

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

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received **SEP 30 1982**
date entered

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

1. Name

historic BRESLYN APARTMENTS

and/or common 4624-42 WALNUT STREET

2. Location 4624-4642 Walnut St.,

street & number 4624-42 WALNUT STREET, 201-213 S. 47th Street N/A not for publication

city, town Philadelphia N/A vicinity of _____ congressional district 2nd

state Pennsylvania code 42 county Philadelphia code 101

3. Classification

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

4. Owner of Property

name Walnut Associates, c/o Nolan Atkinson, Esquire

street & number Suite 1500, 1346 Chestnut Street

city, town Philadelphia N/A vicinity of _____ state Pennsylvania

5. Location of Legal Description

courthouse, registry of deeds, etc. Department of Records

street & number 153 City Hall

city, town Philadelphia state Pennsylvania

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date N/A N/A federal N/A state N/A county N/A local

depository for survey records N/A

city, town N/A state N/A

7. Description

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

Describe the present and original (if known) physical appearance

The Breslyn Apartments is a three-story coursed rusticated rough-faced granite and brick apartment complex with terra-cotta and galvanized-iron trim and flat roofs. Each of its five buildings, arranged in a row along the south side of Walnut Street between Farragut and Forty-seventh Streets measures approximately 38 feet front by 98 feet depth. The five buildings evidently were built to present a roughly symmetrical streetscape of two flat porticoed buildings with ornamental terra-cotta Corinthian piers flanked by similar porticoed buildings with small central pediments and fluted terra-cotta Roman Ionic columns, to give the streetscape an a-b-a-b-a rhythm. The westernmost building, however, is an eccentric exception. It has a rounded galvanized-iron turret-like corner and a flat three-bay wall with battlements in juxtaposition with a one-bay three-story Roman Ionic porch-balcony. Because Walnut Street is on grade, rising approximately seven feet from east to west, the three easternmost buildings have raised basements.

Large open porch-balconies distinguish the two pedimented buildings, 4624-26 and 4632-34 Walnut Street. The rough-faced stone porch, with its center steps and segmental-arch openings in its low front walls, forms exaggerated plinths for the Roman Ionic tetrastyle portico at the second and third floors. A small galvanized-iron pediment with a wreathed oculus in its tympanum interrupts the galvanized-iron Ionic cornice over the center bay. Semi-Hexagonal one-over-one sliding-sash bay windows are on each floor of the front facades. Arranged in a roughly symmetrical fashion on the side facades are second and third-story semi-hexagonal galvanized-iron oriels with rectangular one-over-one sliding-sash windows and rectangular one-over-one sliding-sash windows set within segmental arch openings. The fenestration on the east facade of 4624-26 Walnut Street extending southward is arranged as follows: two segmental-arch windows, second- and third story oriels and a first-story triple window, double window with first- and second story segmental-arch recesses and third-story trabeated recess, single segmental-arch windows, oriels and first-story triple window, double windows, segmental-arch windows flanking narrow segmental-arch (water closet) windows. The typical brick side walls are similar in fenestration design and execution to the stonewalls, with the exception of the triple window masonry opening. The nine-foot opening in the brick walls is spanned with a pair of steel channels bolted together with rosettes concealing the connection; a three unit bow window is formed within the three wythe wide brick wall.

The two buildings without pediments, 4628-30 and 4636-38 Walnut Street, are similar to the other two buildings, but differ in significant details. Open front porches with center steps are formed by rough-faced stone, but the porch posts do not form plinths; instead the porch is demarcated by a galvanized-iron cornice molding that extends across the front. The second- and third-story balconies with their simple iron railings are formed by four terra-cotta piers with Corinthian caps and ornamented panels, and are capped by a plain thin galvanized-iron frieze and consoled cornice (which does not extend along the sides of the buildings). The fenestration, with the front semi-hexagonal one-over-one sliding-sash bay windows, is very

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Bresyln Apartments, Philadelphia County

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Continuation sheet

DESCRIPTION

Item number 7

Page 1

similar to that of the two pedimented buildings.

The building at the southeast corner of Forty-seventh and Walnut Streets is the anomaly in the group. Its easternmost front bay has a porch and Ionic balconies like those on the two pedimented buildings, but its four western bays are finished in an eclectic fashion. The round-arch entrance with engaged terra-cotta columns forming side lights and the round-arch one-over-one sliding-sash third-story windows are drawn from the classical tradition. Its castellation and semi-circular corner turret (finished in galvanized iron without its initial, probably conical, roof), however, are drawn from medieval fortress architecture. The western facade along Forty-seventh Street is organized in four horizontal bands -- ground-story shop fronts, second-story segmental-arch one-over-one sliding-sash windows, third-story round-arch one-over-one sliding-sash windows, and castellation -- and four vertical sections -- a central rectangular triple-window oriel at the second and third stories flanked by four bays and a four-bay rear section with a pedimented parapet. The plain brick rears of the buildings have brick fire towers with small balconies at each floor.

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 built 1913 **Builder/Architect** Frederick C. Michaelsen

Statement of Significance (in one paragraph)

As a well-preserved example of a housing type that grew in popularity after about 1890 the Breslyn Apartments possess both architectural and historical significance. In its use of relatively cheap manufactured elements, to express the florid Beaux-Arts style, it is a significant example of speculative housing for a middle-class clientele. Its use of rough-faced stone at the street frontages sets it apart from the smooth brick that has been the traditional building material for Philadelphia dwelling; in fact, its uncharacteristic color and texture still catch the attention of passers-by. In this respect Breslyn Apartments was a good example of architectural advertising, which, in conjunction with its rich style, lent the building an attractive aura, helping to make it a desirable, but affordable address. Yet its scale relates well to that of its row-house neighbors, preventing it from becoming an awkward, aberrant folly. It is a significant example of marrying careful investment, middle-class taste, and sensitivity to -- and successful resolution of -- social pretensions and the existing built environment. A large number of such buildings can be found along the main thoroughfares of West Philadelphia, but few are as striking as Breslyn Apartments.

Historically Breslyn Apartments reflect the flurry of housing construction that broke out in West Philadelphia with the completion of the Market Street Elevated rail line in 1907. Built in 1913, these buildings stood as a response to the growing middle-class demand for new, more spacious housing removed from the crowded condition of business district and immigrant neighborhoods. This architecturally pretentious development best represents an unusual and short-lived building form in Philadelphia: the three-story walk-up apartment.

The architect-builder of Breslyn Apartments adds another dimension of local significance. Frederick C. Michaelsen was an excellent example of local real-estate developers who, because they grew out of the city's builders' families and operated with modest amounts of capital, contributed to the conservation of local domestic architecture. The son of a local bricklayer turned builder, Michaelsen worked ten years with his father and as a superintendent of construction before beginning his own "contracting builder" company in 1904. This helps to explain why his buildings reflect the tradition of solid construction and conservative style.

9. Major Bibliographical References

1. Building Permit of City of Philadelphia. February 13, 1913.
2. Warner, Sam Bass, Jr. The Private City - Philadelphia in Three Periods of its Growth. Philadelphia: University of Pennsylvania Press, 1968.

10. Geographical Data

Acreeage of nominated property .09

Quadrangle name Philadelphia

Quadrangle scale 1: 24,000

UMT References

A

118	4811	61010	44	22	610
Zone	Easting				

B

Zone	Easting				

C

D

E

F

G

H

Verbal boundary description and justification

See attached sheets

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 Richard Webster, for

organization Gray Smith's Office

date July 8, 1982

street & number 1505 Sylvania House

telephone (215) 546-4985

city or town Philadelphia

state Pennsylvania

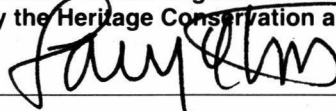
12. State Historic Preservation Officer Certification

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 Heritage Conservation and Recreation Service.

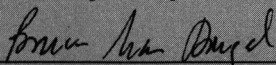
State Historic Preservation Officer signature



title Larry E. Tise, State Historic Preservation Officer date 9/20/82

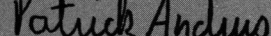
For HCERS use only

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



date 11/14/82

Keeper of the National Register

Attest: 

date 11/10/82

Chief of Registration

Breslyn Apartments
Philadelphia County

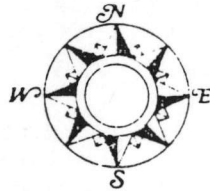
ICES AVAILABLE.

THR

GENTS, & APPROVED ATTORNEYS, IN:

Verbal Boundary Description

- | | |
|-------------|---------------|
| Ala | Kansas |
| Alaba | Kentucky |
| Ariz | Louisiana |
| Arkansas | Maine |
| California | Maryland |
| Colorado | Massachusetts |
| Connecticut | Michigan |
| Delaware | Minnesota |
| Florida | Mississippi |
| Georgia | Missouri |
| Hawaii | Montana |
| Idaho | Nebraska |
| Illinois | Nevada |
| Indiana | New Hampshire |



- | | |
|----------------|----------------------|
| New Jersey | Utah |
| New Mexico | Vermont |
| New York | Virginia |
| North Carolina | West Virginia |
| North Dakota | Wisconsin |
| Ohio | Wyoming |
| Oklahoma | |
| Oregon | |
| Pennsylvania | ↓ |
| Rhode Island | |
| South Carolina | Bahamas |
| South Dakota | District of Columbia |
| Tennessee | Puerto Rico |
| Texas | Virgin Islands |

DESCRIPTION and RECITAL

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 46th Ward of the City of Philadelphia, and described according to a survey and plan thereof made by George T. Shegog, Esq., Surveyor and Regulator of the 11th Survey District of the City of Philadelphia on the 31st day of July, A.D. 1940 as follows.

BEGINNING at the corner formed by the intersection of the South side of Walnut Street (80 feet wide) with the West side of Farragut Street (50 feet wide) thence extending Southward along said West side of Farragut Street 112 feet 6-1/2 inches to a point in the middle of a certain 9 inch wall, thence extending Westward passing partly through the middle of the said 9 inch wall and on a line parallel with said Walnut Street 110 feet to a point; thence extending Northward on a line parallel with 47th Street 6-1/2 inches to a point; thence extending Westward on a line parallel with the said Walnut Street 69 feet 11-5/8 inches to a point; thence extending Northward on a line at right angles to said Walnut Street and along the bed of a certain areaway between these premises and the premises adjoining to the West at or near the middle line thereof 112 feet to a point on the said South side of Walnut Street; thence extending Eastward along the South side of Walnut Street 179 feet 11-5/8 inches to the first mentioned point, corner and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid areaway as and for a passageway into and from the said Walnut Street at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground adjoining to the West and entitled to the use thereof. BEING Nos. 4624-26-28-30-32-34-36-38 Walnut Street.

BEING the same premises which Herman Conn and Sarah Bredt, his wife by Deed dated 8/18/1959 and recorded in Philadelphia County in Deed Book CAB 1144 page 364 conveyed unto Samuel Miller and Edith, his wife in fee as tenants by entireties.

1040-42 separate description

1954 - 99

No. 130-P Fee Where Book & Taxing
Tax & Licens. Co., D. 442-199

This Indenture made the Twenty fourth
day of November in the year of our Lord one thousand nine
hundred and Seventy one 1971 **Between** THEODORE MOSER, widower,
individually, and MARGARET M. O'BRIEN and THOMAS FRSKINE, Executors under the Will
of Richard J. O'Brien, deceased;

(hereinafter called the Grantor s), of the one part, and

SAMUEL MILLER AND EDITH MILLER, his wife,

(hereinafter called the Grantee s), of the other part;

Witnesseth, That the said Grantor s for and in consideration of the sum of
TEN THOUSAND TWO HUNDRED FORTY ONE DOLLARS lawful
money of the United States of America, unto them ———— well and truly paid by the said
Grantee s at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, have ———— granted, bargained, sold, aliened, enfeoffed, released and
confirmed, and by these presents do ———— grant, bargain, sell, alien, enfeoff, release and
confirm unto the said Grantees, their Heirs ———— and Assigns,

as tenants by entirities.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon
erected, SITUATE in the Sixtieth Ward of the City of Philadelphia, Commonwealth of
Pennsylvania, described according to a survey and plan thereof made by George T.
Shegog, Esq., Surveyor and Regulator of the Eleventh Survey District on July 31,
1940, as follows, to wit; BEGINNING at a point formed by the intersection of the
Southerly side of Walnut Street (eighty feet wide) with the Easterly side of
Forty-seventh Street (sixty feet wide). CONTAINING in front or breadth on the
said Walnut Street Forty-five feet and three-eighths of an inch and extending of
that width in length or depth southwardly between parallel lines at right angles
to the said Walnut Street, the westerly line thereof along the Easterly side of
said Forty-seventh Street One Hundred Twelve feet. Being 4640-42 Walnut Street.
Being the same premises which Morris B. Wainor et ux by Deed dated June 22, 1902
and recorded in Philadelphia County in Deed Book C.A.D. 220, page 221 conveyed
unto Theodore N. Moser, in fee.

60

1954
99

8. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UNIT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



Breslyn Apartments
Philadelphia County
PD: 1982 PC: R.Webster
NL: with owners
PV:

4624-4642 WALNUT STREET
West Philadelphia, Pennsylvania

View: Walnut Street elevation,
looking east.



Breslyn Apartments
Philadelphia County
PD: 1982, PC: R.Webster
NL: with owners
PV:

4624-4642 WALNUT STREET
West Philadelphia, Pennsylvania

View: Northeast corner of site,
Walnut Street elevation look-
ing west and Farragut Street
elevation looking south.



Breslyn Apartments
Philadelphia County
PD: 1982 PC: R. Webster
NL: with owners
PV:

4624-4642 WALNUT STREET
West Philadelphia, Pennsylvania

View: 47th Street elevation looking
south.



2
STREET
NO PARKING
ANY TIME

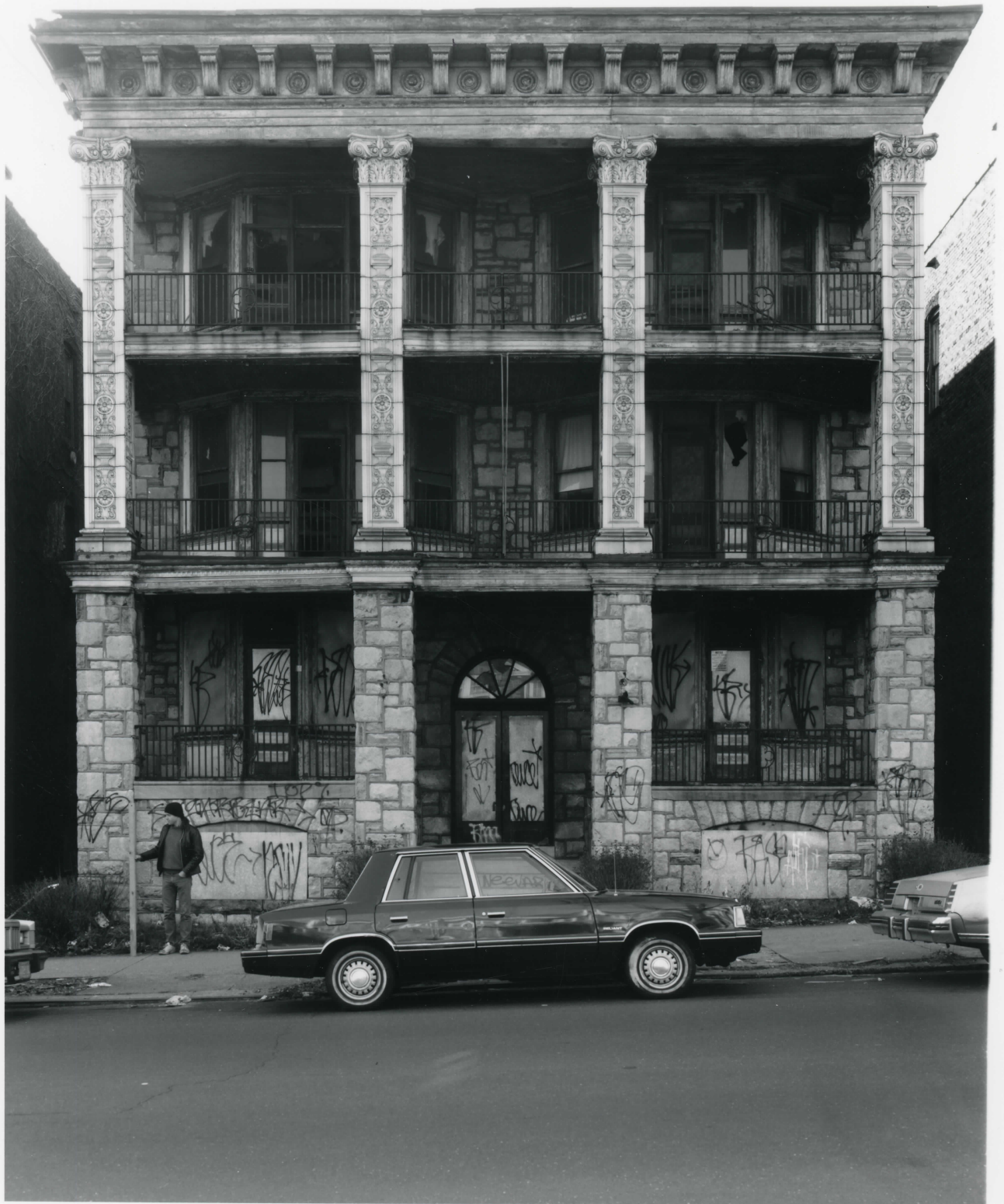
NO
GRAFFITI

NO
GRAFFITI

Breslyn Apartments
Philadelphia County
PD: 1982 PC: R.Webster
NE: with owners
PV:

4624-4642 WALNUT STREET
West Philadelphia, Pennsylvania

View: Walnut Street elevation of
apartment house unit showing
galvanized iron pedimented
entablature atop terra cotta
columns.



Breslyn Apartments
Philadelphia County
PD: 1982 PC: R.Webster
NL: with owners
PV:

4624-4642 WALNUT STREET
West Philadelphia, Pennsylvania

View: Walnut Street elevation of
apartment house unit showing
galvanized iron entablature
atop terra cotta piers.



Breslyn Apartments
Philadelphia County
PD: 1982 PC: R.Webster
NL: with owners
PV:

4624-4642 WALNUT STREET
West Philadelphia, Pennsylvania

View: Walnut Street elevation of
apartment house unit showing
galvanized iron turret
(turret cap missing).



Breslyn Apartments
Philadelphia County
PD: 1982 PC: R.Webster
NL: with owners
PV:

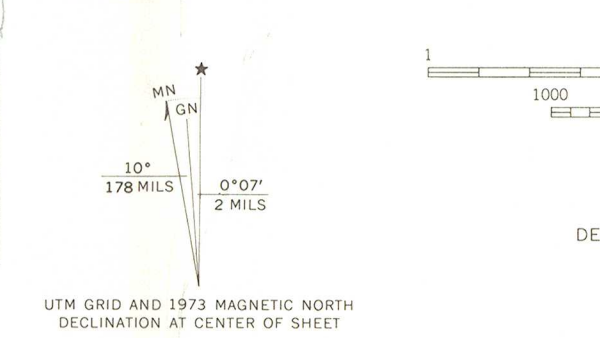
4624-4642 WALNUT STREET
West Philadelphia, Pennsylvania

P.View: South Courtyard elevation
looking east to Farragut
Street.



18 481600/4422610
Breslyn Apartments
Philadelphia, PA

Mapped by the U. S. Coast & Geodetic Survey
Edited and published by the Geological Survey
Control by USGS, USC&GS, and USCE
Planimetry by photogrammetric methods from aerial photographs
taken 1946. Topography by planetable surveys 1947. Revised by the
Geological Survey from aerial photographs taken 1965. Field
checked 1967
Selected hydrographic data compiled from USC&GS Chart 280 (1967)
This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grids based on Pennsylvania coordinate system, south zone,
and New Jersey coordinate system
100-meter Universal Transverse Mercator grid ticks, zone 18,
shown in blue
Red tint indicates areas in which only landmark buildings are shown



UTM GRID AND 1973 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
Interstate Route — U.S. Route — State Route

PHILADELPHIA, PA.—N. J.
N3952.5—W7507.57.5
1967
PHOTOREVISED 1973
AMS 5963-1 NW—SERIES V851

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST
Revisions shown in purple compiled by the Geological Survey from
aerial photographs taken 1973. This information not field checked

J.L. SMITH CO.—PHILA.
218 WALNUT ST., PHILA., PA. 19103



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

WILLIAM PENN MEMORIAL MUSEUM AND ARCHIVES BUILDING

BOX 1026

HARRISBURG, PENNSYLVANIA 17120

September 22, 1982

Mr. Jerry Rogers
Keeper of the National Register
U.S. Department of Interior
National Register of Historic Places
440 G Street, N.W.
Washington, D.C. 20243

Dear Mr. Rogers:

Enclosed please find 10 nominations for your review and possible placement on the National Register of Historic Places.

If you have any questions about these nominations please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Susan M. Zacher".

Susan Zacher
National Register Coordinator
Bureau for Historic Preservation
(717) 783-8947

Note: One nomination will be sent under separate cover that is included with this package.

