

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

John Stewart development houses

AND/OR COMMON

1020-28 Spruce Street

RECEIVED  
MAY 25 1979  
PH  
Historic Preservation

**2 LOCATION**

STREET & NUMBER

1020-28 Spruce Street

CITY, TOWN

Philadelphia

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

Third

STATE

Pennsylvania

CODE

121

COUNTY

Philadelphia

CODE

101

**3 CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

**4 OWNER OF PROPERTY**

NAME

(See continuation sheet)

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Deed Registry Unit, Department of Records, Room 153

STREET & NUMBER

Philadelphia City Hall, Broad and Market Streets

CITY, TOWN

Philadelphia, Pennsylvania

STATE

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Philadelphia City Certification

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

City Hall Annex

CITY, TOWN

Philadelphia, Pennsylvania

STATE

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ITEM NUMBER

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1020 Spruce Street	Milton Hollander 1011 Clinton Avenue Philadelphia, Pa.
1022 Spruce Street	The Davis Partnership 1022 Spruce Street Philadelphia, Pa.
1024 Spruce Street	The Redevelopment Authority The City of Philadelphia 1234 Market Street Philadelphia, Pa.
1026 Spruce Street	Nathan Kramer 1026 Spruce Street Philadelphia, Pa.
1028 Spruce Street	Nathan Kramer 1026 Spruce Street Philadelphia, Pa.

**77 DESCRIPTION****CONDITION** EXCELLENT GOOD FAIR DETERIORATED RUINS UNEXPOSED**CHECK ONE** UNALTERED ALTERED**CHECK ONE** ORIGINAL SITE MOVED DATE \_\_\_\_\_**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

1020 through 1028 Spruce Street are five rowhouses of similar design located on the south side of Spruce Street in Center City Philadelphia. Stylistically, the houses belong to a mode of design common among architects, such as John Stewart, who developed their sense of design in the two decades before the Civil War. Basically the houses are italianate. Rather than the more complex massings and elaborate decorative treatments championed by architects such as Frank Furness and Willis Hale in the 1870's, the Stewart houses maintain a consistent plane for the facade, broken only by relatively simple motifs such as the classically detailed dormers and cornices and the italianate drip mouldings and door surrounds. On the other hand, the newly developing architectural trends are at least partially apparent in the neo-grec carved ornament over the doorways. In this respect, the houses are a conflation of the stylistic trends of two generations, marking a transition from the old to the new in the late 1860's and early 1870's.

For the interior, the houses are arranged in side hall plans--reversing the orientation in alternating units to double-up the front stoops, establishing a double pattern across the facade. The vestibules, lined with marble trim, open into spacious stair halls with deep cut wood mouldings, archways with handsome foliated consoles and carved newels. Formal parlors occupy the front spaces on the first floors, while above them, on the second floors are graciously detailed family sitting rooms. At the rear of the houses on the first floor are the dining and kitchen facilities and above them on the second floor, the main family bedrooms. The third floors would have been a combination of children's bedrooms, and servants' quarters. Perhaps most spectacular of the interior treatment is the stenciled and painted interior decoration that recently was uncovered and, where possible, preserved in 1022 Spruce Street. From floor to ceiling, the house was emblazoned with stylized flower patterns and neo-grec motifs on a golden cream background. Traces of the painting have been found throughout the house with large portions, such as the family sitting room, in sufficiently good shape to preserve. Interestingly enough, the paintings bear a strong resemblance to those recently preserved in the Arch Street Opera House in Philadelphia and are possibly by the same hand.

**8 SIGNIFICANCE**

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
	<input type="checkbox"/> INVENTION			

SPECIFIC DATES c. 1870-73

BUILDER/ARCHITECT

John Stewart

## STATEMENT OF SIGNIFICANCE

The history of the development of the Stewart houses is recorded in their deeds. In 1870 architect John Stewart purchased the five lots from Augustus James Pleasonton. At the same time, the deeds state that Charles Clampitt agreed to advance to Stewart \$61,000 for the erection of the dwellings. At one point in the early 1870's, a part interest in a number of the houses also was transferred to Henry Phillippi, listed in the documents as a carpenter, who apparently was the contractor for the job. The houses were completed by 1874, when they were sold in sheriff sale for the estate of Stewart, the architect having died near the end of the project.

The Spruce Street houses are significant and worthy of preservation for several reasons. In terms of the development of architectural style in Philadelphia, the houses mark the continuation of anti-bellum design after the war. They belong to a stylistic gray area that too often is overlooked in the compartmentalizing process of writing history. Their conservative style, however, should not be equated with a social or financial backwardness. Rather, as documented by the social directories for the first two decades after the houses were erected, the row was fairly exclusive; through the early twentieth century, each of the houses was occupied by a family of sufficient social stature to warrant listing in the social register. The style of the houses, then, reflected the conservative values of the Philadelphia aristocracy, who tended to view advances, stylistic or otherwise, with suspicion.

The houses also are significant because of their relationship to the architect Stewart. He was an important figure in the Philadelphia building trades in the mid-nineteenth century, though to date his career has not been fully studied. Working in the 1830's and 40's in the Southwark section of the city, Stewart began his career as a carpenter-builder. By the early 1850's, he had advanced to listing himself as an architect--forming a partnership with Samuel Sloan, a designer and writer whose reputation has fared better in modern times. While with Sloan, Stewart probably helped to design the Pennsylvania Hospital for the Insane Department for Males. (National Historic Landmark, 1965.) But, unfortunately for Stewart's reputation, his association with Sloan and the hospital has been ignored. Or, in some cases, his work has been confused with another Philadelphia architect, Thomas Stewart. The houses on Spruce Street, especially given Stewart's role as developer, help to preserve a record of the

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architect's work and to document his design at the end of his career.

Finally, the Spruce Street houses are important both to the streetscape and to their immediate neighborhood, preserving the scale and style of an area that underwent a major architectural transformation in the third quarter of the nineteenth century.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Certification Office, Philadelphia Historical Commission,  
City Hall Annex

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approximately 2/5 acre

QUADRANGLE NAME Philadelphia

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 18 486390 4421560

B         

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C         

D         

E         

F         

G         

H         

### VERBAL BOUNDARY DESCRIPTION

The houses are located on the south side of Spruce Street 153'3" from the West curbline of South 11th Street, with a frontage along Spruce Street of 99'. The individual lots are 165' deep.

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Carl E. Doebley, Vice President

ORGANIZATION

CLIO GROUP, INC.

DATE

May 4, 1979

STREET & NUMBER

3920 Pine Street

TELEPHONE

215-386-6276

CITY OR TOWN

Philadelphia, Pa. 19104

STATE

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE   

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Ed Weintraub, Director  
Office of Historic Preservation

DATE

9/24/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

DATE

ATTEST:

CHIEF OF REGISTRATION



PHILADELPHIA

CAMDEN

PHILADELPHIA  
CAMDEN CO

PENNSYLVANIA  
NEW JERSEY

RIVER

Cooper Point 4423  
57°30"  
2.7 MI. TO U.S. 130  
ATLANTIC CITY 62 MI.

New York 4418

4419

4420

4421

4422