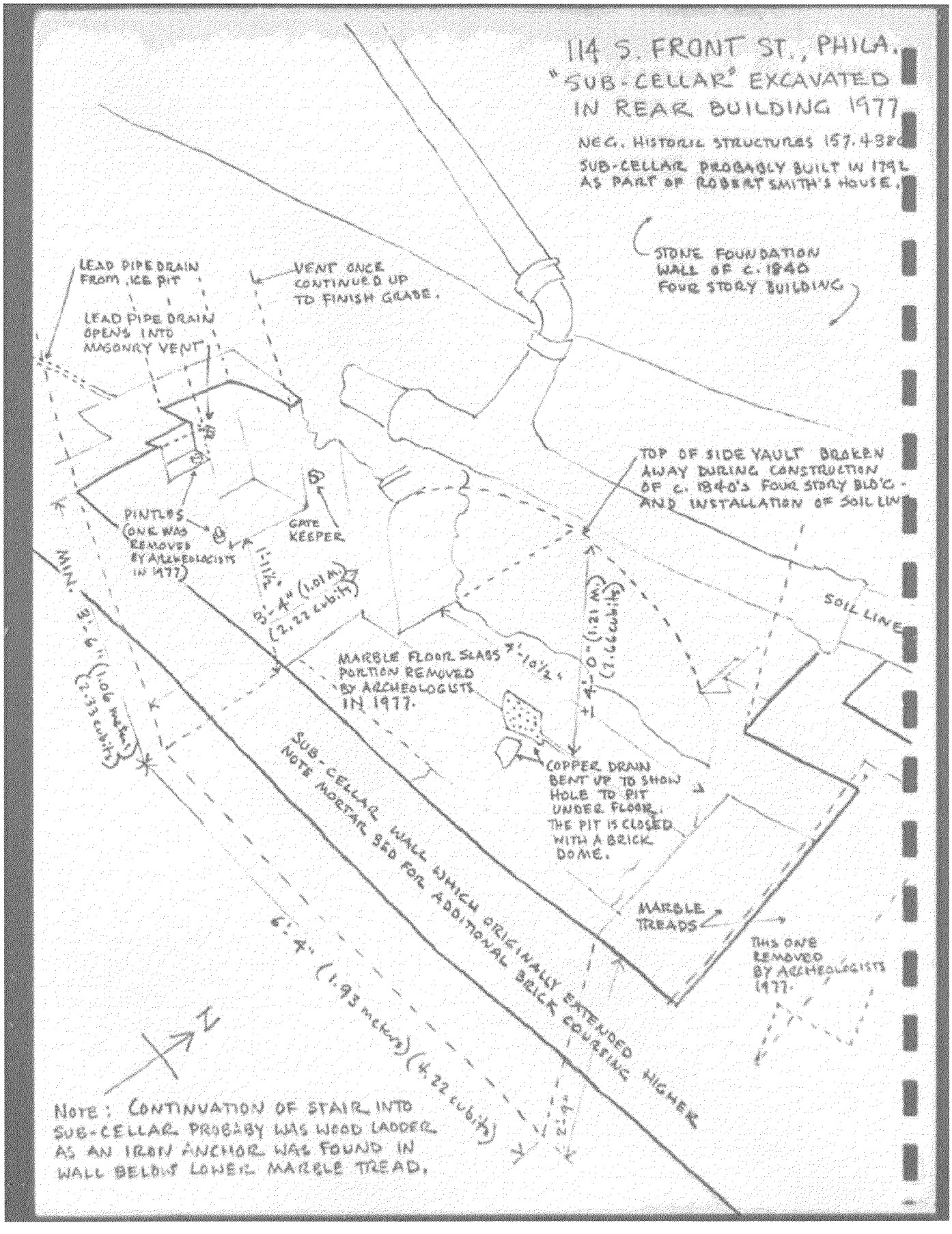
A 19th c. flush beaded panel door was found in the cellar. It may have related to the 1840's structure. Note the dark painted area at baseboard level of the door.

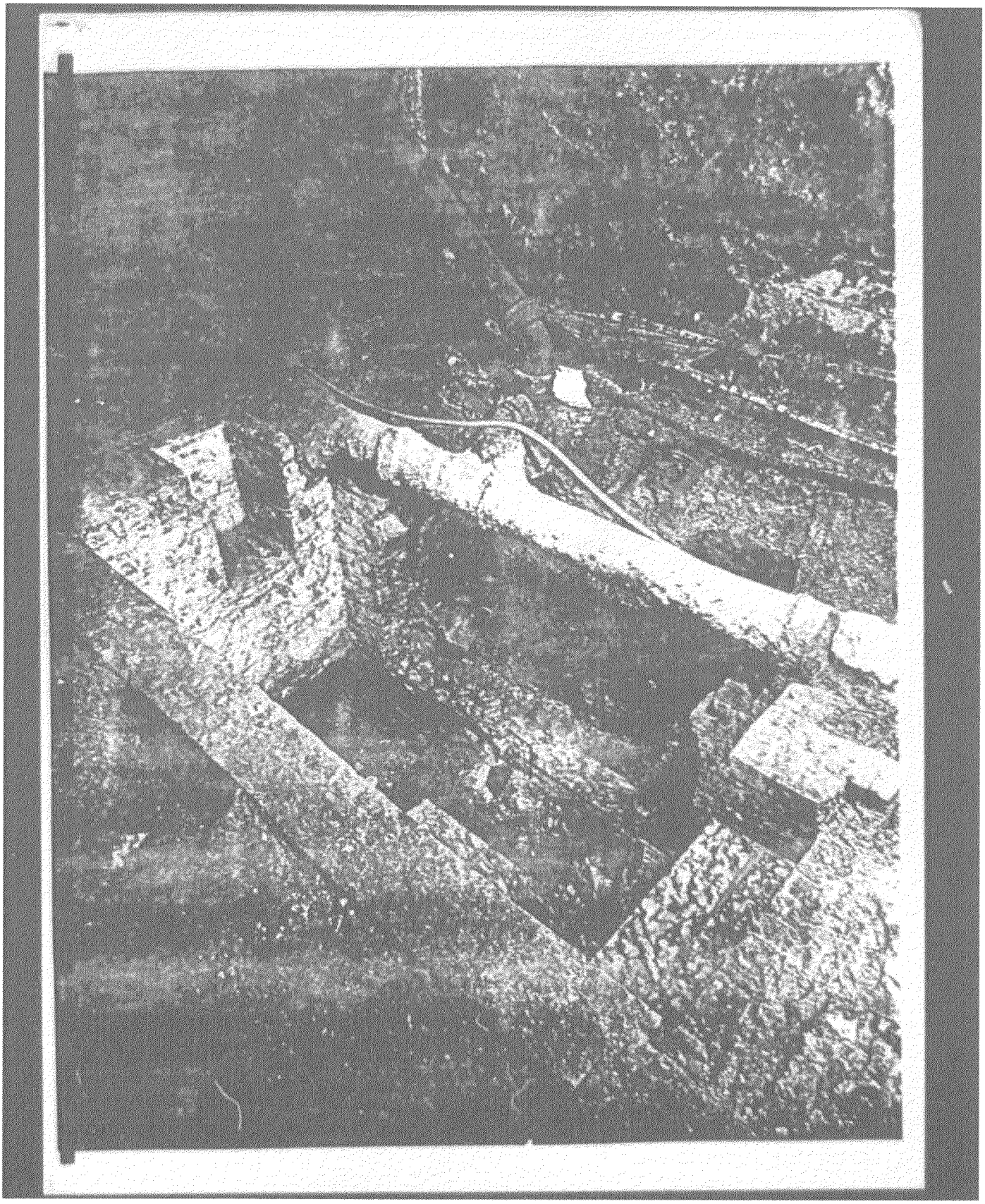


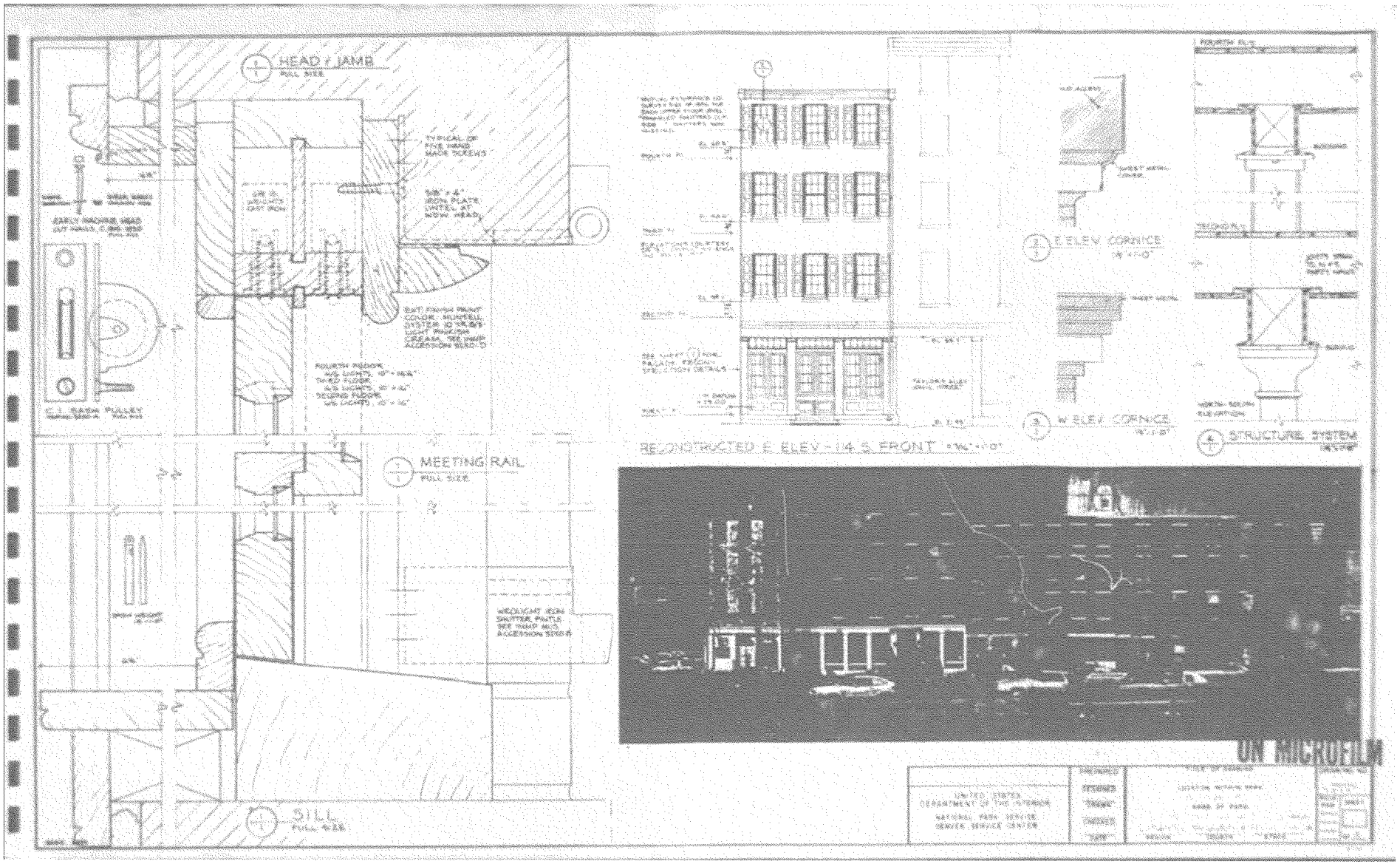
#114 South Front Street, Philadelphia, rear building cellar looking east. Photograph by Anthony S. Blay, Philadelphia, November 5, 1977. Historic Structures negative 157.4379.

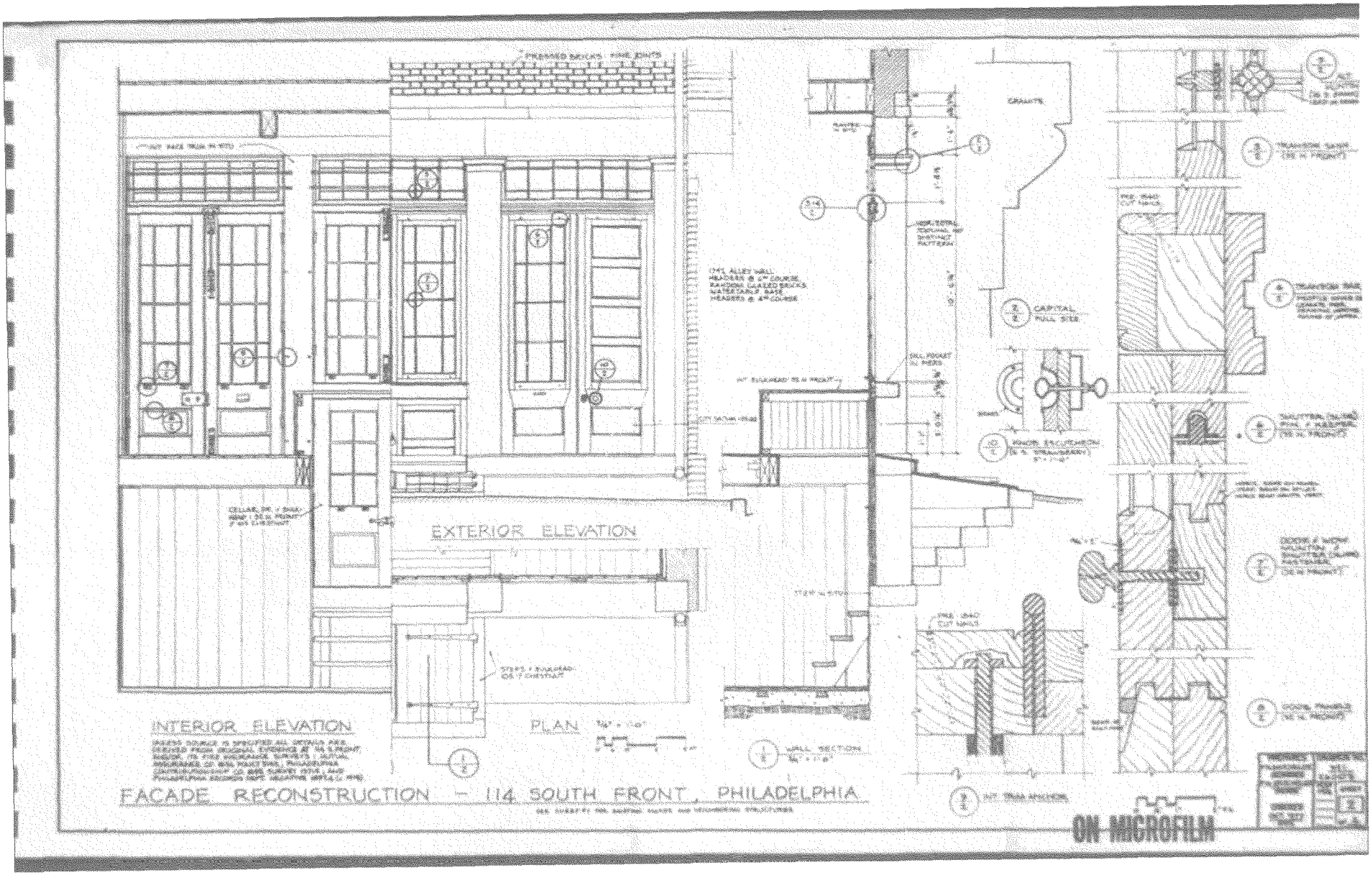
The camera is stationed within an archeological feature which could have been a large brick and mortar lined ice pit. In the far face a lead pipe drain can be seen near the floor level and extending eastward. This pipe may have drained melted ice water into a brick rectangular sub cellar where it would have helped to keep food cool. These features probably related to the 1792 house built on this site by Robert Smith.



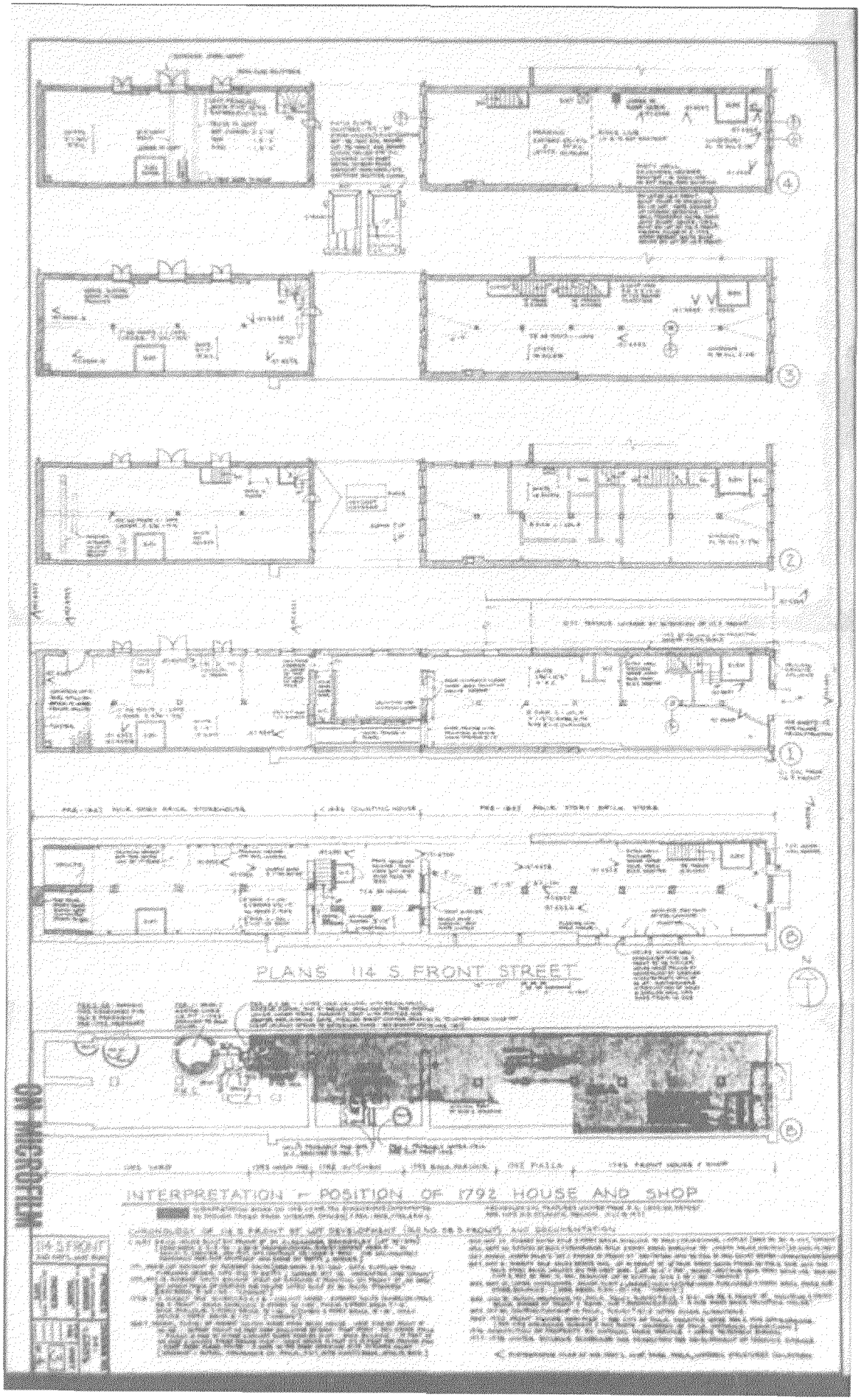

114 S. FRONT ST., PHILA.
"SUB-CELLAR" EXCAVATED IN REAR BUILDING 1977
NEG. HISTORIC STRUCTURES 157.438
SUB-CELLAR PROBABLY BUILT IN 1792 AS PART OF ROBERT SMITH'S HOUSE.
STONE FOUNDATION WALL OF C. 1840 FOUR STORY BUILDING
LEAD PIPE DRAIN FROM ICE PIT
LEAD PIPE DRAIN OPENS INTO MASONRY VENT
VENT ONCE CONTINUED UP TO FINISH GRADE.
TOP OF SIDE VAULT BROKEN AWAY DURING CONSTRUCTION OF C. 1840'S FOUR STORY BLD'G. AND INSTALLATION OF SOIL LINE
PINTLES (ONE WAS REMOVED BY ARCHEOLOGISTS IN 1977)
GATE KEEPER
SOIL LINE
MARBLE FLOOR SLABS PORTION REMOVED BY ARCHEOLOGISTS IN 1977.
COPPER DRAIN BENT UP TO SHOW HOLE TO PIT UNDER FLOOR. THE PIT IS CLOSED WITH A BRICK DOME.
SUB-CELLAR WALL WHICH ORIGINALLY EXTENDED HIGHER NOTE MORTAR BED FOR ADDITIONAL BRICK COURSING
MARBLE TREADS
THIS ONE REMOVED BY ARCHEOLOGISTS 1977.
MIN.
N
NOTE: CONTINUATION OF STAIR INTO SUB-CELLAR PROBABLY WAS WOOD LADDER AS AN IRON ANCHOR WAS FOUND IN WALL BELOW LOWER MARBLE TREAD.




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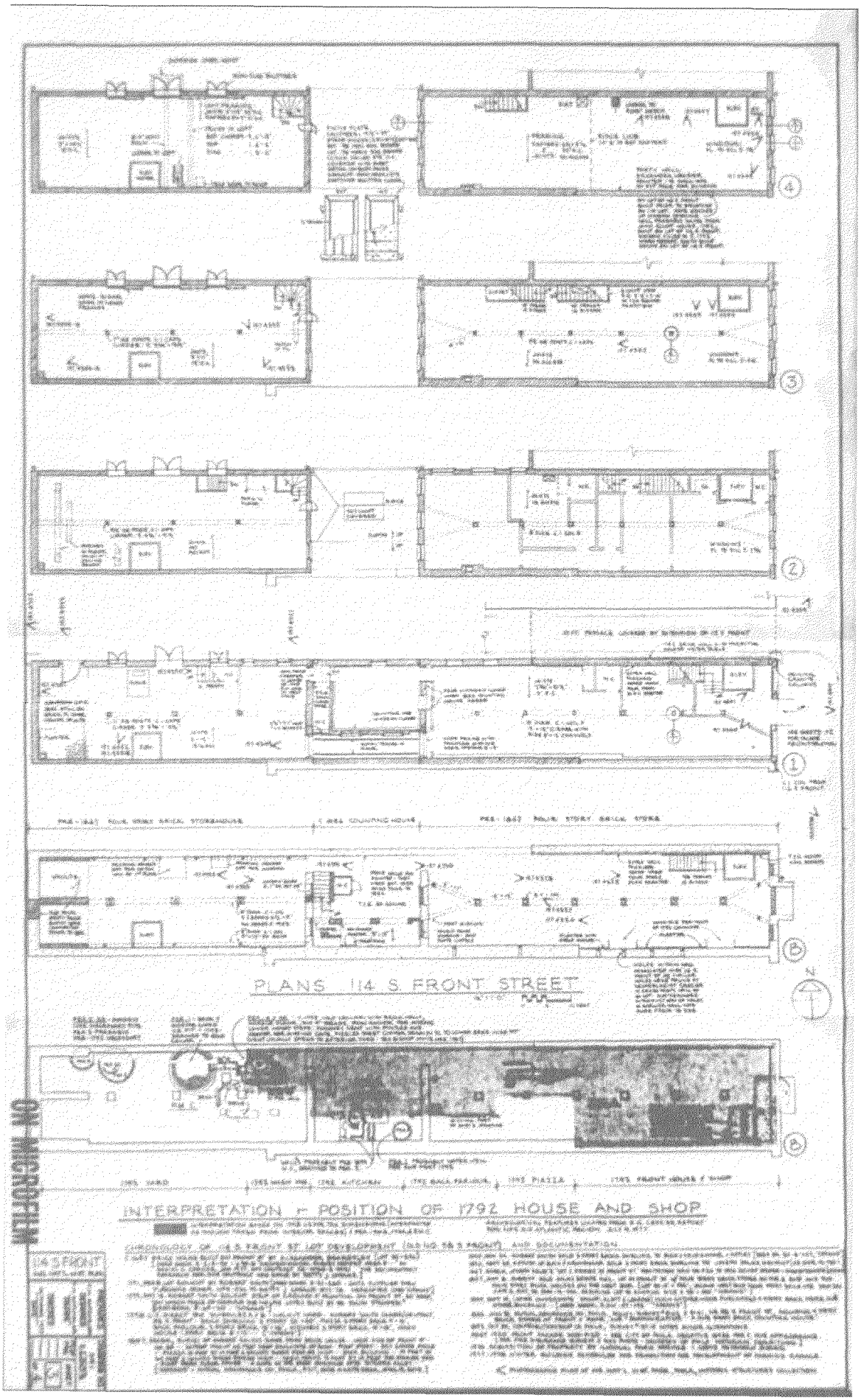


ON MICROFILM



PLANS 114 S. FRONT STREET

INTERPRETATION - POSITION OF 1792 HOUSE AND SHOP



PLANS 114 S. FRONT STREET

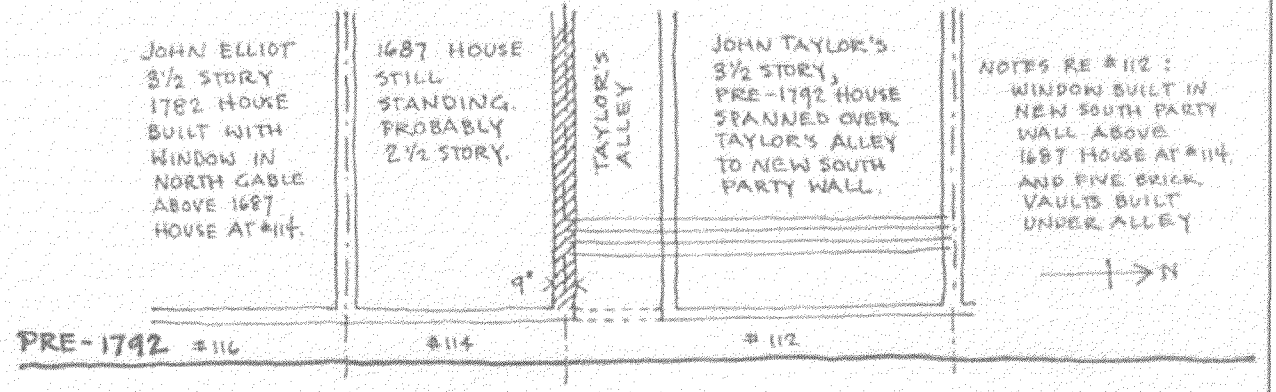
INTERPRETATION OF POSITION OF 1792 HOUSE AND SHOP

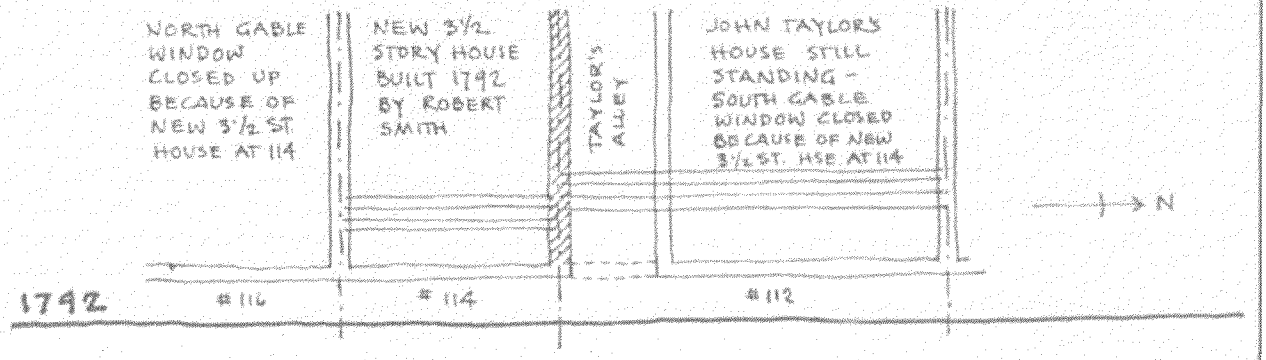
114 S FRONT

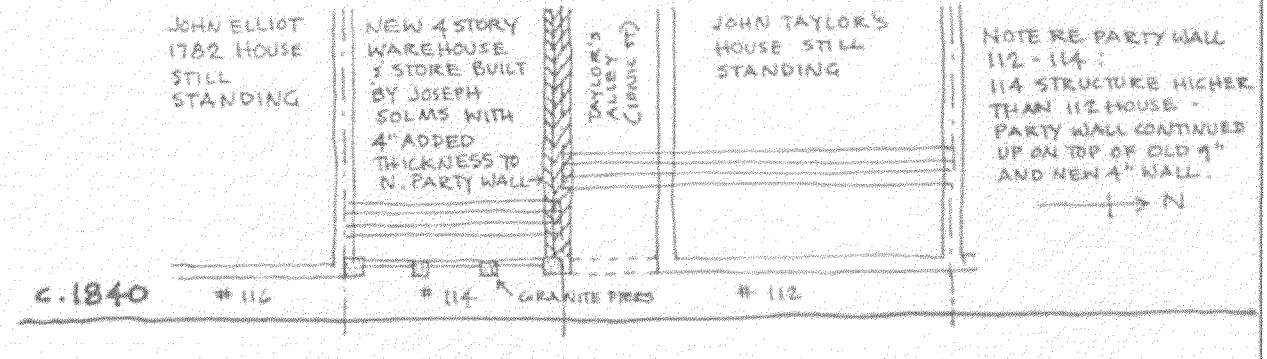
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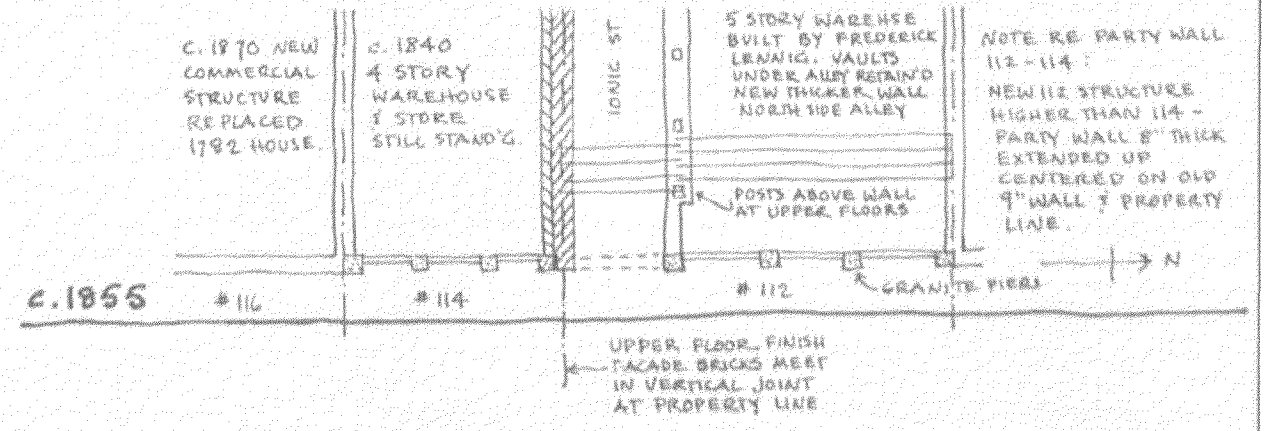
APPENDIX A

CHRONOLOGY, Pparty WALLS 112-116 S. FRONT, PHILA.









NO SCALE

PHB 12/8/77

Appendix A

CHRONOLOGY OF PARTY WALL BETWEEN
114 (58) S. FRONT St., AND 116 (60) S. FRONT St., PHILADELPHIA ( ) old numbers.

#114 - 2/2MO/1687, Alexander Beardsley bought lot (20'x396') [Deed Book E-2v5-94]. He built a house at the east end of lot facing Front St. and was listed as a resident there in 1693 [Minutes of the Provincial Council v.1683-1700 p. 382].

#116 - c. 1720 Anthony Morris built two small tenent houses on lot (31'x205') facing Front St. [Deed Book F-4-489].

#114 and
#116 - 22 Nov. 1775. An alley was legally established between the north side of the Morris tenent house on the #116 lot, and the south side of the #114 Beardsley house [Deed Book I-15-206].

#116 - 19 July 1782, John Elliot purchased lot with the two Morris tenent houses, including the alley along the north boundary [Deed Book D-6-539]. Here he soon tore down the old Morris tenent houses and built a new larger house (see subsequent documentation). By 1795 John Elliot was listed as a resident and taxed at this lot [Tax Assessor's Ledger Walnut Ward 1795]. In 1798 Federal Direct Tax listings for Walnut Ward Elliot is owner/occupant in "Brick Dwelling 3 story, 29'x40'..." etc..

(1) (see photographs attached) Portions of the 1687 Beardsley house on #114 lot may have been incorporated in the extended party wall of John Elliots new house at #116 lot. The bulge of the cellar foundation party wall at the #114 face looks to be a spread footing which was underpinned for the #116 Elliot new deeper cellar.

#114 - 21 Feb. 1791, Robert Smith bought the lot with the 1687 Beardsley

house [illegible] still standing on it. [Deed Book D-27-280]. By 14 May 1792 the old house was torn down and there was a "house lately built by sd. Smith" on the site [Deed Book D-65-30]. The Smith lot was granted use of the alley between #114 and #116 [Deed Book IW-8-457]. The Smith front house was 3½ stories with a bow windowed store front at the first floor. The back buildings contained the stairway, back parlor, kitchen and wash house [Mutual Assurance Company, 1808 Minute Book Survey 126, April 13, 1808]

#116 - Physical evidence shows that John Elliot's house definitely pre-dated Smith's 1792 house as its party wall showed finish pointing (weather struck) on the north exterior face (see photograph above, area (2)). Area (3) is a bricked up window opening in the John Elliot house north gable.

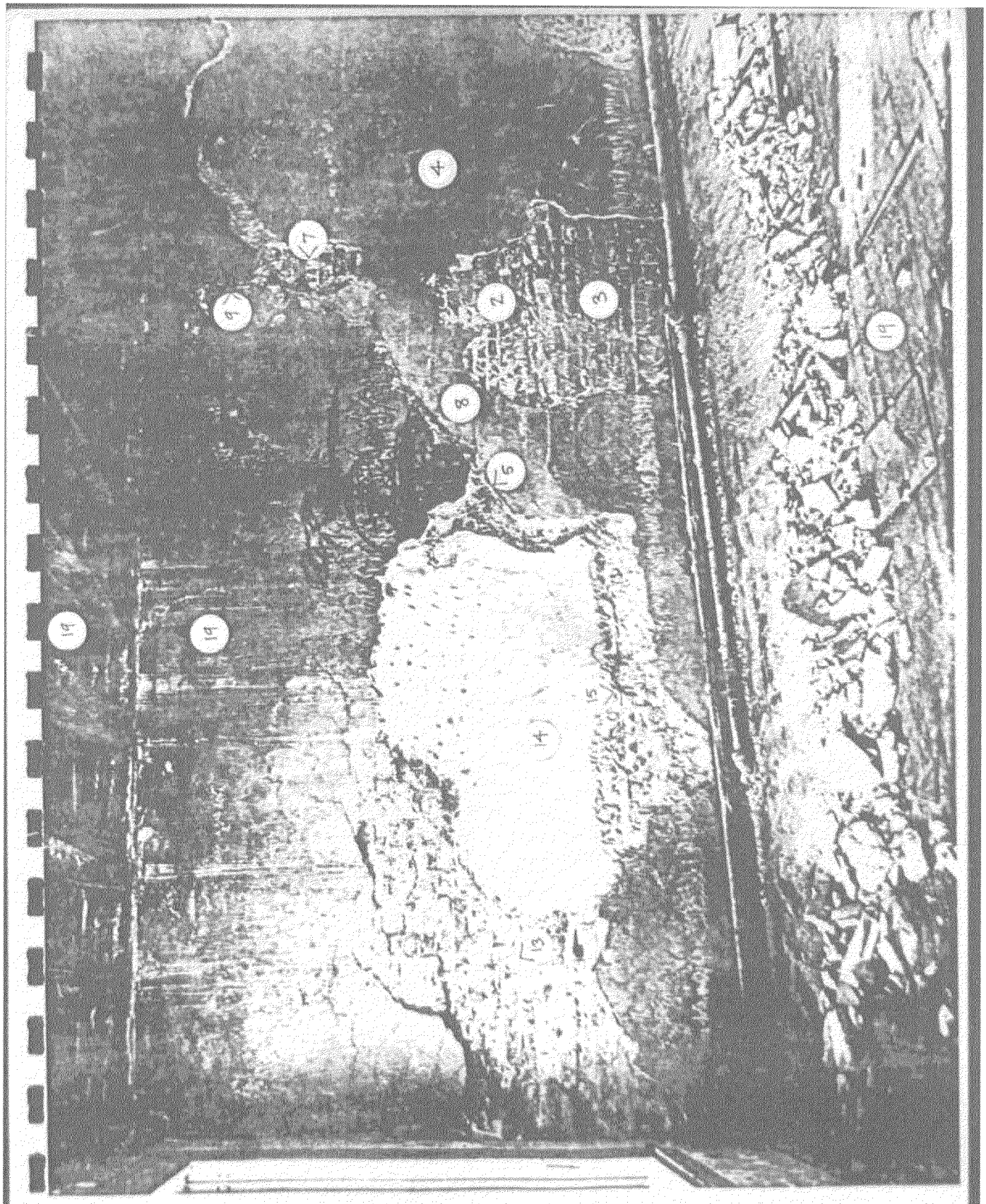
#114 - c. 1792 When Robert Smith prepared to build his house he apparently first parged the surface of the party wall to even out the variations between the 1687 interior face of the #114 side of the party wall and the 1782 exterior face of #116. Area (4) is the parged surface which extended up to the bargeboard line (5) of the #116 Elliot house. In building his house at #114, Smith then built two chimney stacks against the standing party wall (6), tying them into the upper wall occasionally (7), otherwise allowing them to abut the parged party wall thus leaving evidence of mortar coving (8) on the parged surfaces. Note the east stack apparently encompassed a fireplace at the garret floor level and thus its eastward bulge tapered westward as it rose to penetrate the roof (8)-(9). The width of the west stack is shown by vertical mortar deposits (10), a vertical joint in the brick work (11) and old plaster returning on itself and broken off at (12). The east stack at (9), also shows the broken edge of the old plaster which returned onto the chimney breast. (13) shows the height and slope of the #114 Robert Smith 1792 roof (14) - well above the Elliot #116 roof (5).

(14) designates surviving areas of the 1792 Smith house garret plaster which originally covered the pargeting as well (4). (15) points to a sharp edge of this plaster which resulted from abutting woodwork (the garret baseboard). Following this line horizontally westward to the center line of the gable (16) marks a bricked up pocket for the garret floor girder of the #114 1792 Smith house. The garret joists tenoned into this girder and spanned to the east and west walls where they tied into the roof rafters. (17) and (18) are shadows of a center line garret board partition and the sloped ladder to the 1792 Smith roof. These shadows survive as the woodwork was set in place before the finish plastering was applied around it and thus dirt could accumulate back of the woodwork.

#114 - 1826-1847 Joseph Solms purchased the #114 Robert Smith house in 20 Sept. 1826 [Deed Book GWR-12-730], and by 8 May 1847 his estate listed on that lot three four story brick stores [Deed Book AMW-33-526]. (19) identifies the roof rafters, floor, extended party wall and plastering of the front four story brick store. Apparently, when in the 1840's the party wall was given this top coat of plaster, the 1792 Smith house plaster fell or was knocked off due to poor bonding against the pargeting, for the 1792 plaster only survived outside the area of the pargeting. (20) points to the westward extent of the remaining 1687-1782-1792 party wall where the longer 1840's four story brick stoqe joined it.

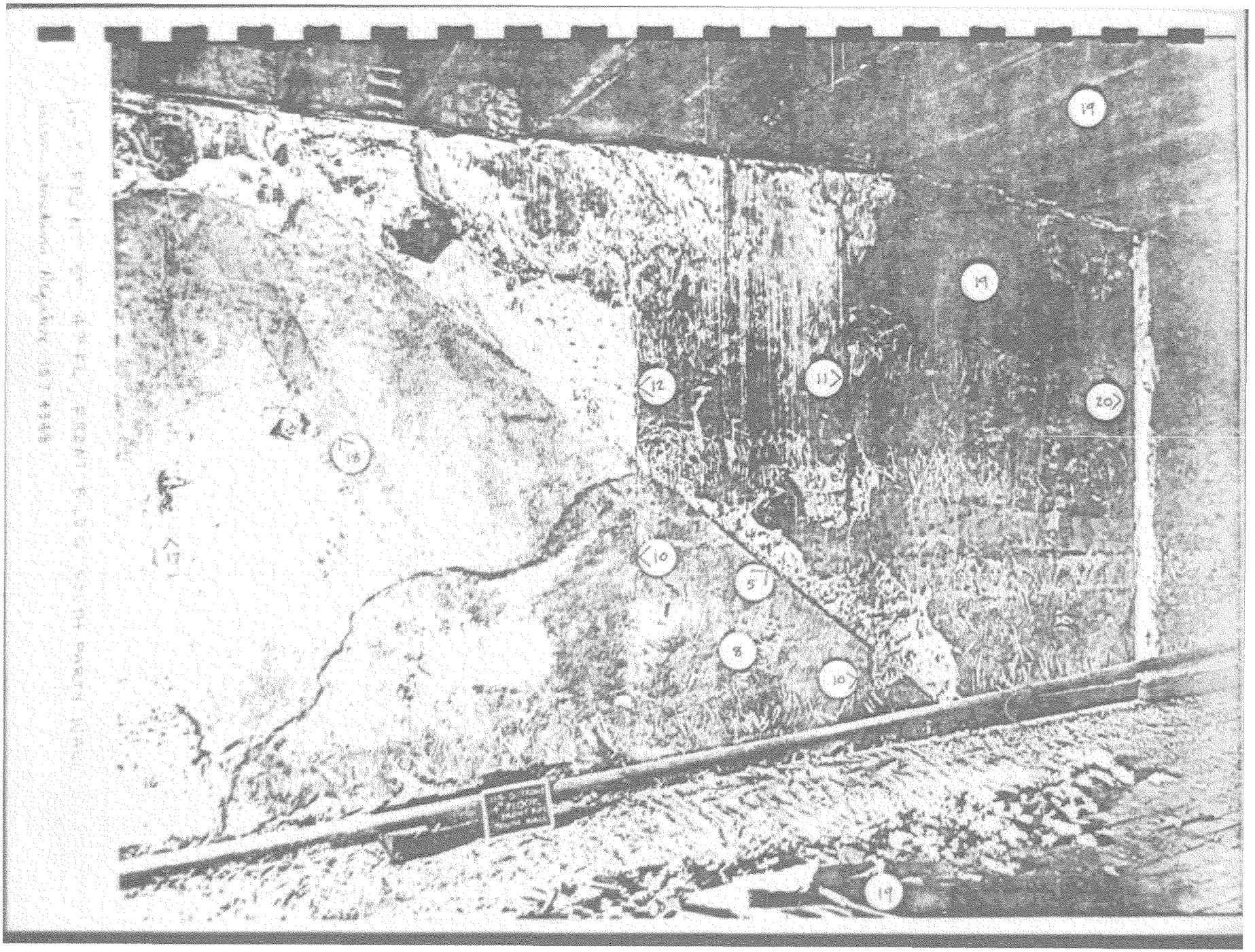
P. H. Batcheler 12/8/77

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41 FRONT ST. 4TH FL., FRONT BLDG., SOUTH PARTY WALL
Historic Structures Report (ST 4146

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Appendix B

Fire Insurance Survey for No. 58 (114 new number) South Front St., Philadelphia, December 1807, Mutual Assurance Company, Philadelphia, 1808 Minute Book, Surveys No. 1261 and 1262 (for stable).

13th APRIL 1808

At a Meeting of the Trustees at the Mansion House Hotel Wednesday April 13th, 1808

Present: - John Leighn, James Read, John Morrell, Rob. Wharton, Daniel Smith, Jonat Smith, Wm. Poyntell, Henry Hawkins, James Milnor.

Thomas Ewing - Chairman.

* * *

Survey of Robert Smiths three story Brick House situate on the West side of Front Street No. 58 between Chesnut & Walnut Streets - Dimensions 20 feet Front 42 feet deep exclusive of Bow - First story Entry wainscoted two Archades a Store shelv'd & occupied as a dry goods Store - Second story finishd with neat Mantles Surbase Washboards Windows cased & Inside Shutters, Stucco Cornice - Third story finishd similar to second story - Garret plaistard - Steps to Trap door - loft plaistered - there are Battlements - two Floors narrow yellow Pine boards - the other Floors common yellow Pine - Piazza 10 feet by 19 feet 6 Inches three stories high, containing a continued Mahogany handrail Stairs with Brackets & wainscoted - back building Dimensions 14 feet by 39 feet 6 Inches three stories high - First story Kitchen finishd in the usual manner & a Room finishd with plain Mantle Surbase Washboards & Windows cased - second & third stories finishd similar to the Room in first story with Closets Common winding Stairs - Trap door loft plaistered - two floors narrow yellow Pine Boards other Floor common yellow Pine Boards - Stucco Cornice 3 Room 7 Fire places in the House & Backbuilding with Marble - Wash House 13 feet by 14 feet two stories high - first story Floor paved - second story Washboards & Windows cased - A Gate to the Yard opening into Taylors Alley Decr. 1807

On the Eastern Moiety	$1500				
Western do	1500				
Piazza & backbuildings	1500	$4500	@ 2½ pr Ct.	$112.50	
Policy & Incidental Expences	@ 30 Cents pr Ct.			13.50	$126.-

paid Jno. B. Palmer Treasurer April 13, 1808
Policy No. 2669 Survey No. 1261

Survey of Robert Smiths two story Stable & Carriage House situate on the South side of Taylors Alley between Front & Second Streets - Dimensions 22 feet front & 20 feet deep - first story Carriage Room & Stable with Stalls Rack & Manger, plaistered second story common loft - Decr. 1807

On said Stable &c	$500	@ 3¾ pr Ct.		$18.75	
Policy & Incidental Expences				£.-	$24.75

paid Jno. B. Palmer Treasurer April 13, 1808
Policy No. 2670 Survey No. 1262

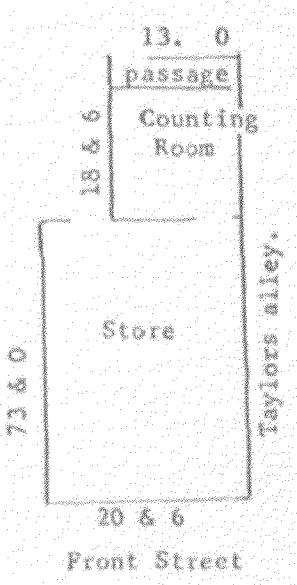
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Fire Insurance Surveys for 114 Back Front Street (old number 58), Policies No. 5141, 1854-1911, Mutual Assurance Company, Philadelphia. Copies in Files of the Philadelphia Historical Commission.

Resurvey of Hugh Catherwood's Four Story Brick Store Situate No. 58. on the S. West corner of Front and Taylor's Alley. Front 20 x 6. Depth 73 feet. The first story front is formed by 4 square Granite piers, Moulded caps, and square Granite lintel across. Other stories above of Brick. First Story in one Room, occupied as a Liquor Store. 2 pair folding sash doors and one do Window front, with slides. 8 square lights 10½ x 15½, and 16 lights sub 5½ x 15½ in each square and sub light transom over each with 2 Iron bars inside to do. Bulk head inside to Window . Washboards, windows cased, yellow pine floor, about 2/3 of the ceiling lined with Narrow white pine boards, planed, grooved, beaded & painted, other part plastered, large cased bearing Girder, with 3 Iron fluted collumns [sic], and one turned Wood do under. Near front one flight close straight stairs to 2nd Story, one do under to Cellar. hatch in floor. One panneled [sic] sash door with slides to Yard 16 lights, 11 x 17½. square light transom over. One do to Counting Room 16 lights 6 x 11. One window 12 lights 10 x 16½. Second Story in one Room, occupied as below. washboards, windows cased, yellow pine floor, hatch in floor. posts & Rails around do. One flight close stairs to 3d Story. One window 9 lights 8 x 10. Door &c 6 windows 12 lights each 10 x 16 panneled shutters outside, large Girder with square posts under, ceiling lined as below. across this Room back is a board partition forming Counting Room, with 2 windows 16 lights each 10½ x 15, one sash door, 9 lights 10 x 12. Third Story in one Room, and finished similar to the 2nd Story. 6 windows 12 lights each 10 x 16 panneled Shutters outside, large closet under stairs. Fourth Story in one Room, washboards, windows cased, yellow pine floor, no Girder, hoisting Machine and hatch as in other stories, 6 Windows 12 lights, each 10 x 14 panneled shutters outside. Trap door & Step ladder. Stone & Brick cornice front. Brick do back. Roof boarded and covered with Iron. Copper conductors. Back adjoining and Communicating the above described building is a One story brick Counting House 13 feet x 18 feet 6 inches, washboards, windows cased, yellow pine floor 2 windows 12 [lights] each 13 x 20 and one do on Taylor's Alley 12 lights 10 x 16½ panneled shutters outside covered one side with sheet Iron, one

new page

door to passage between this Building and one in rear, covered one side as Shutters, this Counting Room is alsolighted from the Roof by square sky light with 6 windows on sides 12 lights, each 10 x 12, and 24 lights in ends 10 x 14. Roof hipped at Corners and all covered with sheet Iron. the Roof of Counting House extends over the passage outside which contains one flight stairs to cellar. Cellar in one. yellow pine floor the sides lined with boards, planed & grooved, large Girder with 9 square wood posts & caps under. One pair sash doors front 16 lights 9 x 13½, 3 wood Steps inside, 2 windows 12 lights 8 x 10. Two do back 12 lights each 10 x 16 panneled Shutters outside covered one side with Sheet Iron, one door to yard covered outside same.



Geo. C. Justus

January 21/56 for Philip Justus.

[Resurvey, 1861]

On Viewing the Within described premises I find in the Cellar, there has been erected a Brick furnace, for Heating the Building, the Gas & Hot Air conveyed through Brick flues to the different Stories, all appears safe, all other parts remain as before described

Dec^{r} 10/61 Geo. C. Justus, Surveyor

new page

[Resurvey, 1885]

The following Alterations have been made.

Wrought iron girder in place of wood ditto in the first story. six iron posts.

Six new wood posts under girders in Basement, second & Third stories. galvanized iron heater in cellar under counting room.

Alfred Ogden
Surveyor
July 28, 1885

[Resurvey, 1892]

Steam heater in cellar with coils, radiators and all of necessary fixtures for heating all of the building. water closet divided off by planed & grooved board partitions.

Alfred Ogden
Surveyor
July 29, 92

Philada April 12th/99 It is hereby agreed & understood that this Policy covers the entire building consisting of main building, office & extension in rear. In all about 20 x 145 feet & in connection with policy No 5142 amounting to $2000 making $6000 in all on above building & it is also understood that this policy covers the steam heating plant.

Inspected Nov 11. 1911. This building remains as per survey
Walter Tryday
Surveyor

new page

Resurvey of Hugh Catherwood's Four story Brick Building Situated in the Rear of his Store No 58 Front Street fronting on Taylors Alley. Front 57.6 feet Depth 20

First Story in one Room, occupied as Still Room, washboards, windows cased, yellow pine floor, 4 Windows 12 lights each 11½ x 13, Iron Bars, and cross lined shutters outside, covered one side with sheet Iron. One pair folding doors hung to Wall same as shutters, with folding sash doors inside 12 lights 12 x 15, large Wood Grating in floor inside. One Sash door to Yard 12 lights 11 x 17, and 5 light square transom over do. 11 x 14. One sash door to passage, 6 lights 11 x 13½. Joice Step ladder with rail to 2nd Story, at the back end of this Room is a large Copper Still, built in brick work, and on brick foundation all appears safe.

Second Story in one Room, as Purifying Room, one folding door on Taylors Alley as below, sash door inside. 2 windows on do. 12 lights each 12 x 12, doors & shutters all as below. One do. 12 lights 10 x 16 panneled shutters outside, covered one side with sheet Iron. One small door hung to Wall and covered as shutters, with heavy light of Glass in. One flight straight and Winding stairs to 3d Story.

Third Story in one Room, not plastered or any finish, doors & Windows on Alley as Second Story (No Sash) one window 12 lights 10 x 16 Shutters outside as below. Small door & Stairs as 2nd Story, yellow pine floor.

Fourth Story in one Room, and all as Third Story except the 12 light window one double pitched hoisting Dormar over the folding doors on Alley, single pitched Roof boarded & covered with Slate. Copper Gutters & Conductors. Cellar in one and paved with brick.

Geo C. Justus
for Philip Justus

January 21/56

Pipes & coils with all the necessary fixtures for heating all of the building. Truss girder under centre of floor of Third story joice. Three by 12 white pine pieces bolted together with straining rods & truss in fourth story. Ceiling of fourth story lined with planed & grooved cap pine boards.

Alfred Ogden
Surveyor
July 29, 92.

Philada. April 12th/99. It is hereby agreed & understood that this policy covers the entire building consisting of main building, office & extension in rear. In all about 20 x 145 feet & no connection with policy No. 5141. Amounting to $4000 Making in all $6000 on above building & it is also understood that this policy covers the steam heating plant.

Inspected Nov 11, 1911. This building remains as per survey

Walter Tryday
Surveyor

Fire Insurance Surveys for 114 South Front Street, Policy No. 13715, Philadelphia Contributionship Co., Philadelphia, 1892-1903. Copies in Files of the Philadelphia Historical Commission.

I have Survey'd a Brick Store, belonging to H. Wilson Catherwood -- Situate on W. side of S. Front St. -- No. 114 -- Being 20' front x 73½' deep, 4 stories; Office back 15' x 21 2/3', one story -- Extension in rear 20' x 58', 4 stories -- Walls 9" & 14" thick -- 1st Story (including all) -- 3 rooms & Counting Room & passage -- y.p. floor, 8" mld. base, 4½" architraves -- y.p. wainscoting 3' high, on one side, in front bldg -- 2 pairs of sash doors in front 12 lts. Each (4-10 x 16 - 8-5 x 16) -- Front window, similar lts. one sash door 6 lts, 12 x 14; 2 do. (in Count'g-room) 12 x 22 -- Rectangular transom over Each front door & the window; 2 central & 12 marginal lts. iron guards outside, full height; 2 close doors back covr'd with sheet iron -- 8 windows 12 lts-2 -- 10 x 16, 3 -- 12 x 20; 3-- 12 x 12; outside close shutters, iron lined -- 5--4 lt. 16 x 32 windows in "Counting Room"; pan'l'd skirting 48" to the latter room -- An Enclosed corner wash stand, white m'rble top, countersunk; white ware bowl, cold water faucet, plated -- six 8" iron columns, supporting a double iron girder at the ceiling & 2 diagonal girders front & rear of main b'ld'g, Extend'g from the column to the wall at Each End -- A Ceil'g l'it. in Office b'ld'g, 10' x 12'; 18 lts; the inside of sky light lined with grooved boards 3' high -- 4 granite piers in front 12" x 12", & ditto lintel over them to carry the upper wall -- Ceiling, front & in Extension lined with grooved boards; 9' & 11½' high -- Stairways - Front B'ld'g -- Enclosed straight steps of y.p. one flight betw'n Each story, in front b'ld'g; grooved board Enclosure; battened door to Each, Except 1st Story, wh.is a slat door; also one 9 lt. 8 x 10 fixed sash in 2nd Story -- Plain post & rail in 4th Story, around the opening -- Straight steps to cellar -- Extension Stairs. Open risers to 2nd -- Enclosed thence to 4th with winders; plain post & rail in Each story; ditto straight & open risers to cellar --

2nd Story -- Front & rear B'ldg's -- 2 rooms -- y.p. floor, plain base & mouldings; nine 12 lt. windows, glass 12 x 12 & 10 x 18; one 2 light 12 x 12 window -- 2 Sliding & one h'g'd sash (in back b'ld'g) -- outside iron lined shutter back -- Six 10 x 10 y.p. posts in Main B'ld'g, supporting an iron girder at the ceiling & ditto diagonal girders at the Ends, (as in 1st) -- Ceiling lined in this b'ld'g & 10½'high; 9' in the rear --

3rd Story -- Both B'ld'gs -- 2 rooms -- 5/4 y.p. floor in front & wide board floor in back b'ld'g -- windows similar to those in 2nd Story -- Similar y.p. posts supporting a wooden girder, Except at the diagonal Ends, wh.are of iron -- A similar girder in the back bldg, of hemlock in 3 thicknesses Each 2½" x 12" bolted together & Extending the whole length -- An Enclosure of boards 18" x 92" x 75" high subdivided into 4 closets; 4 shelves & pan'l'd door Each -- An iron sink, brass faucet & cold water -- Ceiling lined as in 2nd Story -- 9'10" & 9' high --

4th Story -- 2 rooms -- 5/4 y.p. floor; Two sliding sash doors, 9 lights 18 x 18 & 12 x 12; 2 windows 12 lights 12 x 14, Sliding sash, outside shutters, iron lined -- 6 other windows 12 lts 10 x 14; no shutters -- Ceiling in back bldg is lined with grooved boards; in front b'ld'g the joists are Exposed -- Ceilings 10' & 8' high --

Cellar -- Rough board floor; brick floor under Office b'ld'g -- Six y.p. posts 10 x 10, supporting a wooden girder at ceiling, under front b'ld'g -- An Enclosure of grooved boards 4' x 4' in wh. is a Reservoir water closet, with white ware bowl, hinged lid of hard wood, & pn'l'd door -- 2 windows in back cellar; no sash; iron bars --

Hoisting Machine in Main Bldg from Cellar to 4th Story, with battened hatchway doors in Each floor; gearing in 4th Story -- Also a Hoisting Apparatus in the Extension back, with a projecting beam & hook on the outside at 4th Story & a hood over it --

Roof single pitch over Main & B'ck bldgs; & hipped over the Office B'ld'g -- all covr'd with tin; tin spouting; trap door in Each 4 Story bldg -- Double pitch skylight over Office bldg -- 10' x 12', 5 lights in Each plane 22 x 60, hammered glass; galvanized iron sash bars, & capping; brick cornice -- glass roof over the passage way of 12 x 14 lights. Walls & ceiling of Counting Room are painted -- Ceiling of Main B'ld'g Cellar plastered -- Windows double hung -- Gas pipes in 1st Story & Cellar --

10/20/92 Wm W. Trapier, Surveyor

Automatic boiler in cellar -- Whole b'ld'g heated by Steam Pipes next to Ceiling & seem safe --

[Written in margin: "Being about 182 ft. S. from the centre of Chestnut St. 10-13-08 W.W.S.]

$4000 Drs separately on front Building, + $2000 on rear Conditioned to be occupied by a Wholesale Liquor dealer
Policy N° 13715 $6000 @ 8 80 $480 —
agreed to be correct

The Liberty of Heating by Steam is allowed, but the Boiler apparatus pertaining thereto are not insured

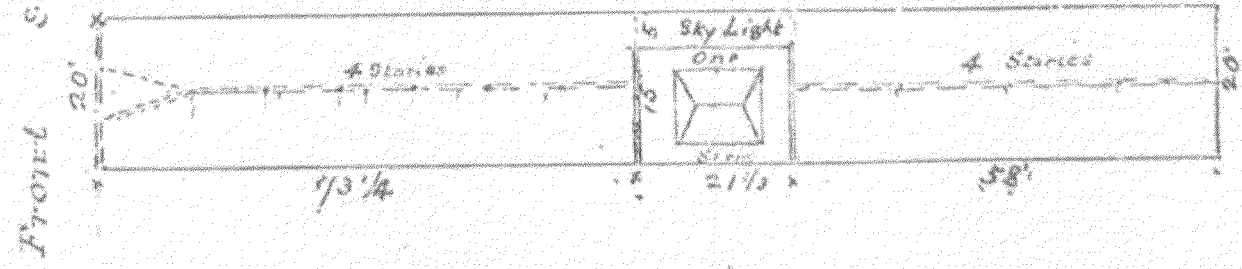
Andrew Gray
for H.W. Catherwood

I have examined the annexed described premises and find that the floors of the "Extension" in the "rear", have been strengthened by columns and girders as follows; 1st story; 3 iron columns 8" diameter and a y.p. girder 12×12 in cellar, to support 1st story —

1st story ("Extension") — 3 y.p. posts 12×12 and 2 y.p. girders, each 6×12, bolted together, to support 2nd story floor. In 2nd story — Same no. of y.p. posts 9½×9½, & girders 6×14 to support 3rd story floor. In 3rd story — Ditto posts 7×7 and one girder 12×14 to support 4th story floor — Girders are all longitudinal & placed at the centre of the building —

Cellar-Front Building — The "y.p. posts" have been removed, and iron columns 8" diameter, substituted.

10-13-03 William W. Trapier, Surveyor



Appendix C

INHP ACCESSION NO. 3250 A-G

Description Building parts of 114 S. Front St., Phila. (1840's).

A. Sash pulley 4th floor front window (1840's)
B. Shutter pintle " " " (and 5 hand filed screws)
C. Exterior trim " " "
D. Exterior trim " " " (with original paint)
E. Interior trim " " "
F. Gate pintle from vent opening of cold cellar (c. 1792) excavated 1977 by archeological contract (Room C, Feature 4). (Contract #CX-4000-60021 - Temple University)
G. Spike which fastened 1840's joist ends to stair header salvaged during demolition March 9, 1978.

Date of Accession: November 2, 1977

Source of Accession: Salvage of building which was demolished in March 1978 to make way for the Area F parking garage.

Gift / Loan / Purchase / Purchase with donated funds / (Salvage) / Transfer/ A

Value: Architectural study items

Remarks: See Denver Service Center N.P.S. Drawings #391/26003, Sheet 3, and
See Historic Structures, N.P.S. photographs negatives 157.4379 and 157.4380.

Acknowledgment sent:

Source of accession card:
P. H. Batcheler
Historical Architect, DSC

Catalogued:

Certificate sent:

F

CHAPTER III

ARCHITECTURAL DATA SECTION

"AREA F" WAREHOUSES

103, 105, 107 GATZMER &

117-123 SOUTH SECOND STREET

PHILADELPHIA

"AREA F" - WAREHOUSES - 103,105,107 GATZMER & 117-123 S. SECOND

The warehouses which have been demolished for the development of the Area "F" parking garage have been recorded by photographs[1] and measured drawings of their structural systems.[2]

Their construction dates have not been determined precisely. The city atlases of land ownership plates establish that the warehouses were built between 1896-1908.[3] Up until 1896 the land was divided into the small lots shown on the 1860 Haxamer and Locher map. By the time the 1908 atlas was published these small lots were under one ownership and color coded as developed with brick structures.

Apparently through the 19th century, two individuals systematically bought up the small lots, undoubtedly aiming at more profitable use of the land. Thomas Roberts started at Front Street with #116 and its back properties, and the Richardson family started buying those western properties at Second Street and along Taylor's Alley and Gatzmer Street. By 1908 Mr. Roberts had bought out the Richardson trusts and all the warehouses were built under his ownership.

#103 Gatzmer Street appears to have been the earliest of the warehouses. Its framing system of cast iron columns, with Tuscan capitals, supporting wood girders and joists with 1" flooring, was the traditional structural system of Philadelphia mid-late 19th century commercial buildings.

see p. 268,

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1. See Historic Structures photographs negatives #157.4317-33, 157.4356-77 and 157.4385. These photographs are on file at Independence National Historical Park.

2. See Drawing no. 391/26003 sheet 4 of 4. Reproduced here and filed with the Denver Service Center, N.P.S.

3. Ms. Betty Cosans, who had done the Area "F" early history title searches for the January 1977 Archeological Investigation of Area F (continued)

#105 Gatzmer appears to have been built next. Its lower floors were constructed with cast iron pipe columns and a system of wood girders and 3" plank flooring without joists, a later construction method. #107 Gatzmer and #117-123 South Second, constructed with this same plank floor system probably were built c.1905-8.

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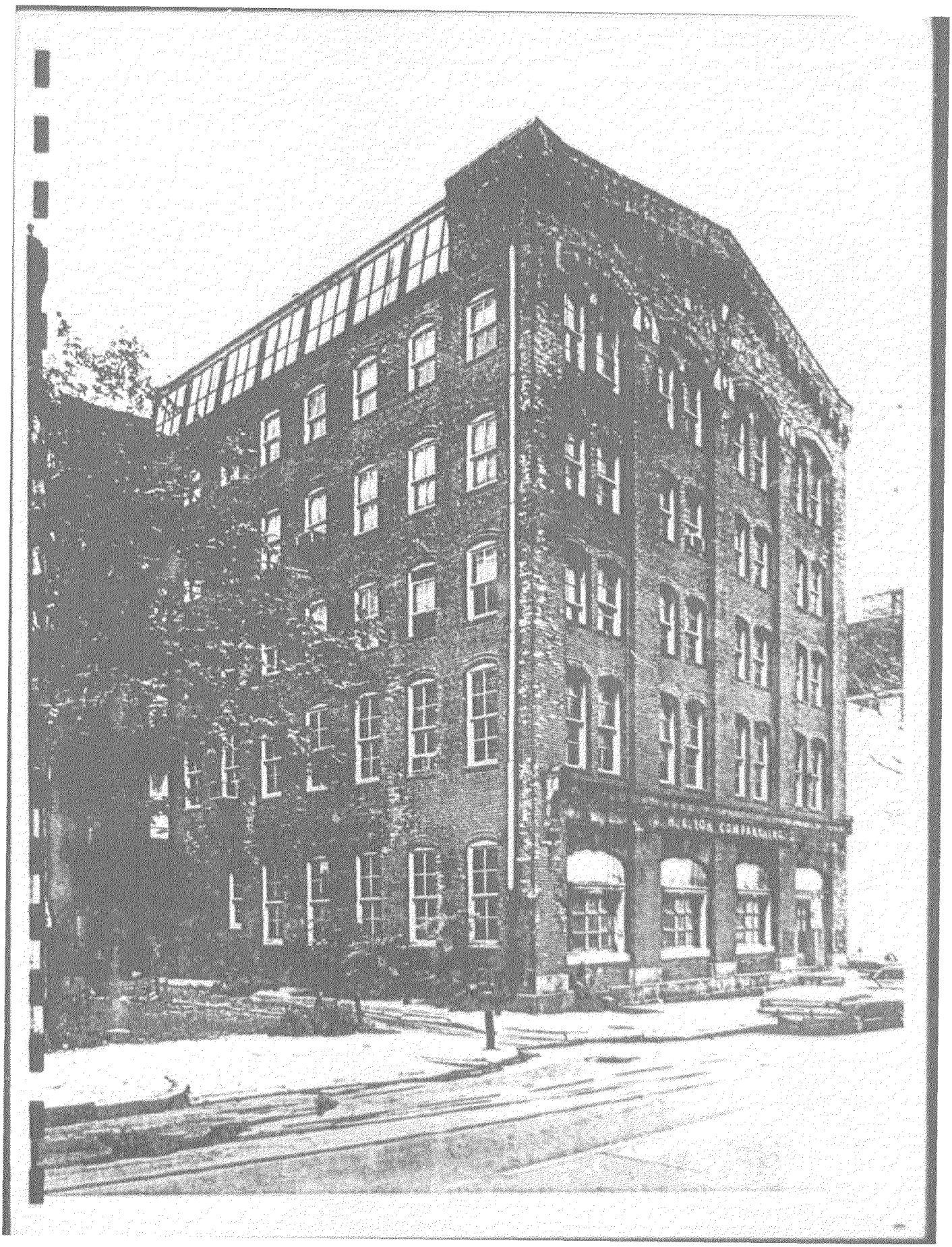
3. continued

(Contract #CX-4000-6-0021 with Daniel G. Crozier of Temple University), was employed by Historical Architect Batcheler, D.S.C., to project the titles forward in time to establish the warehouse construction dates. Estate trusts made the titles difficult to follow. Because of limited research funds it was decided to accept approximate dates. The few titles found and on file with the raw data on Area "F" in the Independence National Historical Park research file, are isolated and conflict with the 1896 plat map in that one title cites a lot sale of 1900 to an owner (Roberts) which in 1896 is already shown as in his ownership. The plat maps cited are: Bromley, Central Business Property Atlas, vol. II, 5th, 7th and 8th Wards, 1896, City Archives, Philadelphia, and E.V. Smith; Atlas of 5th, 7th, and 8th Wards, 1908, City Archives, Philadelphia.

See also the Area F land development maps included in the Preface of this report for maps derived from these atlases.

View of 117-123 South Second Street, Philadelphia. Photograph by George Eisenman of James L. Dillon & Co., Inc., September 21, 1977. Historic Structures negative 157.4356.

Built c. 1905-8 this structure was recorded photographically before its demolition for the construction of a parking garage to be built on its site. No study was made of the changes made to the building during its life.



This view looks north across the middle of "Area F" and includes the 19th - 20th century warehouses demolished in January, 1978 by the National Park Service to make way for the projected visitor parking garage. Photograph by George Eisenman of James L. Dillon and Co., Inc., October 25, 1977. Historic Structures negative 157.4357.

Left to right:

123 S. Second Street - up to the first fire tower and fire escape.

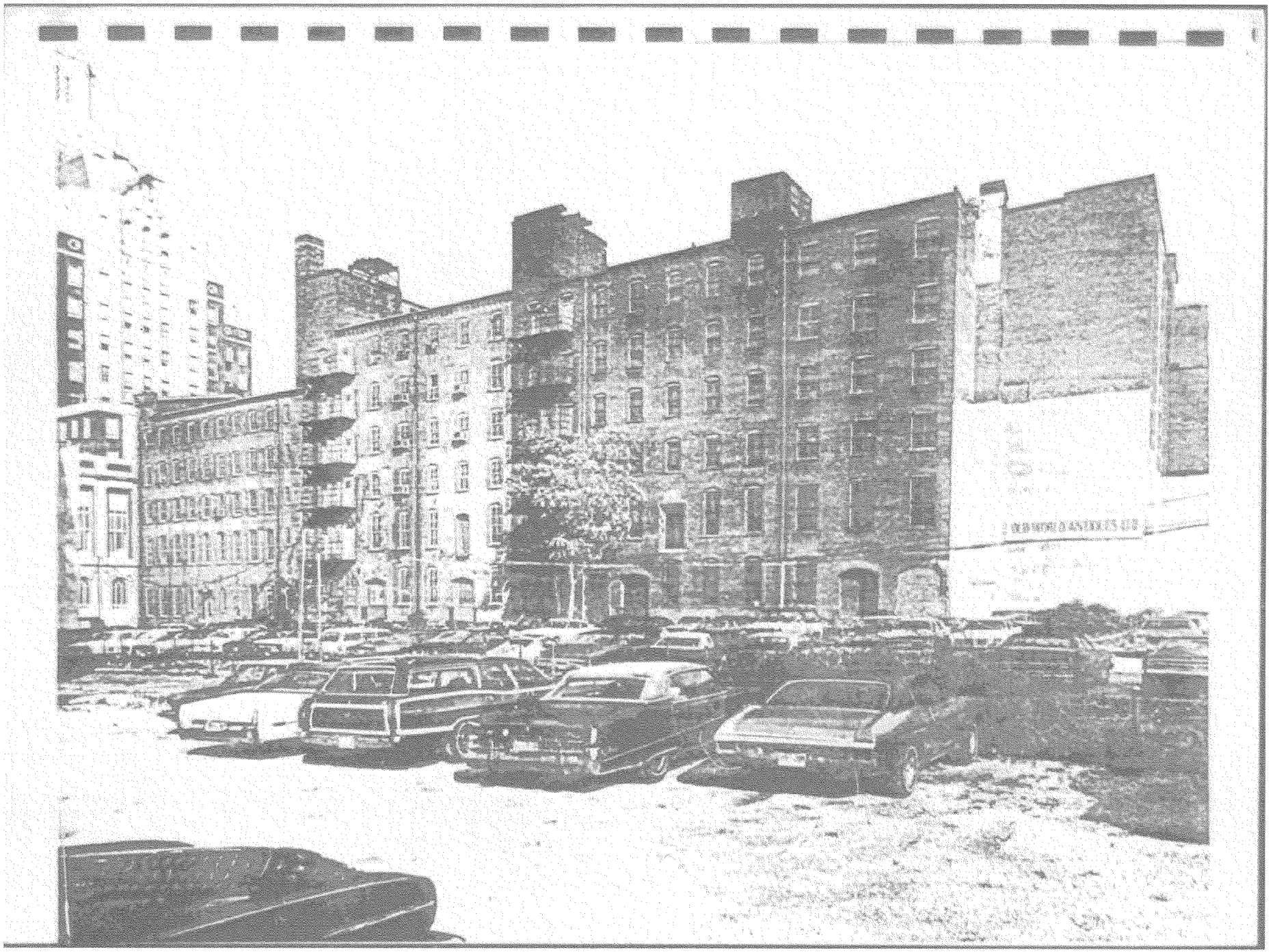
107 Gatzmer Street - up to the second fire tower and fire escape.

105 Gatzmer Street - up to the next downspout.

105 Gatzmer Street - the last three window bays and the ell marked "Old World Antiques LTD."

The structural systems help to date these buildings. 103 Gatzmer probably was built c.1895, 105-107 Gatzmer c.1900, and 123 South Second Street c.1905-8.

The buildings were demolished in January, 1978.



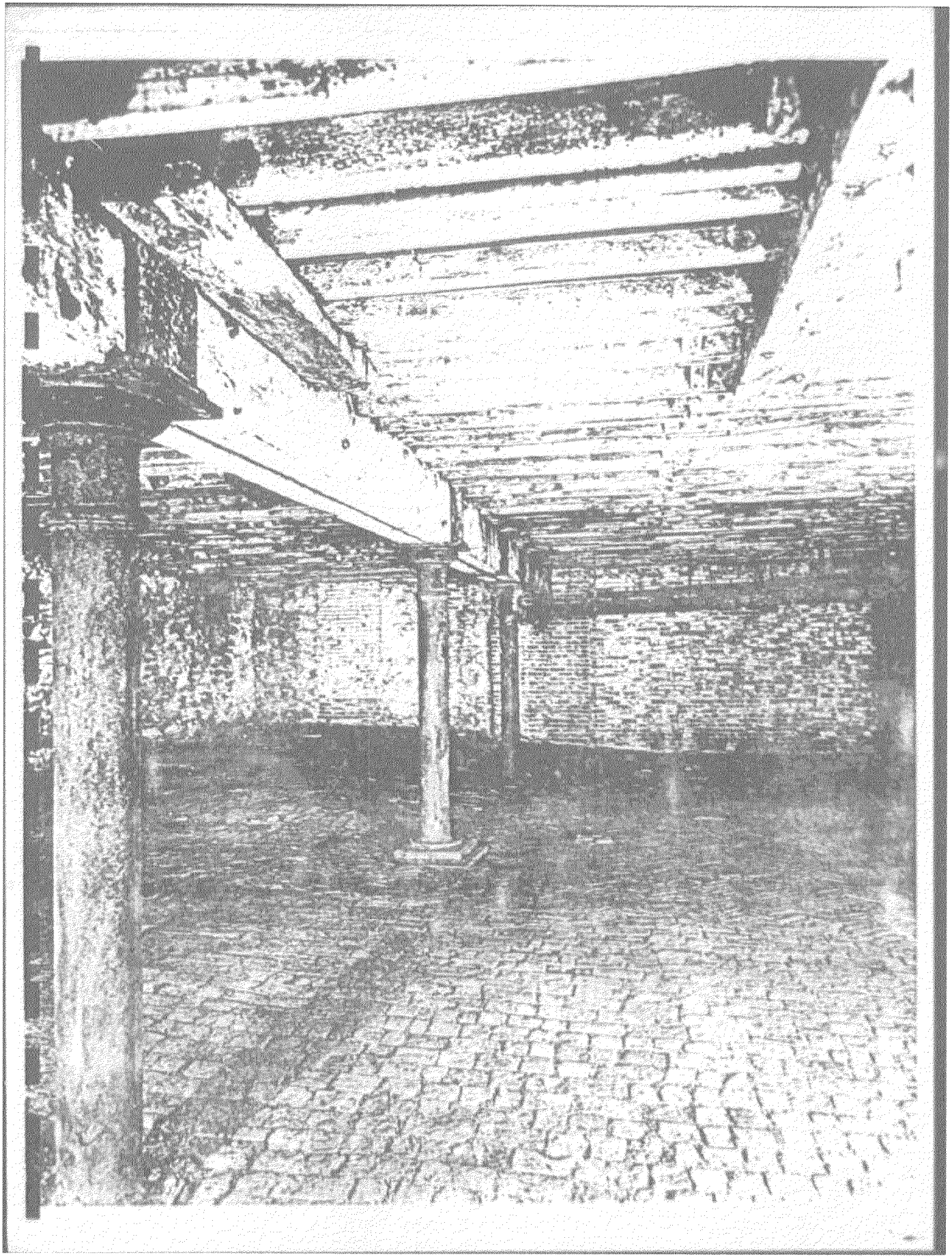
#103 Gatzmer Street, Philadelphia, Cellar, looking east. Photograph by Anthony S. Bley, Philadelphia, October 4, 1977. Historic Structures negative #157.4370.

Built c.1896 this warehouse was constructed with a structural system introduced in Philadelphia as early as 1849-50 (see Preface of this report). The use of cast iron columns, built-up girders and closely spaced floor joists enabled the development of large floor areas uniting any number of the early Philadelphia building lots. These Tuscan columns and the built-up girders took the place of the bearing walls which had previously straddled the small lot property lines to support the framing of neighboring buildings.

Note the paving patterns, running bond in the foreground and herring-bone pattern beyond. Near the east wall a series of low footings probably supported machinery above the uneven floor.

The stone wall at left is along Taylor's Alley, the far wall is a party wall with the rear of 114 South Front Street. At one time the cellars of these two properties were connected at the bricked-up doorway left of the center columns.

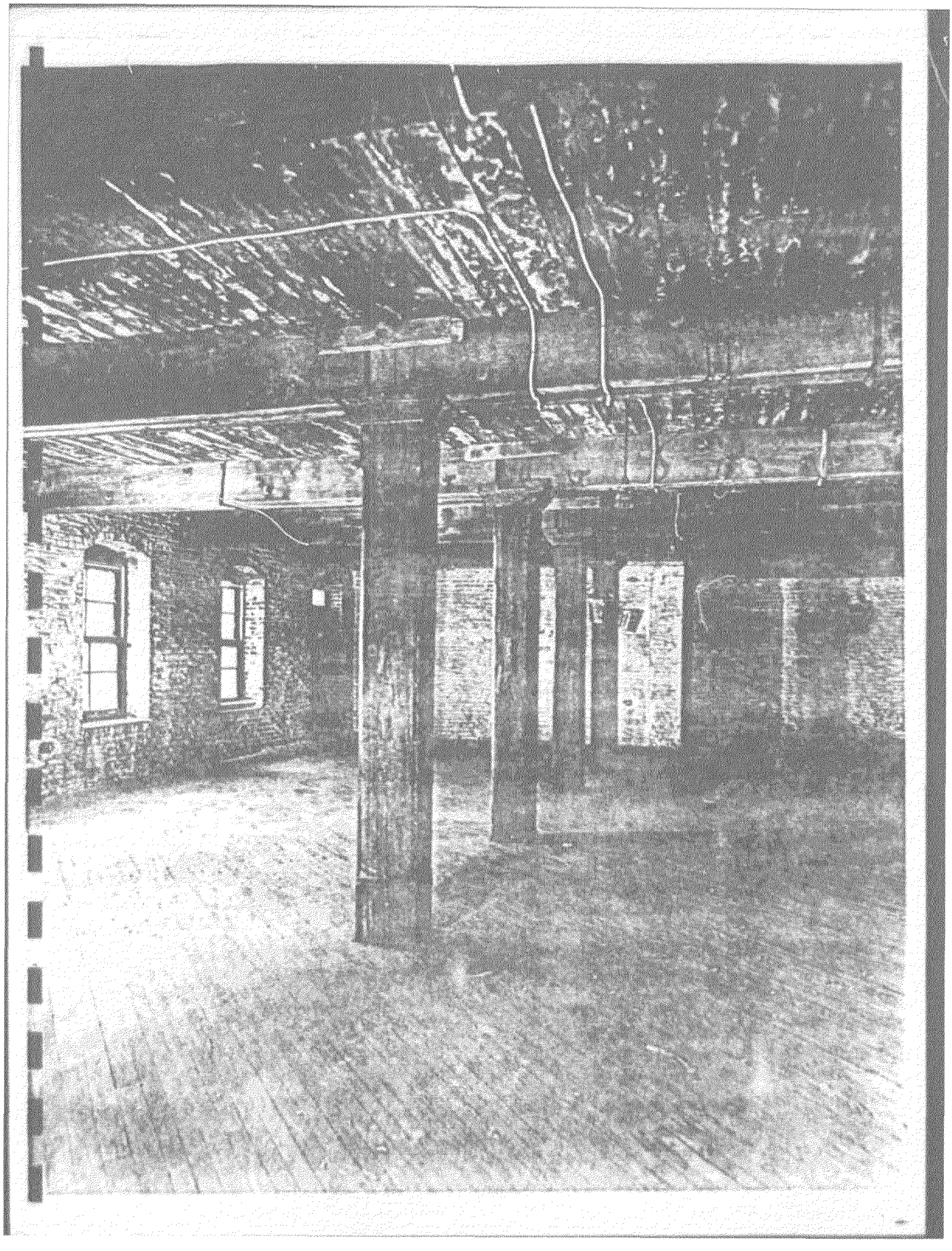
This building was demolished in January 1978.



#105 Gatzmer Street, Philadelphia, Fourth Floor, looking southwest. Photograph by Anthony S. Bley, Philadelphia, October 4, 1977. Historic Structures negative 157.4369.

This structure, used as a wool warehouse, was built around 1900. Note its plank floor construction, with built-up girders which seat on cast iron capitals and champfered wood columns. Note also that the columns from the floor above extend down thru the floor to also seat on the cast iron capitals and the wood columns below. The lower floors utilized cast iron pipe columns. At the far wall the plank flooring seats directly on a brick ledge corbeled out from the normal wall thickness.

This building was demolished in January 1978.

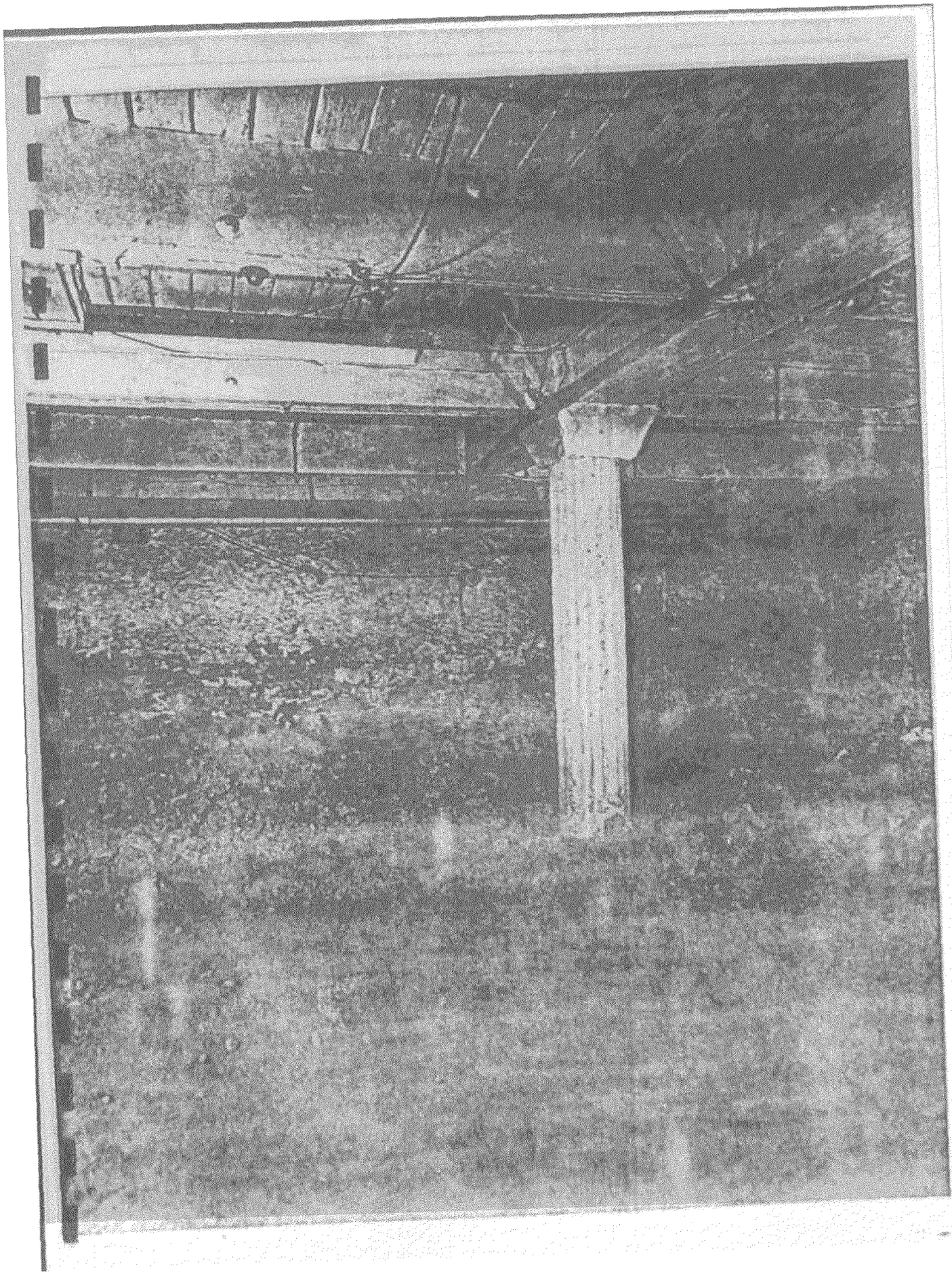


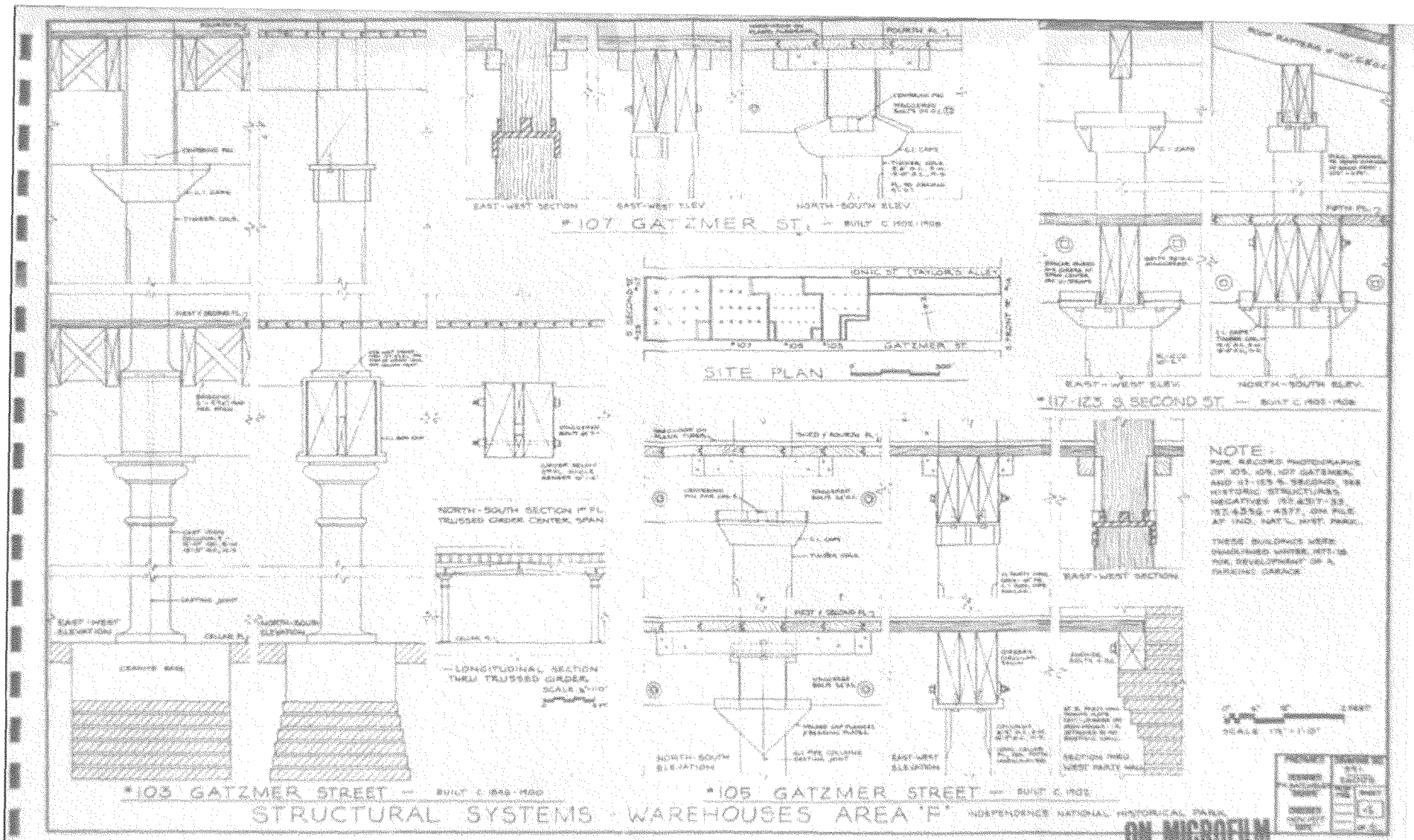
117-119 South Second Street, Philadelphia.

Cellar looking west. Photograph by Anthony S. Riley, Philadelphia, October 18, 1977. Historic Structures negative 157.4358.

Before this photograph was taken an archeological contract surveyed the basement floor area for possible features. None were found.

This building was probably built c.1905-1908. Note the construction system using plank-flooring, built-up girders, U-strap hangers, and poured concrete columns and caps. The building was demolished in January, 1978.





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