Form No. 10-300 REV. (9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED SEP 27 1979
DATE ENTERED

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

1 NAME

HISTORIC Bishop Mackay-Smith House

AND/OR COMMON (Franklin School)

2 LOCATION

STREET & NUMBER 251 So. 22nd Street

__NOT FOR PUBLICATION

CITY, TOWN Philadelphia __ VICINITY OF

CONGRESSIONAL DISTRICT

STATE Pennsylvania CODE 42 COUNTY Philadelphia CODE 101

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	__OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	X UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	X EDUCATIONAL	__PRIVATE RESIDENCE
X SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

CHARLES KANEV 10-18-79
265 S VAN PELT ST
PHIL. PA 19103

NAME ~~Mrs. Sylvia Zamost~~

STREET & NUMBER ~~Park Town Place West~~ - 2200 Benjamin Franklin Parkway

CITY, TOWN Philadelphia __ VICINITY OF STATE Pennsylvania

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Philadelphia City Hall

STREET & NUMBER Broad and Market Streets

CITY, TOWN Philadelphia STATE Pennsylvania

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Pennsylvania Inventory of Historic Places

DATE July 17, 1979 __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS Pennsylvania Historical & Museum Commission

CITY, TOWN Harrisburg STATE Pennsylvania

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	__ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Bishop Mackay-Smith House stands three and a half stories tall, and equally wide, on the east side of 22nd Street midway between Locust and Spruce Streets. It is a great cubic mass of dark reddish brown brick and closely coordinated brownstone, simple and severe, elegant by virtue of its restrained decoration and tight crisp details. Uncharacteristic among the architect's better known more flamboyant buildings, this house demonstrates Theophilus P. Chandler's disciplined interpretation of the presumably more austere requirements of then Rt. Rev. Alexander Mackay-Smith, Bishop-Coadjutor of the Diocese of the Protestant Episcopal Church of Pennsylvania.

The flat square facade is penetrated by a deep entry porch, framed by a series of concentric arches into which rise a tapering flight of steps. The void of the entry is emphasized by the smooth round projecting bay directly above, which in turn, is surmounted by a large double window, floor to ceiling on the third level. This vertical sequence culminates above the cornice in a gable fronticepiece of unexpected exuberance, an eclectic invention which recalls in its concentric round arches the entryway below.

The strength of the entry with its reinforcements above is such that the facade at first sight appears to be symmetrical although there is only one bay of windows to the left while there are two on the right. This eccentricity is clearly a response to the precence of the large original walled garden on the south side of the site. While the north elevation, directly on the building line at Latimer Street, is flat with only one small oriele on the second floor front, the south elevation has a series of diverse projections on each floor overlooking the garden, from the larger rooms to the left of the central hallways. On this facade the grade drops below the street level to provide grade egress from the cellar. To the rear there is a one and a half story wing extending to within five feet of the property line.

The whole house sits on a brownstone base about six feet high, in which appear plain cut cellar windows, protected by handsome wrought iron grilles. The transition to a close coursed brick is accomplished by a molded stone water table. The tall windows of the first floor are adorned with arches neo-grec pediments and simple stone architraves set with slender colonettes on either side bearing delicate foliated capitals. The clustered pilasters flanking the entry have more elaborate floral capitals, in a free interpretation of a corinthian/gothic motif. A scroll console over the central arch acts both as a keystone and as bracket to the projecting bay above.

The upper two stories are set apart from the lower by a three-part banding consisting of a smaller molded string course on top, a frieze of brick interrupted by stone tablets which align with the windows and a full crown molding at the bottom. This band runs the full width of the facade rolling out in a curve as it wraps the central bay and continuing around on the south elevation. The windows are progressively plainer toward the top, with no expressed jambs on either second or third floor. The second floor windows have light classical pediments with small floral acroteria at the corners and the third floor windows have only a simple brownstone lintel.

Corbelled brick modillions form a cornice which is capped by a crown molding in copper. The slate roof is steeply pitched and is lashed and capped in copper. Iron finials run the width of the roof as snow "birds" with a fine decorative effect.

While the exterior is in apparently excellent condition physically, the original appearance has been altered by injudicious painting of the brownstone portions. What was once a serene and refined facade now has a curious coarseness about it because of contrasting elements which were meant to blend. The delicacy of ornamentation where the hand of Chandler is most clearly perceived is now submerged by the strong contrast of light painted stone to dark brick. The original restrained monochrome would have revealed nuances which are now lost, though easily retrievable.

The fine iron grillwork on the cellar windows is intact, its languid curves relating beautifully to the fruity deeply undercut stone ornament. The original portion of the garden wall on 22nd Street still bears its ironwork along the top, though it would appear that the later extension of the wall never had any. Only the front steps have been significantly altered, by covering them with quarry tile. This and the painting appear to be the only exterior problems.

The vigorously disciplined facade gives way within to a free and gracious arrangement of richly appointed rooms designed for the semi-public life of the Bishop. The major rooms of the house are arranged on either side of an East-West bearing wall which divides the approximately 52 foot width of the house into bays that are about 25 ft. wide. One enters on the north side of this bearing wall through a deeply recessed porch into a coffered vestibule beyond which one sees into a large (25'x37') English Renaissance "hall chamber" with hooded stone fireplace, flanked by stained glass and oak window seats on the north wall, a beamed ceiling of about 12 foot height and oak wainscoting throughout. Opening off this hall chamber are a drawing room (25'x35') with fireplace and a curved bay window facing the south and a connecting, extensively panelled dining room (25'x25') with Jacobean tracery ceiling in full relief, and curved front glass and cherry china cupboard in each of four corners. A narrow six sided conservatory with mosaic floor opens off the dining room overlooking the garden to the south. On the west side of the hall chamber, next to the vestibule, there is a reception room (15'x20') with a fireplace. The main stairway (with oak treads and rail) which ascends through three floors of the house, comes down at the northeast corner of the hall chamber near the double door opening to the $1\frac{1}{2}$ story high library (25'x37') at the rear or east side of the house. The south east corner of the house contains serving pantry, and a recently added fire stair tower. On the upper floors, there is a six foot wide East-West corridor running the length of the house. A tank in the attic provides fire sprinkler protection for the third floor. The scale of the interiors is unmatched by any surviving house in Center City Philadelphia.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	X RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	X CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	X SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1903-1904 BUILDER/ARCHITECT Theophilus Parsons Chandler, arch. Arthur H. Williams & Sons, builders.

STATEMENT OF SIGNIFICANCE

The context in which the Bishop Mackay-Smith House stands is most important. The five blocks of 22nd Street, between Market and Delancey, constitute a mostremarkable ensemble of fine buildings from the period 1880-1910 by leading architects of the time. Chandler himself designed the Hutchinson House at 133 S. 22nd, and the Church of the New Jerusalem at 22nd and Chestnut as well as several around the corner on Walnut. From the College of Physicians with its Georgian facade and elegant gardens at 19 S. 22nd Street by Cope and Stewardson, 1908 (former draftsmen in the Chandler office), moving south one encounters at least three houses by Wilson Eyre, the Chandler church, many examples from the Furness office including whole blocks of St. James and Delancey Streets to the east and west of 22nd, and assorted examples from the work of Addison Hutton, G.W. and W.D. Hewitt, and Horace Trumbauer. The period was characterized by unprecedented design freedom and exuberant invention tempered by consideration of propriety for a new class of clients eager to establish themselves. Both trends in this eclectic phase are represented within these several blocks, the "classicising" on the one hand and the "romanticizing" on the other. Architecturally the era is epitomized on 22nd Street and the Bishop Mackay-Smith House is one of the principal examples.

The Mackay-Smith House is a distinguished building by a distinguished and influential architect for a very distinguished and influential client. T.P. Chandler, a prolific and highly inventive architect, was best known for his residential and ecclesiastical commissions. He was a founder of the Philadelphia AIA Chapter and the first director of the School of Architecture, University of Pennsylvania. His client, the Rt. Rev. Mackay-Smith, came to Philadelphia in 1902 as Bishop Coadjutor and was named Bishop of the Diocese of the Protestant Episcopal Church of Pennsylvania in 1911. The Mackay-Smith House is an atypical example of Chandler's work and especially interesting in that regard. Furthermore, it is in excellent condition both inside and out (and it appears that the original integrity of design and detail has been preserved in the residence according to the list of some eighty drawings done for the Mackay-Smith House as cited in the Chandler office records) and therefore, one of the best examples of the modes of the time.

Another important aspect of this mansion already noted in the foregoing description is the open space that accompanies it and complements its massive bulk. In this Center City area with the highest residential density of all Philadelphia, at 22,700 per square mile as compared to 9,700 per sq. mile East of Broad Street (Market Street West Transportation Study, Old Philadelphia Development Corp., Jan 1975), the remaining pockets of open space are extremely precious. Again with reference to the 22nd Street ensemble, this site is the last planned garden in a sequence beginning with the set-back and unusual herb garden of the College of Physicians, continuing with the landscaped open corner at the Church of the New Jerusalem, the playyard of Greenfield School, and the meandering "close" of English Village opposite St. James Square. On a smaller scale of consideration the Mackay-Smith garden forms an ideal terminus to the lovely tree lined single block of Rittenhouse Street west of 22nd. The house has passed through three ownerships. It is a tribute to the owners of the property to have preserved so scrupulously the original character and detail of the Bishop Mackay-Smith House.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Office Records of Theophilus Parsons Chandler, List of Drawings Sent Out (1897-1904) pp. 112-130. Rare Book Room of the Fine Arts Library of the Graduate School of Fine Arts. University of Pennsylvania.

Philadelphia Real Estate Record and Builders' Guide, 13 May 1903 (XVIII:19). p. 295.

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .32

QUADRANGLE NAME Philadelphia QUADRANGLE SCALE 1:24,000

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	18	484805	4421920	B			
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

See continuation sheet

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
Alvin Holm, AIA and Satoko I. Parker, Ph.D. 20 March 1979

ORGANIZATION / DATE
Alvin Holm, architect (215) 963-0747

STREET & NUMBER / TELEPHONE
123 No. Lambert Street

CITY OR TOWN / STATE
Philadelphia Pennsylvania

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 Ed Weintraub

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

ATTEST: KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

DESCRIPTION AND RECITAL

PREMISES "A" BLOCK 70 LOT 296

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected and described according to a Survey and Plan thereon made by W.C. Cranmer, Esq., Surveyor and Regulator of the Third District on the Twelfth day of January A.D. 1912, as follows to wit:

BEGINNING at a point on the East side of Twenty-second Street at the distance of One hundred and six feet Southward from the South side of Locust Street, in the 8th Ward of the City of Philadelphia, said point being the middle line of a certain Twelve feet wide Street or passage now called Latimer Street, which extends from the said Twenty-second Street to Van Pelt Street parallel with the said Locust Street.

CONTAINING in front or breadth on said Twenty-second Street Ninety feet ten and one-half inches and extending of that width in length or depth Eastward between lines parallel with the said Locust Street, the Northernmost line thereof passing along the middle line of said Latimer Street One hundred and ten feet six and three-fourths inches including on the rear end thereof the soil of a certain Five feet six and three-fourths inches wide alley which extends Southward from said Latimer Street, the distance of One hundred and thirty-three feet, more or less, the West line of said alley being parallel with and at a distance of One hundred and five feet Eastward from the East side of said Twenty-second Street.

PREMISES "B" BLOCK 70 LOT 297

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE on the East side of Twenty-second Street at the distance of One hundred and ninety-six feet ten and one-half inches Southwardly from the Southerly side of Locust Street in the Eighth Ward of the City of Philadelphia.

CONTAINING in front or breadth Southwardly along the said side of Twenty-second Street Twenty-six feet one and one-half inches and extending of that width in length or depth Eastwardly between lines parallel with the said Locust Street One hundred and ten feet six and three-fourths inches, including on the rear end thereof the soil of a certain Five feet six and three-fourths inches wide alley extending into and from Latimer Street.

PREMISES "C" BLOCK 70 LOT 298

ALL THAT CERTAIN lot or piece of ground SITUATE on the East side of Twenty-second Street at the distance of two hundred twenty-three feet Southward from the South side of Locust Street in the Eighth Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Twenty-second Street twenty-one feet, three inches more or less, and extending of that width in

DESCRIPTION AND RECITAL

continued

length or depth Eastward between lines parallel with the said Locust Street One hundred ten feet six and three-fourths inches, including on the rear the soil of a certain Five feet six and three-fourths inches wide alley which extends Southward from Latimer Street the distance of One hundred thirty-three feet, more or less, the West line of said alley being parallel with and at the distance of One hundred five feet Eastward from the East side of said Twenty-second Street.

BEING No. 251 to 259 South 22nd Street.

BEING as to Premises "A", "B" and "C" the same premises which Israel Zamost and Sylvia Zamost, his wife by Deed dated 3/27/63 and recorded 7/11/63 in the County of Philadelphia in Deed Book CAB 2175 page 556, conveyed unto Isreal Zamost and Sylvia Zamost, his wife, as tenants in common, being as to Isreal Zamost a one-third (1/3) undivided interest or moiety, and as to Sylvia Zamost a two-thirds (2/3) undivided interest or moiety.

AND BEING as to Premises "A", "B" and "C" the same premises which Israel Zamost and Sylvia Zamost, his wife by Deed dated 6/21/73 and recorded 6/28/73 in the County of Philadelphia in Deed Book DCC 402 page 433, conveyed unto Sylvia Zamost the undivided one-third (1/3) interest, in fee.

UNDER AND SUBJECT to certain Restrictions and Easements as of record.

TOGETHER as respects to Premises "A" with the free use, right, liberty and privilege of the said Latimer Street as a passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground granted with the privilege thereof by the late James Spear or that may be granted by the Executors and Trustees of the Estate of the said James Spear, deceased.

AND TOGETHER with the free use, right, liberty and privilege of the aforesaid five feet six and three-fourths inches wide alley as and for a passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the premises Forty-four feet in width, more or less, immediately adjoining to the South of the premises described in the hereinafter recited Indenture.

SUBJECT to the privileges granted to the premises immediately abutting said Five feet six and three-fourths inches wide alley to the East to open windows thereon at a height of not less than seven feet from the level of the curb line of Van Pelt Street aforesaid, the said premises, however, being restricted from extending any projection over the said Five feet six and three-fourths inches wide alley other than window sills and lintels which must be confined to the average size.

NAME OF PROPERTY Bishop Mackay-Smith House STATE PA.

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below. PLEASE RETURN THIS FORM WHEN THE NOMINATION IS RESUBMITTED.

7 Description:

8 Statement of Significance:

9 Bibliography:

10 Geographical Data -- Acreage:

UTM Reference(s):

Verbal Boundary Description:

RECEIVED
JAN 03 1980
PH & MC
Historic Preservation

12 Certification:

Photographic Coverage:

Map Coverage: Please indicate the location of this building on the USGS map

Other:

Questions concerning this nomination may be directed to Kristin O'Connell

on the National Register staff, telephone 202/343/6401

Thank you for your attention to the above items.

Sally G Oldham Date: 12/31/79

Chief, Branch of Registration

Acting

United States Department of the Interior - Heritage Conservation and Recreation Service

Property Bishop Mackay-Smith House

State PA (Philadelphia) Working Number 9-27-79 2264

TECHNICAL

Photos 3

Maps 1

Property can't be identified on map

CONTROL

HISTORIAN

ARCHITECTURAL HISTORIAN

VBD must be clearer – which lot(s) are included in the nomination? Map does not show location of nominated property.

Building is architecturally significant as a fine, well-preserved example of a sumptuous turn-of-the century town house designed by a noted architect.

call, then accept

O'Connell 12/4/79

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____ Send-back _____ Entered _____

Federal Register Entry _____ Re-submit 1.15.80

United States Department of the Interior - Heritage Conservation and Recreation Service

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__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
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SPECIFIC DATES 1903-1904 BUILDER/ARCHITECT Theophilus Parsons Chandler, arch. Arthur H. Williams & Sons, builders.

STATEMENT OF SIGNIFICANCE

The context in which the Bishop Mackay-Smith House stands is most important. The five blocks of 22nd Street, between Market and Delancey, constitute a mostremarkable ensemble of fine buildings from the period 1880-1910 by leading architects of the time. Chandler himself designed the Hutchinson House at 133 S. 22nd, and the Church of the New Jerusalem at 22nd and Chestnut as well as several around the corner on Walnut. From the College of Physicians with its Georgian facade and elegant gardens at 19 S. 22nd Street by Cope and Stewardson, 1908 (former draftsmen in the Chandler office), moving south one encounters at least three houses by Wilson Eyre, the Chandler church, many examples from the Furness office including whole blocks of St. James and Delancey Streets to the east and west of 22nd, and assorted examples from the work of Addison Hutton, G.W. and W.D. Hewitt, and Horace Trumbauer. The period was characterized by unprecedented design freedom and exuberant invention tempered by consideration of propriety for a new class of clients eager to establish themselves. Both trends in this eclectic phase are represented within these several blocks, the "classicising" on the one hand and the "romanticizing" on the other. Architecturally the era is epitomized on 22nd Street and the Bishop Mackay-Smith House is one of the principal examples.

The Mackay-Smith House is a distinguished building by a distinguished and influential architect for a very distinguished and influential client. T.P. Chandler, a prolific and highly inventive architect, was best known for his residential and ecclesiastical commissions. He was a founder of the Philadelphia AIA Chapter and the first director of the School of Architecture, University of Pennsylvania. His client, the Rt. Rev. Mackay-Smith, came to Philadelphia in 1902 as Bishop Coadjutor and was named Bishop of the Diocese of the Protestant Episcopal Church of Pennsylvania in 1911. The Macmay-Smith House is an atypical example of Chandler's work and especially interesting in that regard. Furthermore, it is in excellent condition both inside and out (and it appears that the original integrity of design and detail has been preserved in the residence according to the list of some eighty drawings done for the Mackay-Smith House as cited in the Chandler office records) and therefore, one of the best examples of the modes of the time.

Another important aspect of this mansion already noted in the foregoing description is the open space that accompanies it and complements its massive bulk. In this Center City area with the highest residential density of all Philadelphia, at 22,700 per square mile as compared to 9,700 per sq. mile East of Broad Street (Market Street West Transportation Study, Old Philadelphia Development Corp., Jan 1975), the remaining pockets of open space are extremely precious. Again with reference to the 22nd Street ensemble, this site is the last planned garden in a sequence beginning with the set-back and unusual herb garden of the College of Physicians, continuing with the landscaped open corner at the Church of the New Jerusalem, the playyard of Greenfield School, and the meandering "close" of English Village opposite St. James Square. On a smaller scale of consideration the Mackay-Smith garden forms an ideal terminus to the lovely tree lined single block of Rittenhouse Street west of 22nd. The house has passed through three ownerships. It is a tribute to the owners of the property to have preserved so scrupulously the original character and detail of the Bishop Mackay-Smith House.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Office Records of Theophilus Parsons Chandler, List of Drawings Sent Out (1897-1904) pp. 112-130. Rare Book Room of the Fine Arts Library of the Graduate School of Fine Arts. University of Pennsylvania.

Philadelphia Real Estate Record and Builders' Guide, 13 May 1903 (XVIII:19). p. 295.

UTM NOT VERIFIED corrected MBP

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .32

QUADRANGLE NAME Philadelphia QUADRANGLE SCALE 1:24,000

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	18	484810	4421920	B			
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

See continuation sheet

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
Alvin Holm, AIA and Satoko I. Parker, Ph.D. 20 March 1979

ORGANIZATION / DATE
Alvin Holm, architect (215) 963-0747

STREET & NUMBER / TELEPHONE
123 No. Lambert Street

CITY OR TOWN / STATE
Philadelphia Pennsylvania

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 Ed Weintraub

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

Carol D. Shull DATE 1-25-80

KEEPER OF THE NATIONAL REGISTER

ATTEST: Lynn A. Beebe DATE Jan. 24, 1980

CHIEF OF REGISTRATION

scne

Bishop-Mackay-Smith House
Philadelphia County
Verbal Boundary Description

546624-A

JAN 15 1980

DESCRIPTION AND RECITAL

JAN 25 1980

PREMISES "A" BLOCK 70 LOT 296

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected and described according to a Survey and Plan thereon made by W.C. Cranmer, Esq., Surveyor and Regulator of the Third District on the Twelfth day of January A.D. 1912, as follows to wit:

BEGINNING at a point on the East side of Twenty-second Street at the distance of One hundred and six feet Southward from the South side of Locust Street, in the 8th Ward of the City of Philadelphia, said point being the middle line of a certain Twelve feet wide Street or passage now called Latimer Street, which extends from the said Twenty-second Street to Van Pelt Street parallel with the said Locust Street.

CONTAINING in front or breadth on said Twenty-second Street Ninety feet ten and one-half inches and extending of that width in length or depth Eastward between lines parallel with the said Locust Street, the Northernmost line thereof passing along the middle line of said Latimer Street One hundred and ten feet six and three-fourths inches including on the rear end thereof the soil of a certain Five feet six and three-fourths inches wide alley which extends Southward from said Latimer Street, the distance of One hundred and thirty-three feet, more or less, the West line of said alley being parallel with and at a distance of One hundred and five feet Eastward from the East side of said Twenty-second Street.

PREMISES "B" BLOCK 70 LOT 297

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE on the East side of Twenty-second Street at the distance of One hundred and ninety-six feet ten and one-half inches Southwardly from the Southerly side of Locust Street in the Eighth Ward of the City of Philadelphia.

CONTAINING in front or breadth Southwardly along the said side of Twenty-second Street Twenty-six feet one and one-half inches and extending of that width in length or depth Eastwardly between lines parallel with the said Locust Street One hundred and ten feet six and three-fourths inches, including on the rear end thereof the soil of a certain Five feet six and three-fourths inches wide alley extending into and from Latimer Street.

PREMISES "C" BLOCK 70 LOT 298

ALL THAT CERTAIN lot or piece of ground SITUATE on the East side of Twenty-second Street at the distance of two hundred twenty-three feet Southward from the South side of Locust Street in the Eighth Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Twenty-second Street twenty-one feet, three inches more or less, and extending of that width in

DESCRIPTION AND RECITAL

continued

length or depth Eastward between lines parallel with the said Locust Street One hundred ten feet six and three-fourths inches, including on the rear the soil of a certain Five feet six and three-fourths inches wide alley which extends Southward from Latimer Street the distance of One hundred thirty-three feet, more or less, the West line of said alley being parallel with and at the distance of One hundred five feet Eastward from the East side of said Twenty-second Street.

BEING No. 251 to 259 South 22nd Street.

BEING as to Premises "A", "B" and "C" the same premises which Israel Zamost and Sylvia Zamost, his wife by Deed dated 3/27/63 and recorded 7/11/63 in the County of Philadelphia in Deed Book CAB 2175 page 556, conveyed unto Isreal Zamost and Sylvia Zamost, his wife, as tenants in common, being as to Isreal Zamost a one-third (1/3) undivided interest or moiety, and as to Sylvia Zamost a two-thirds (2/3) undivided interest or moiety.

AND BEING as to Premises "A", "B" and "C" the same premises which Israel Zamost and Sylvia Zamost, his wife by Deed dated 6/21/73 and recorded 6/28/73 in the County of Philadelphia in Deed Book DCC 402 page 433, conveyed unto Sylvia Zamost the undivided one-third (1/3) interest, in fee.

UNDER AND SUBJECT to certain Restrictions and Easements as of record.

TOGETHER as respects to Premises "A" with the free use, right, liberty and privilege of the said Latimer Street as a passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground granted with the privilege thereof by the late James Spear or that may be granted by the Executors and Trustees of the Estate of the said James Spear, deceased.

AND TOGETHER with the free use, right, liberty and privilege of the aforesaid five feet six and three-fourths inches wide alley as and for a passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the premises Forty-four feet in width, more or less, immediately adjoining to the South of the premises described in the hereinafter recited Indenture.

SUBJECT to the privileges granted to the premises immediately abutting said Five feet six and three-fourths inches wide alley to the East to open windows thereon at a height of not less than seven feet from the level of the curb line of Van Pelt Street aforesaid, the said premises, however, being restricted from extending any projection over the said Five feet six and three-fourths inches wide alley other than window sills and lintels which must be confined to the average size.

DESCRIPTION AND RECITAL

continued

TOGETHER as respects to Premises "B" with the free use, right, liberty and privilege of the said Latimer Street as a passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground granted with the privilege thereof by the late James Spear or that may be granted by the Executors and Trustees of the Estate of the said James Spear, deceased; and.

TOGETHER with the free use, right, liberty and privilege of the aforesaid Five feet six and three-fourths inches wide alley as and for a passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the premises Twenty-two feet in width, more or less, immediately adjoining to the South of the premises described in the hereinafter recited Indenture.

SUBJECT to the privileges granted to the premises immediately abutting said Five feet six and three-fourths inches wide alley to the East to open windows thereon at a height of not less than seven feet from the level of the curb line of Van Pelt Street aforesaid, the said premises, however, being restricted from extending any projection over the said Five feet six and three-fourths inches wide alley other than window sills and lintels which must be confined to the average size.

SUBJECT to the privilege granted to the premises immediately abutting the said Five feet six and three-fourths inches wide alley to the East, to open windows thereon at a height of not less than seven feet from the level of the curb line of Van Pelt Street; the said premises, however, being restricted from extending any projections over the said Five feet six and three-fourths inches wide alley other than window sills and lintels, which must be confined to the average size.

TOGETHER as respects to Premises "C" with the free use, right, liberty and privilege of the aforesaid Five feet six and three-fourths inches wide alley as and for a passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occuipers of the premises adjoining to the North of the lot of ground above described.

AND TOGETHER with the free use, right, liberty and privilege of the said Latimer Street, which extends from said Twenty-second Street to Van Pelt Street (late Albion Street) as a passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the other lots of ground granted the privilege thereof by James Spear, or that may be granted by the Executors and Trustees of the estate of James Spear, deceased.

Property Bishop Mackay-Smith House

2nd Control

State PA (Philadelphia Working Number 9.27.79.2264

Ref # 80003608

TECHNICAL

Photos 3

Maps 1

CONTROL

HISTORIAN

a fine 3½ story brick and brownstone mansion. built in 1903-4 by a noted Philadelphia architect, the house is situated in one of Phil.'s more elegant [redacted] residential sections. It has been nominated for several categories but only architecture is fully justified. architectural historian's comments appear on 1st control sheet. Original problems - it was sent back for the state to pinpoint it on the USGS map - this has been done. They have also explained that the V.B.D. is on a continuation sheet and that the nominated property covers the 3 city lots.

accept
Patrick Andrus
1/23/80

~~ARCHITECTURAL HISTORIAN~~

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Accept
L. Beeke
1/24/80

BRANCH CHIEF

KEEPER

National Register Write-up _____ Send-back _____ Entered JAN 25 1980

Federal Register Entry 2-3-81 Re-submit _____

INT:2106-74

United States Department of the Interior National Park Service WASO No. 7

Fisher has photo

Missing Core Documentation

Property Name	County, State	Reference Number
Bishop Mackay-Smith House	Philadelphia, Pennsylvania	80003608

The following Core Documentation is missing from this entry:

___ Nomination Form

_X_ Photograph #1

___ USGS Map

ONE WAY

BISHOP MACKAY-SMITH HOUSE
(NOW KNOWN AS CHANDLER PLACE)
251-255 S. 22ND ST. PHILA. PA.
PHOTOGRAPHER: TRINA VAUX
NEGATIVE LOCATION:
MCCAULEY SPERR ARCHITECTS, PHILA.

Philadelphia County

PHOTO DATE: 7 JUNE 1979
VIEW: 22ND ST. FRONT WITH
OBLIQUE VIEW OF
NORTH FACADE ON
LATIMER ST.
PHOTO NO. 2

JAN 25 1980
SEP 27 1979

BISHOP MACKAY-SMITH HOUSE
(NOW KNOWN AT CHANDLER PLACE)
251-255 S. 22ND ST. PHILA. PA.
PHOTOGRAPHER: TRINA VAUX
NEGATIVE LOCATION:
MCCAULEY SPERR ARCHITECTS, PHILA.

JAN 25 1980

Philadelphia County

PHOTO DATE: 7 JUNE 1979
VIEW: FROM MAIN STAIRS
LOOKING WEST INTO
"HALL CHAMBER" WITH
FRONT DOORS BEYOND

SEP 27 1979

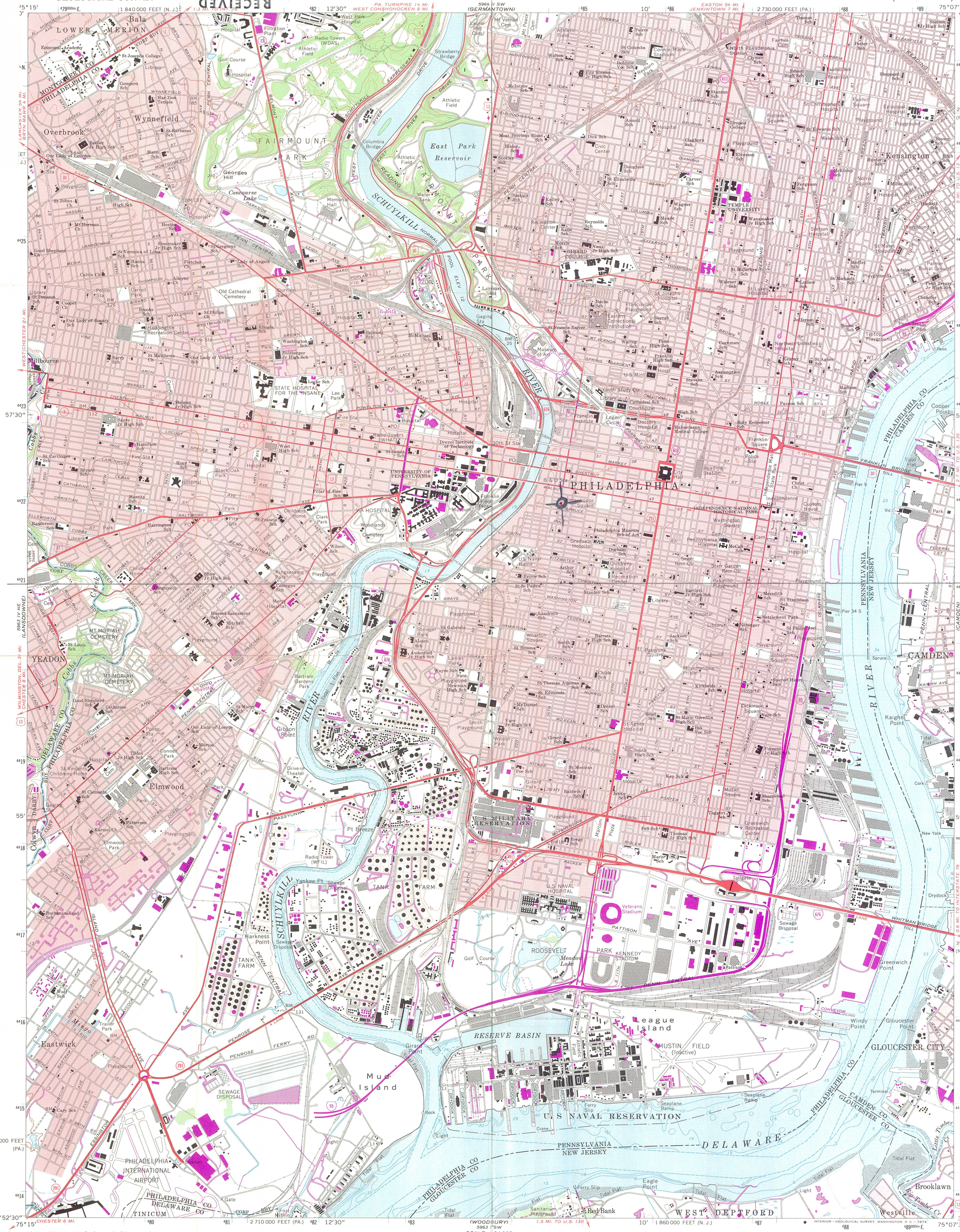
PHOTO NO. 3

Bishop Mackay-Smith House
Franklin School
UTM References:
Zone 18 481 805 4421 920

RECEIVED
MAR 2 6 1979
PH & MC
Historic Preservation

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

PHILADELPHIA QUADRANGLE
PENNSYLVANIA—NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)


PHILADELPHIA
SCHUYLKILL RIVER
DELAWARE RIVER
FAIRMOUNT PARK
East Park Reservoir
Wynnefield
Overbrook
Kensington
Bala
LOWER MERION
MONTGOMERY CO
PHILADELPHIA CO
Milbourne
YEADON
Elmwood
Eastwick
Mayfair
Mud Island
RESERVE BASIN
U.S. NAVAL RESERVATION
U.S. NAVAL HOSPITAL
PHILADELPHIA INTERNATIONAL AIRPORT
TINICUM
ROOSEVELT PARK
KENNEDY STADIUM
Veterans Stadium
Pattison
MUSTIN FIELD (Inactive)
League Island
GLOUCESTER CITY
CAMDEN
PENNSYLVANIA
NEW JERSEY
PHILADELPHIA CO
GLOUCESTER CO
CAMDEN CO
DELAWARE CO
WEST DEPTFORD
Brooklawn
Westville
Red Bank
Eagle Point
Girard Point
Gibson Point
Kaighn Point
Cooper Point
Greenwich Point
Windy Point
Gloucester Point
Pt Breeze
Harkness Point
Yankee Pt
TANK FARM
SEWAGE DISPOSAL
Drydock
Tidal Flat
Light
Rock
Crane
Ferry Slip
Seaplane Ramp
Athletic Field
Golf Course
Meadow Lake
Tollgate
Greenwich Recreation Center
Sewage Disposal
Trailer Park
Beacon
Gate
Fort Mifflin
Sanitarium Playground
Eagle Point
Little Timber Cr
Bay Timber Cr
Cobbs Cr
Darby Cr
Colwyn Cr
Penrose Ferry Rd
Passyunk Ave
Girard Ave
Ridge Ave
Lancaster Ave
Baltimore Ave
Chestnut St
Walnut St
Market St
Spring Garden St
Broad St
Delaware Ave
Columbia Ave
Cumberland St
Lehigh Ave
Allegheny Ave
Hunting Park Ave
Roosevelt Blvd
Pattison Ave
Whitman Bridge
Franklin Bridge
Schuylkill Expressway
Penn Central
Conrail
Amtrak
Reading
Pool Elev 12
Lemon Hill
Gaging Sta
Water Tank
Memorial Hall
Concourse Lake
Columbia Bridge
Strawberry Bridge
Laurel Hill Cem
Mt Vernon Cem
Mt Peace Cem
Fairhill Cem
Philadelphia Museum of Art
Franklin Institute
Logan Circle
City Hall
Independence Hall
Independence National Historical Park
Washington Square
Rittenhouse Square
Franklin Square
Reading Station
30th St Sta
Drexel Institute of Technology
University of Pennsylvania
Franklin Field
Convention Hall
Woodlands Cemetery
Mt Moriah Cemetery
Old Cathedral Cemetery
Laurel Hill Cem
Fairhill Cem
Philadelphia Museum of Art
Pennsylvania Hospital
Graduate Hospital
Temple University
Girard College
Eastern Correctional Institution
Moyamensing Prison
Philadelphia Navy Yard
Philadelphia Shipyard

Lynn 10/30

OA-501 12-67

COMMONWEALTH OF PENNSYLVANIA

October 18, 1979

RECEIVED
OCT 30 1979
NATIONAL REGISTER

SUBJECT: Bishop-Mackay Smith House
Philadelphia County

TO: Lynn Beebe
National Register of Historic Places

FROM: Susan M. Zacher
Office of Historic Preservation

Since we submitted the nomination for the Bishop-Mackay Smith House we have discovered that it has been sold. The new owner's name and address are:

Charles Kanev
265 South Van Pelt Street
Philadelphia, PA 19103

Please amend the form to include the new owners name. Thank you.

SMZ/tlg

OA-501 12-67

COMMONWEALTH OF PENNSYLVANIA

January 4, 1980

RECEIVED
JAN 15 1980
NATIONAL REGISTER

SUBJECT: Bishop Mackay-Smith House
Philadelphia County

TO: Lynn Beebe
National Register of Historic Places

FROM: Susan M. Zacher SMZ/t.l.G.
Office of Historic Preservation

Enclosed is the additional information you requested for the Bishop Mackay-Smith House in Philadelphia County. The UTM has been corrected. If you need additional information, please let us know.

SMZ/tlg

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE 1/23/80

TIME OF CALL AM PM

1. CALL ☑ TO: ☐ FROM (Name)

Dr. Satoka Parker

2. ADDRESS (Tel. No. if needed)

215-546-5147

3. SUBJECT, PROJECT NO., ETC.

Bishop Mackay Smith House - Philadelphia Co. PA.

4. DETAILS OF DISCUSSION

the V.B.D. is on a continuation sheet - the house and its garden occupy the three lots listed.

NAME OF PERSON PLACING/RECEIVING CALL: Patrick Andrus

TITLE:

OFFICE:

FHR-8-227
June 1978

ENTRIES IN THE NATIONAL REGISTER

STATE PENNSYLVANIA

Date Entered JAN 25 1980

Name	Location
Bishop Mackay-Smith House	Philadelphia Philadelphia County
Ashley Planes	Ashley and vicinity Luzerne County

Also Notified

Honorable H. John Heinz, III

Honorable Richard S. Schweiker
Honorable William H. Gray, III
Honorable Daniel J. Flood

State Historic Preservation Officer
Mr. Ed Weintraub
Pennsylvania Historical and Museum Commission
P.O. Box 1026
Harrisburg, Pennsylvania 17120

NR Byers/bjr 1/31/80

For further information, please call the National Register at (202)343-6401.