

NATIONAL REGISTER REVIEW AND COMMENT SHEET

Nomination Number: 14

Name of Property: Pinehurst Apartments

Location: Philadelphia

Level of Significance: local

Meets Criteria: A. reflects historical event or theme

B. associated with prominent person

C. architecturally important X

D. contains archaeological potential

BHP Evaluation:

The Pinehurst Apartments are an outstanding example of a transitional type of middle-class housing briefly in vogue in Philadelphia in the early twentieth century.

Previous Determinations, Site Visits, Etc.:

This property was determined eligible by the BHP on June 30, 1986. The nomination was returned for revisions on September 18, 1986. It was subsequently re-written by BHP staff.

Historic Preservation Board National Register Review Comments:

Board Member's Name: _____

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Pinehurst Apartments

and or common Pine Street Place/Pine Terrace

2. Location

street & number 4511-4523 Pine Street, 324-334 South 45th Street N/A not for publication

city, town Philadelphia N/A vicinity of

state Pennsylvania code 042 county Philadelphia code 101

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>N/A</u> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Stolker & Co./University City Housing/Barry Davis Apartments

street & number c/o Stolker and Company, 1500 Pine Street

city, town Philadelphia N/A vicinity of state Pennsylvania

5. Location of Legal Description

courthouse, registry of deeds, etc. Philadelphia County Courthouse

street & number 600 Market Street

city, town Philadelphia state Pennsylvania

6. Representation in Existing Surveys

title Philadelphia Historic Sites Survey has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Pennsylvania Historical and Museum Commission

city, town Harrisburg state Pennsylvania

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

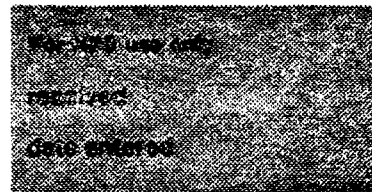
The Pinehurst Apartments consist of two buildings located on the northwest corner of Pine and 45th Street in the Spruce Hill neighborhood, an area of residential three- and four-story buildings in west Philadelphia. One building faces 45th Street and the other building fronts Pine Street. The three and one half story buildings are constructed of brick, granite and reinforced concrete. The primary facades on Pine and 45th Streets are dominated by monumental Neo-Classical columns and porches. Apartment wings separated by lightwells stretch behind these facades. The building possesses good integrity, with alterations consisting primarily of sub-division of some apartments. The nominated property contains two contributing buildings.

The street facade of the 45th Street building features Neo-Classical columns and porches. Six bays of Corinthian colonnaded porches above a heavily rusticated granite base stretch across the length of this facade. Moving from north to south on the facade, the colonnaded porches and base are grouped in three units of three, two and one bays. Columns are of brick with cast stone plinths and plaster capitals. A plain metal entablature with denticulated cornice crowns the columns. The dentils are echoed in stone at the top of the granite base. Paired single-sash basement windows pierce the bottom half of the granite base between columns. In each of the porch bays reinforced-concrete porches span between the columns and the exterior wall on each floor. Iron railings stretch across the porches on the second and third floors. The top of the granite base forms a wall on the front of first-floor porches. In each porch bay, the exterior wall is penetrated by a fully glazed door flanked on both sides by a 1/1 window. The door and windows are topped by a large stone lintel. Two concrete stairways rising a half story to first-floor porches separate the three units of colonnaded porches. A third concrete stairway that rises to the first-floor porch is located in the northern-most bay. At the head of the first two stairs are fully glazed doors with stained-glass transom and stone lintel. Single 1/1 windows with stone sills are located above these doors on each stair landing. The exterior wall which unites all elements of this facade is rusticated granite.

The same monumental colonnaded porches and fenestration found on the primary facade of the 45th Street building are repeated on the eight-bay street elevation of the Pine Street building. The eight bays, however, are divided into four units of two bays each that are stepped slightly downhill as one moves from east to west. Each unit is divided by the same concrete stairs and fenestration that divide the units on the 45th Street elevation.

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The secondary, side Pine Street facade of the 45th Street building features two bay windows. These windows contain 1/1 sash and project from the second and third stories over the sidewalk. Two 1/1 windows on each floor flank the east side of the eastern bay windows. This fenestration is repeated between the two bay windows. One 1/1 window on each floor borders the west side of the western bay windows. Similar 1/1 windows pierce the first floor of this secondary, rusticated stone facade.

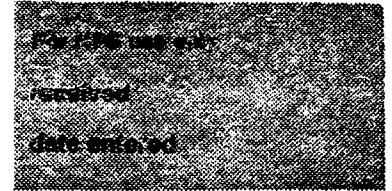
The remaining secondary rear and side facades of both buildings are much more plain in appearance than the Pine Street and 45th Street elevations are. Brick apartment wings set on rusticated stone foundations project back from the primary Pine Street and 45th Street facades. Lightwells that open to the rear separate the wings. The fenestration in the lightwells was designed to maximize opening sizes while minimizing their number. The closed end of each lightwell features two 1/1 windows with segmental brick relieving arches and brick sills on each floor. The sides of each floor of the lightwells have centrally located paired windows. Two single windows border the paired windows toward the closed end of the lightwell and a single window flanks the paired windows toward the open end. The windows on the sides of the lightwell are also 1/1 with brick relieving arches and sills. Beneath each of these windows are small single-sash windows that pierce the basement foundation. On the rear wall of each apartment wing is a brick-enclosed fire tower, accessible via fire-escape balconies at each floor.

The interior floor plan of both buildings enabled three sided exterior exposure for each apartment. One apartment, accessed by a front, common stair hall, originally occupied each floor of each apartment wing. The layout of original apartments features two bedrooms and one bathroom with a large living room opening onto the front porch. These rooms have plaster ceilings and walls, and oak strip flooring. Windows and doors were originally framed with flat side molding and entablature. Baseboards are plain beaded wood. The central stair halls have first-floor vestibules with marble wainscoting and tiled floors. The stairs feature plain wooden balustrades and square newel posts. Marble wainscoting extends from the vestibule to the first floor landing.

The buildings have good integrity. Major alterations are confined to changes in the floor plans of apartments. Approximately one quarter of the apartments have been subdivided into studio and one-bedroom apartments. To accommodate this change, a second entrance has been added to one quarter of the stairway landings. Most apartments have had

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kitchens inserted in the front living rooms. In addition, molding has been replaced or removed in about seventy per cent of the apartments. The exteriors of the buildings remain mostly unaltered. The denticulated cornice on four bays of the street facade of the Pine Street building has been replaced with flat entablature. The second-floor, southern-most porch bay of the 45th street facade has been screened in. Several glazed exterior stairway doors in both buildings have been replaced with un-glazed wood doors. In one quarter of the vestibules, wood veneer panelling rather than marble wainscoting and plaster covers the walls. In addition, some of the basement windows on the street facade of the Pine Street building have been boarded up.

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 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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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 1914 **Builder/Architect** Edwin L. Seeds

Statement of Significance (in one paragraph)

The Pinehurst Apartments are an outstanding example of a transitional type of middle-class housing briefly in vogue in Philadelphia in the early twentieth century. The Pinehurst Apartments represent an effort to build economically in a grand scale and style that would attract middle-class residents who were moving into west Philadelphia in the first decades of the twentieth century. Although their design is most closely linked to earlier row houses in Philadelphia, these apartments also contain elements that foreshadow later low-rise, garden court apartments. With their three-story colonnaded porches, the Pinehurst Apartments are one of the most monumental of such transitional, middle-class apartment rows found in west Philadelphia.

The Pinehurst Apartments were built in 1914 as Philadelphia's middle-class residents migrated westward to the area west of the Schuylkill River. Many middle-class residents moved to this area during the early twentieth century as large numbers of immigrants from Europe and blacks from the South moved into sections of Philadelphia east of the Schuylkill River. Indeed, so many immigrants and blacks settled between the Schuylkill and Delaware Rivers, pushing middle-class inhabitants west, that the population of Philadelphia grew more between 1910 and 1920 than in any previous decade. Middle-class residents were also attracted to the area west of the Schuylkill River because of easy access to downtown Philadelphia. The Chestnut Street trolley which was extended to 45th Street in 1904, and the Market Frankford elevated subway completed in 1907 provided quick transportation to center city for west Philadelphia inhabitants. Large centers of professional employment west of the Schuylkill River, such as the University of Pennsylvania and Presbyterian Hospital, also attracted middle-class residents. As a result, large estates within a formerly rural setting were quickly developed into the residential neighborhoods that exist today. Spruce Hill, in which the Pinehurst Apartments are located, is one of those neighborhoods.

The Pinehurst Apartments were built in a grand scale and style to attract middle-class people, yet they were constructed economically so middle-class families could afford them. The Neo-Classical style columns and balconies lend the primary facades a monumental grandeur. This design implies a majestic public edifice along the residential streetscape. The Neo-Classical, colonnaded facades also differentiate the Pinehurst Apartments from less pretentious working-class apartments elsewhere in the city. Such a design could well represent the aspirations of a middle class trying to move away from poor immigrants and blacks who were streaming into the city. At the same time, Edwin L. Seeds, the builder and architect, used granite, brick and reinforced

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concrete to lower construction costs. He also repeated the same floor plan on each floor in order to further reduce building expenses. Seeds used an economical design to draw middle-class residents to his apartments.

The design is also important as a transition between earlier row houses and later low-rise, garden court apartments. The Pinehurst Apartments are closely tied in design to row houses. They are very much like row houses in their footprint and height. The shared lightwells and brick construction on the secondary side and rear facades of the Pinehurst Apartments are also virtually identical with row houses. In addition, the three-story porches on the primary facades represent scaled up versions of the first-story porches spanning earlier row houses. Yet the Pinehurst Apartments also display elements found in later low-rise garden court apartments that are characterized by common stair halls, large windows, balconies, and two- or three-sided exposure for each apartment. The rear and side facades maximize light and ventilation with large grouped windows, as in garden court apartments. The architect provided individual exterior porches for all apartments, anticipating the valuable amenity that balconies were to become. The architect also created walk-up apartment flats accessed by means of communal stair halls, as occurred in later low-rise garden court apartments.

This transitional type of middle-class housing was built in west Philadelphia during only a brief period in the early twentieth century. The Pinehurst Apartments are one of the most monumental examples of this housing type. The Breslyn Apartments at 4624-42 Walnut Street (listed on the National Register November 14, 1982) were constructed in 1913 in much the same monumental design. They too feature colonnaded porches spanning most of the primary facade. However, the architect of the Breslyn Apartments utilized a florid Beaux Arts style rather than the less ornate Neo-Classical Revival style to attract middle-class inhabitants. The "Stonehurst" at 45th and Osage Streets features a colonnaded facade on Osage Street that is very similar to the primary facades of the Pinehurst Apartments. Yet the Osage elevation is only two floors high and one bay wide. The 45th Street facade, which is much longer, has inset porches rather than monumental three-story colonnaded porches. The "Sedgely" at the southwest corner of 45th and Pine Streets has a floor plan, height and construction materials similar to those of the Pinehurst Apartments. However, the "Sedgely" has upper-story bay windows and first-floor inset porches that are not nearly as striking as the porches on the Pinehurst Apartments. Thus the Pinehurst Apartments stand out among other apartment buildings of this type constructed in west Philadelphia.

9. Major Bibliographical References

Breslyn Apartments National Register Nomination, Dick Webster, 1982
Rosenthal, Leon S. A History of Philadelphia's University City, West Phila. Corp., 1963.
Warner, Sam Bass, Jr. The Private City: Philadelphia in Three Periods of Its Growth
Philadelphia: University of Pennsylvania Press, 1968.

(see continuation sheet)

10. Geographical Data

Acreeage of nominated property 0.7
Quadrangle name Philadelphia

Quadrangle scale 1:24000

UTM References

A

1	8	4	8	1	7	9	0	4	4	2	2	2	2	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

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D

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H

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Verbal boundary description and justification

Beginning at a point at the northwest corner of 45th and Pine Streets, then proceeding west 260 feet; then proceeding north 100 feet; then proceeding east 160 feet; then
(see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Steven Wiesenthal/William Sisson

organization N/A/PHMC date September 16, 1986

street & number 258 South 44th Street/Penn Museum telephone (215) 222-6002/(717) 783-8946

city or town Philadelphia/Harrisburg state Pennsylvania

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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 Dr. Larry E. Tise, State Historic Preservation Officer date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

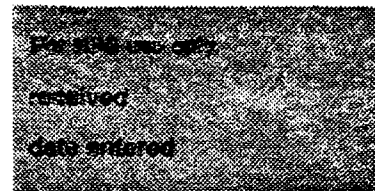
Attest:

date

Chief of Registration

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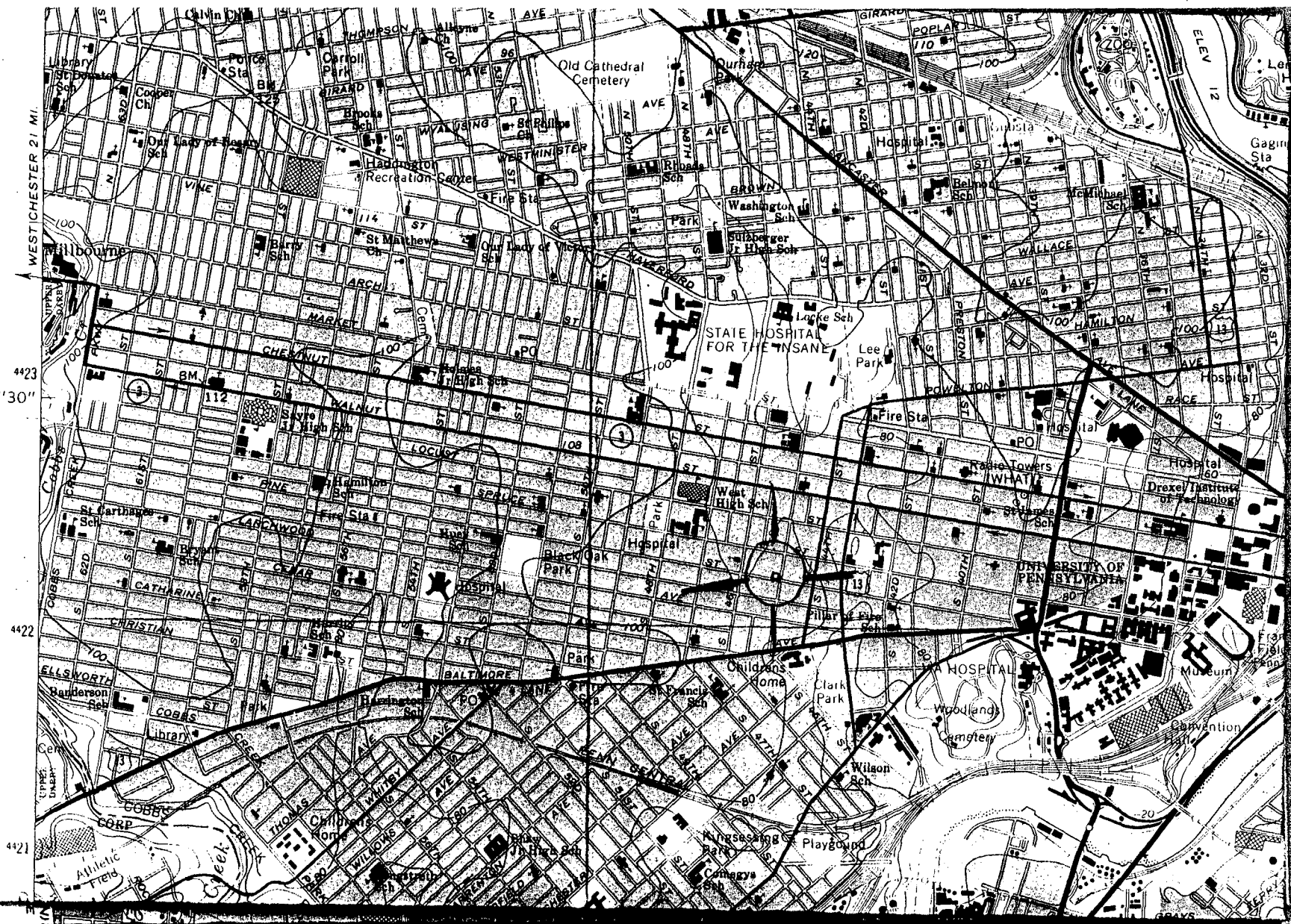
9. Major Bibliographical References

Weigley, Russell. Philadelphia, A 300-Year History New York: W.W. Norton, 1982.

10. Geographical Data

proceeding north 20 feet; then proceeding east 100 feet; then proceeding south 120 feet to the point of beginning. The boundary contains the nominated building and all historically associated land.

FINEHURST APARTMENTS
Philadelphia County
Philadelphia Quadrangle
Zone 18
E481790 N4422220



WESTCHESTER 21 MI.

4923
57'30"

4422

4421