

**PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM**  
 BUREAU FOR HISTORICAL PRESERVATION Box 1026  
 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

7. Local Survey Organization  
**Clio Group, Inc.**

1. County  
**Philadelphia**  
 5. Present Name  
**1907-1949 North 32nd St.**

8. Property Owner's Name and Address  
**Pennrose Properties, Inc.**  
**2030 Race Street**  
**Philadelphia, PA 19103**

9. Tax Parcel Number/Other Number  
 10. U.T.M. zone **18** easting **484100**  
 11. Status (Other Surveys, Lists, Etc.)  
 Usgs Sheet: **Phila.** northing **4426060**

12. Resource Count  
 buildings **( 21 )** district ( )  
 sites ( ) structures ( )  
 objects ( ) intrusions ( )

13. Date(s) (how determined)  
**1896 Builders' Guide**  
 14. Period **1880-1899**

15. Style, Design or Folk Type  
**Victorian**

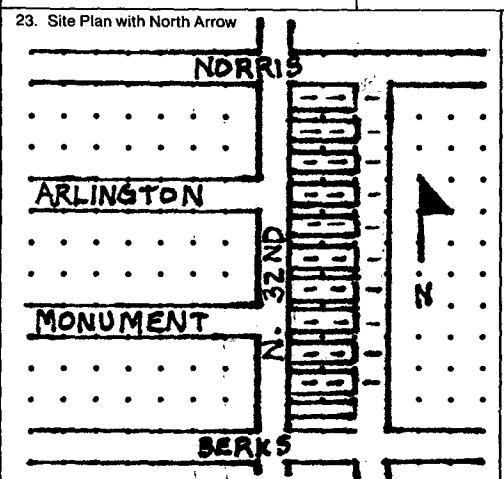
19. Original Use **Residences**  
 20. Present Use **Vacant**

16. Architect or Engineer  
**Angus Wade**

17. Contractor or Builder

18. Primary Building Mat./Construction  
**Brick**

21. Condition **Poor**  
 22. Integrity **Moderate**



2. Municipality  
**Philadelphia**  
 6. Other Name (historic name if any)

24. Photo Notation  
**GT N. 32nd 1, 2**

25. File/Location  
**Clio Group, Inc.**

3. Street Address or Specific Location  
**1907-1949 North 32nd Street**

26. Brief Description (note unusual features, integrity, environment, threats and associated buildings)

On the 1900 block of North 32nd Street between Norris and Berks Street are a group of late Victorian twin houses that are a distinct and unique entity in the residential community that is called Strawberry Mansion. Unlike the surrounding houses which are two story, red brick rows that are typical of so much of the city, these are massive cubic blocks whose forms show the influence of the evolving battles over architectural theory that would characterize the 1890s. Like the shingle style country houses of the era, these draw their porches into the volume of the house; like the recent Victorian past, these represent American individualism in the alternating pattern of houses with projecting bays and straight lintels over porches, and houses with flat facades and arches over porches. Evident too is the new dependence on,

27. History, Significance and/or Background

The houses on the east side of the 1900 block of North 32nd Street are part of the unstudied but highly significant nouveau riche architecture of the North Philadelphia upwardly mobile social groups. This group is of particular interest because they were designed by Angus Wade (active 1880 - 1910), who was, with Willis Hale, the shaper of the region's conspicuous consumption aesthetic.<sup>1</sup> Wade came out of Hale's office, and designed many of the most astonishing landmarks of nouveau riche taste including the country home of William Elkins in what is now Elkins Park, the Walton and Metropole Hotels on South Broad Street, and the Wood-Browne building at 828 Market Street which was later a part of the Gimble Brothers Department store.<sup>2</sup> Each of these has been demolished.

28. Sources of Information  
**Blue Book of Philadelphia, 1901, 1909.**

29. Prepared By:  
**George E. Thomas**  
**Clio Group, Inc.**  
 30. Date **9-2-92** Revision(s)

4. Survey Code

NATIONAL REGISTER REVIEW COVER SHEET

USE THIS COPY  
FOR DUPLICATING

Nomination Number: 11

Name of Property: 1907-1951 N. 32nd Street, "Mansion Court"

Location: Philadelphia

Meets Criteria:  A. reflects historical event or theme  
 B. associated with significant individual  
 C. distinctive design or construction  
 D. yielded or likely to yield information

Area(s) of Significance: Social history, Architecture

Period of Significance: 1894-1943

Previous Determinations, Site Visits, Etc.:

BHP opinion of eligibility issued on 1/8/93. Previous draft of nomination received on 5/24/93 returned by BHP for revision. Current nomination form received on 9/7/93.

Priority: Investment tax credit

BHP Comments: USGS map was omitted and has been requested from the preparer.

Historic Preservation Board Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Board Member's Name: \_\_\_\_\_

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name 1907-1951 North 32nd Street  
other names/site number Mansion Court

### 2. Location

street & number 1907-1951 North 32nd Street  not for publication  
city, town Philadelphia  vicinity  
state Pennsylvania code PA county Philadelphia code 101 zip code 19121

### 3. Classification

<b>Ownership of Property</b>	<b>Category of Property</b>	<b>Number of Resources within Property</b>
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> Contributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<input type="checkbox"/> Noncontributing
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/> buildings
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/> sites
	<input type="checkbox"/> object	<input type="checkbox"/> structures
		<input type="checkbox"/> objects
		<input type="checkbox"/> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register: 12

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

DR. BRENT D. GLASS *[Signature]* Date: 11/24/13  
Signature of certifying official  
PENNSYLVANIA HISTORICAL & MUSEUM COMMISSION  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling

COMMERCE/TRADE: specialty store

Current Functions (enter categories from instructions)

DOMESTIC: multiple dwelling

COMMERCE/TRADE: specialty store

WORK IN PROGRESS

**7. Description**

Architectural Classification

(enter categories from instructions)

Late Victorian

OTHER: Eclectic "Pre-Raphaelite"

Materials (enter categories from instructions)

foundation BRICK

walls BRICK

roof Asphalt

other PRESSED METAL: Cornice, bays, vestibule ceilings

Describe present and historic physical appearance.

On the east side of the 1900 block of North 32nd Street between Norris and Berks Street are eleven pairs of late Victorian twin houses as well as a surviving half of a twin (1907) that are a distinct and unique entity in the residential community of Strawberry Mansion (Figs. 1, 2). Unlike the generally smaller, two-story Victorian red-brick rowhouses that surround them, these are large three-story double houses in the tan, Pompeian brick characteristic of turn-of-the-century architecture. In style, they reflect aspects of the "pre-Raphaelite" (see below) brick architecture of Florence in the fifteenth century and mark a transition between Victorian and the historical revivals that characterized the end of the nineteenth century. Each pair is lavishly ornamented with pressed metal: cornices and roof crests, bays on alternate pairs, brackets that carry the lintels, and ornamented ceilings within the porches. Unlike most of these North Philadelphia houses that were the work of anonymous builders, these houses were designed by architect Angus Wade (active 1880-1910), whose work was concentrated in North Philadelphia at the end of the century.

This group of houses was designed as a unified composition, but with variations on the basic design theme. All of the buildings are three stories in height with porches recessed into the volume. Strongly detailed pressed metal cornices cap each facade and brick quoins outline the stacked windows of the facade, creating the effect of reversed quoining. Windows have single panes of glass in each sash; doors were paneled oak. Ornament is concentrated where it is most visible, with pressed metal ceilings in the porches, and handsome wrought iron railings between houses (Fig. 3). Within the overall unity of design, the pairs alternate between those with segmental brick arches, with large centered keystones, spanning the porch openings, and those spanned with flat arches carried on steel beams. The latter are further differentiated by shallow polygonal, two story bays, clad in stamped metal that project from the second and third stories. On these houses, the cornice follows the shape of the bay, emphasizing their three dimensionality. The house at the corner of 32nd and Berks streets, number 1951, further stands out, accented by a round corner bay crowned by a conical roof and a prominent metal cap, with paired pilasters between windows (Fig. 1). This building was designed with a commercial space in the first floor, a use signified by the corner tower.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

1907-1951 North 32nd Street, Mansion Court

Section number 7 Page 2

---

The detail of the exteriors of the houses is derived from a combination of the brick architecture of fifteenth-century Florence and Northern European design, and marks a move toward the historical revivals of the end of the century. Contemporary critics referred to the style as "Pre-Raphaelite," linking it to the fashionable style of painting of the late nineteenth century. The side and rear elevations, by contrast, are more like conventional Philadelphia rows: window locations are governed by interior function. The principal feature of the side elevations is the shallow, polygonal, metal-clad bay that projects from the dining rooms in the center of the first story. Because side yards are minimal, the bays nearly touch from house to house.

Despite the shift of exterior style from Victorian red brick and brownstone trim, and the unusual twin-house type, the plan of the houses is based on a variant of the standard city row house that was typical at the end of the nineteenth century. Long narrow sites required that rooms be arranged one after another in single rank into the depth of the lot. However, because these were late Victorian houses for owners looking to current high fashion, each function was separated into individual rooms in the manner of elite housing. The tendency towards elaboration manifested in the facade ornament continued in the number of spaces within the houses. The first floor is entered from a vestibule off the recessed porch. The vestibule opens into a hall with a stair that rises to the second story (Figs. 4, 7). Bulbous, turned balusters, grooved stringers, and milled railings made the stairs the visual centerpiece of the house. The parlor, with a tiled fireplace, opens off from the hall, while the hall leads to the dining room. This room was given particular distinction by a broad arch that frames a polygonal bay that lights the room (Fig. 5). The dining room is in turn connected by a paneled door to the kitchen in the rear of the house.

The second story continued an eighteenth-century Philadelphia motif of a second floor sitting room with fireplace, in this case in the rear el (Fig 6). A rear, polygonal pressed-metal-clad bay lights the room while a projecting chimney breast accents the room. The front of the house held the principal bed chamber, which was reached by a narrow corridor along the stair. Befitting its importance, this room is lighted by a projecting bay on the facade. Panels below the windows are a holdover from mid-century style, demonstrating that in the era of "conspicuous consumption," more was more, and nothing was eliminated or simplified (Fig 8). A small side chamber off the front room may have served as a nursery. In the center of the second story, above the dining room, a bathroom was placed, accented with white glazed tile with pressed floral ornament. The third floor

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

1907-1951 N. 32nd Street, Mansion Court

Section number 7 Page 3

---

typically held three smaller bedrooms in the space of the two front rooms. The front portion of the house generally followed the partitioning of the second floor, though with the front room subdivided to provide a third chamber, but no room was built above the rear second floor sitting room.

These houses are given special distinction by the amount of machine-made ornament that characterized the exterior as well as the interior. The entrance vestibule is ornamented with mosaic tile flooring, while the walls and cornice are clad in machine-made lincrusta. The same material, with its strongly pressed patterns, accents the stair hall to the third floor. Front parlors, dining rooms and rear second floor sitting rooms had vestigial fireplaces with Colonial Revival overmantels (most of these have fallen victim to looting, but the traces can be seen in the walls). Each fireplace was highlighted by the modern, thin, machine glazed tile around the opening.

Architectural detailing throughout these houses is generally far more elaborate than for most contemporary housing. Segmentally arched door heads open into principal spaces (Fig 6); baseboards are deep and crowned with milled trim; coved plaster cornices crown most of the major rooms. With the projecting side bays of the dining rooms, and the second story sitting rooms, as well as the bays on the fronts of alternate pairs of houses, the rooms are given a rich variety of shapes that marks the maturation of the city house into a sophisticated architectural design.

The houses have suffered extensively in the two generations. Most of the fireplaces have been removed; interior plans were altered during the post-Depression conversion to small apartments. Typically, each house was divided into three units, with resulting changes to plan. However, the exteriors are in excellent condition and the core detail of the interior is in salvageable condition as well. As an urban entity, their general integrity is quite high with their most significant feature, the handsome pompeian brick facades, and architectural metalwork in consistently good condition.

Six of the houses are presently being rehabilitated (nos. 1907, 1927, 1931, 1933, 1935 and 1949) while the remainder of the group are not being rehabbed. Restoration work includes the facades, the side and rear metal bays, and the surviving detail of the interior. All of the houses were converted to apartments in the years after World War II and will remain as such. However, the plans call for keeping the main interior spaces as originally configured. For example, the front parlors will remain as living rooms. the second floor rear sitting rooms will remain intact. The

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

1907-1951 N. 32nd Street, Mansion Court

Section number 7 Page 4

---

principal alteration will be the addition of a third floor rear room above the old sitting room. Because of the length of the houses and the narrowness of the side yards, this addition will not be visible from the street.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

ARCHITECTURE  
SOCIAL HISTORY

Period of Significance

1894-1943

Significant Dates

1984

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Wade, Angus

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The houses on the east side of the 1900 block of North 32nd Street are part of the largely unstudied but significant nouveau-riche architecture commissioned by North Philadelphia's upwardly mobile social groups (Criteria A). This group of houses is of particular interest because they were designed by Angus Wade (1865-1932, active 1885-1903). Wade, with Willis G. Hale, was the shaper of the region's aesthetic of conspicuous consumption.<sup>1</sup> Wade studied architecture in Hale's office in the 1870s and with Hale helped establish the independent character of the north Philadelphia style (Criteria C). Their architecture was characterized by flamboyant individualism, loosely based on historical styles that demonstrated the owner's taste, and by massive amounts of machine-made ornament of pressed brick, terra cotta, and galvanized metal, much of which imitated more expensive, hand-crafted materials.

After leaving Hale's office, Wade took with him some of Hale's principal clients, including William Elkins and Peter A. B. Widener, William Weightman, and William T. B. Roberts, the principal developers of North Philadelphia. As long as he had their favor, his career flourished; when those clients later preferred the accurate historical revivals that characterized Horace Trumbauer's work, Wade retired from the Philadelphia scene for Brooklyn where his baroque design was still preferred.<sup>2</sup> Though Wade principally designed houses, his practice produced many of Philadelphia's chief landmarks of the turn of the century style, in significant public locations. Among the most notable were the country home of William Elkins in what is now Elkins Park, the flamboyant Walton and Metropole Hotels, with their immense corner towers and Dutch gables on South Broad Street between Spruce and Locust streets, and the Wood-Browne building at 828 Market Street, later a part of the Gimbel Brothers Department store.<sup>3</sup> These buildings were characterized by rich overlays of detail in styles which were typically based on late medieval, flamboyant Gothic and its Fourteenth and Fifteenth century derivations. Their designs vied with their neighbors for visual dominance; Wade's buildings typically



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

1907-1951 N. 32nd Street, Mansion Court

Section number 8 Page 2

---

won the battle. All of the above-cited buildings have been demolished, leaving Wade's career almost without physical representation in Philadelphia, save for a few of the residential projects. Those projects, because of their location in communities that have proven to be unstable, and high maintenance requirements, are typically badly damaged.

Perhaps because he had designed the private residences of many of the principal developers of the era, including Widener, Elkins, Roberts, as well as brick-maker James Dingee, the same group hired Wade for many of their residential projects. These were the cream of the developers of the nouveau-riche areas of the city who commissioned many of the most flamboyant rows and blocks in North Philadelphia, Parkside, and Powelton.<sup>4</sup> Between 1885 and 1900, Wade designed several hundred residences in large projects in the neighborhoods that were most fashionable for the nouveau riche. These neighborhoods were characterized by proximity to transit lines to center city, and to such amenities as Fairmount Park. Unlike the older Willis Hale, who continued to receive commissions from the Widener and Elkins combine, but largely for row houses, Wade's work was applied to the new urban double houses that marked a step up in the battle for status of the upwardly mobile.

After the Civil War, Philadelphia underwent an enormous change in urban form. Street cars made it possible for even middle class workers to live at a distance from their work. By the 1870s, the community now known as North Philadelphia was rapidly developing as street car lines extended north from center city. Much of this development was backed by the combine of Peter A. B. Widener and William Elkins, who lived across Broad Street from each other, and together owned many of the city utilities including most of its mass transit. By acquiring properties, and then providing transit service, the Widener-Elkins group could turn inexpensive land into profitable real estate developments.<sup>5</sup> Most of their development activity occurred west of Broad Street and north of Girard Avenue and was characterized by flamboyant designs intended to appeal to the upwardly mobile residents. Typical of these was the block designed in 1886 by Willis Hale on the 1700 blocks of North 17th and Jefferson streets. There, smaller, uniform, three-story rows on Jefferson backed up to more flamboyant double houses on 17th Street, which like the 1900 block of North 32nd Street, alternated in detail, establishing the hierarchy of upward mobility. The theme that greater wealth permitted greater individualization would be expressed along West Philadelphia's 4100 and 4200 blocks of Parkside Avenue, where large doubles vied with unified blocks, and along the 3500 and 3600 blocks of Powelton Avenue.<sup>6</sup>

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

1907-1951 N. 32nd Street, Mansion Court

Section number 8 Page 3

---

Wade's other large-scale residential projects for other developers followed the same pattern. He created a similar design hierarchy for a residential group for Thomas Park between 19th and Gratz streets at Diamond Street in 1889. Park's house and three other large, brownstone-faced double houses fronted on Diamond Street while smaller rowhouses fronted on Nineteenth Street. Other similar projects by Wade included work for theater magnate J. A. Forepaugh (1888, at 27th and Oxford Streets), and the "Parkside apartment" at 4000-18 Parkside Avenue.<sup>7</sup>

Isaac Bleim, the developer of the N. 32nd Street group is typical of this group who followed in the footsteps of the larger developers. He first hired Wade for other smaller projects, including 11 houses at Broad and York streets in 1888 and another individual house for Bleim himself at 1705 N. 18th Street in 1892. Around 1900, Bleim moved further west to 1543 N. 19th Street, following the general pattern of westward movement of the wealth population. In the North 32nd Street project, the *Builders Guide* announced that Bleim planned 130 houses, the 12 large double houses on North 32nd Street, and 105 small two story rowhouses. Final construction brought the total to more than 150 with the larger houses of N. 32nd Street and four rows of 35 tiny rowhouses facing small north-south streets which ran between Berks and Norris streets. Originally called 31 1/4 and 31 3/4 streets they were later renamed Napa and Patton streets, respectively. The rowhouses were unlike the larger houses in every respect including size and color, and were marketed to a different clientele. They were for the enlarging industrial neighborhood of North Philadelphia while the N. 32nd Street houses were oriented toward the *nouveau riche* neighborhood along the park.

The strength of Wade's architecture is particularly evident in the north Philadelphia setting. The 1900 block of North 32nd Street contrasts with the surrounding low, workers' row housing that lines most North Philadelphia streets. The builders of the smaller rows continued to use the old-fashioned, red brick, brownstone-trimmed Victorian design of the past. Wade's work instead displays the influence of the evolving battles over architectural theory that would characterize the 1890s. The result in the North 32nd Street houses is an interesting combination of styles that is eclectic in intention. Like the shingle style country houses of the era, the porches of these houses are recessed into the volume of the house creating a simple cubic mass. Like buildings from the recent Victorian past, these represent American individualism in the pattern of alternating designs that gives variety to the block. Also evident is the new dependence on historical detail of turn-of-the-century design with ornament derived from the Florentine brick "pre-Raphaelite" Renaissance in

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

1907-1951 N. 32nd Street, Mansion Court

Section number 8 Page 4

the pressed metal brackets and ornamental brick bands of the facades.<sup>8</sup> Notable too is the greater complexity of surface characterized by quoins that subdivide facades, and raised terra cotta and brownstone moldings and the patterned pressed-metal cornices, brackets, and tin ceilings over porches that marked the effects of industrialization on late-nineteenth century architecture. Unlike the International Modern aesthetic of the twentieth century which proclaimed that "less is more," Wade and his contemporaries believed that the expression of the ability to spend lavishly brought honor; thus the more conspicuous the consumption, the worthier the consumer.

These houses are excellent examples of the character of the conspicuous consumption society, with their rich mixture of tan, iron-spot Pompeian brick, red brick, terra cotta, and brownstone accents, and strongly shaped, pressed-metal cornices, roof finials and front and side bays. With light-catching quoins, belt-courses, and raised moldings around arches and other details, and flamboyantly overscaled elements, every feature of the buildings was intended to attract attention.<sup>9</sup> By designing the buildings as two distinct types, Wade built in the variation that both delighted the late Victorian and permitted the individual client to have a degree of identity that would ordinarily not occur in a large development. The degree of individualization was equally remarkable on the interiors which provided a broad field for linocrusta and tile wainscoting, and other period enrichments.

The owners of these houses were as distinctive as their houses. Unlike the mill-hands, salesmen and clerks who populated most North Philadelphia neighborhoods, most of the residents of the 1900 block of North 32nd Street were either members of the newly developing professional classes, lawyers, doctors and the like, or members of the industrial hierarchy. Members of this group had long fueled the development of the more expensive neighborhoods of North Philadelphia. In this instance, they chose to be located on North 32nd Street because of its proximity to the city's new and still growing resource of Fairmount Park, and the nearby trolley lines to center city. Of all of the blocks in the region, this was the one with highest percent of Blue Book listed residents; over half of the addresses were included in that source.<sup>10</sup> The block remained a fashionable community until the end of the depression; by World War II, apartment conversions were underway and the community was beginning the changes that would give it its present character.

As a group of buildings that are associated with events that have made a significant contribution to the broad patterns of our history, and that

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

1907-1951 N. 32nd Street, Mansion Court

Section number 8 Page 5

embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, 1907 - 1949 N. 32nd Street meet National Register Criteria A and C, and are eligible for the National Register of Historic Places.

Notes

<sup>1</sup>Wade's career is discussed in Sandra Tatman and Roger Moss, *Biographical Dictionary of Philadelphia Architects* (Boston: G.K. Hall, 1985), pp. 814-17. Hale is discussed in an unpublished paper by Carole Eaton, *History of Art, University of Pennsylvania Fine Arts Library*, 1974; see also George E. Thomas, "Willis G. Hale c. 1849 - 1907" and "Peter A.B. Widener Mansion," in *Philadelphia: Three Centuries of American Art*, Darrell Sewell, ed. (Philadelphia: Philadelphia Museum of Art, 1976), pp. 421-2. The buildings are mentioned in the *Philadelphia Real Estate Record and Builders' Guide (PRER&BG)* vol. IX; 3 (17 January 1894).

<sup>2</sup>Most of Wade's work in Philadelphia occurred between the late 1880s and early 1890s when Wade was in his mid-twenties to early thirties; around 1900, he departed Philadelphia for New Jersey, and later for Brooklyn, NY where his more baroque taste found a natural home. See: Herbert Withey, *Biographical Dictionary of American Architects, Deceased* (Los Angeles, 1956), p. 621.

<sup>3</sup>Wade's work is listed in the Clio Index, Architect Sort, data base at Clio Group, Inc. and Tatman and Moss, pp. 814-17.

<sup>4</sup>National Register Nominations have been prepared on several of these neighborhoods, including Powelton, Parkside, and portions of North Philadelphia.

<sup>5</sup>Between 1875 and 1895, most new housing took place along streetcar lines owned by Widener and Elkins, in neighborhoods to the north of the old compact pre-streetcar city. These neighborhoods are discussed in Richard Webster, *Philadelphia Preserved* (Philadelphia: Temple University Press, 1976), pp. 282 - 302. Widener and Elkins are discussed in Weigley, ed. *Philadelphia: A Three Hundred Year History* (New York: W.W. Norton, 1982), pp. 484-6.

<sup>6</sup>For a discussion of the North Philadelphia aesthetic, see George E. Thomas, "Social Stratification and Architectural Patronage in

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

1907-1951 N. 32nd Street, Mansion Court

Section number 8 Page 6

---

Philadelphia," in Cutler and Gillette, eds., *The Divided Metropolis* (Greenwich, CT: Greenwood Press, 1981), pp. 85-124.

<sup>7</sup>These projects are listed in the Clio Index, op. cit., and Tatman and Moss, op. cit. The Bleim projects are listed in the *Philadelphia Real Estate Record and Builder's Guide* 3:39 (1 Oct. 1888); 7:30 (27 July 1892); and 9:3 (17 January 1894). Tatman and Moss have a typo for the 1892 Blum commission which should be Isaac Bleim. Bleim appears in the *Blue Book of Philadelphia* between the 1890s and 1910 when only his widow was listed.

<sup>8</sup>The use of the phrase "Pre-Raphaelite" to describe this architecture is taken from Hale's obituary in the *American Architect and Building News* 92, no. 1656 (Sept. 27, 1907): p. 90.

<sup>9</sup>The new values were aptly stated by California architect W. J. Cuthbertson, "Commercialism in Architecture," *California Architect and Building News* 13, no. 9 (September 1892): p. 49. He claimed that if the aspiring American did not spend as much as he could and even beyond, he would be mistrusted by his fellow (debt-ridden) Americans.

<sup>10</sup>See *Blue Book of Philadelphia* (Philadelphia, 1909), p. 190.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

1907-1951 N. 32nd Street, Mansion Court

Section number 9, 10 Page 2

---

Thomas, George. "Social Stratification and Architectural Patronage in Philadelphia." In *The Divided Metropolis*, eds. Cutler and Gillette. Greenwich, CT: Greenwood Press, 1980. pp. 85-124.

Webster, Richard. *Philadelphia Preserved*. Philadelphia: Temple University Press, 1976. pp. 282 - 302

Weigley, Russell ed. *Philadelphia: A Three Hundred Year History*. New York: W.W. Norton, 1982. pp. 484-6.

(Section 10, Boundary Description, cont.) parallel to North 32nd Street along the alley, from there west 80' 6", parallel to Berks Street, to the place of beginning.