

**United States Department of the Interior  
National Park Service**

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

For NPS use only  
received OCT 7 1985  
date entered

Garden Court Historic District  
Continuation sheet Philadelphia County

Item number 4

Page 20a

Osage Avenue

4526-34: Michael Karp  
University City Housing Company  
3416 Samson Street  
Philadelphia, PA 19104  
Tax No.: 461038600

4537-39: 4537 Osage Avenue Associates  
1500 Pine Street  
Philadelphia, PA 19102  
Tax No.: 461032500

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Garden Court Historic District  
Continuation sheet Philadelphia County

Item number 7

Page 7a

4500 block Osage Avenue

4526-34: "Elvista" circa 1923. Three-story and basement (tan) Traymore brick apartment building. Regency Revival style. Limestone basement, dentilled entablature surround, beltcourse and keystones. Paired arched windows at first floor and large blind arch at third floor stairhall; triple multi-sash, double-hung windows with brick soldier course lintels at second and third floor. -- contributing.

\*\*\*\*\*

4537-39: "Arvilla" circa 1923, three-story and basement (tan) Traymore brick apartment building. Regency Revival style. Limestone basement, door surround with raised molding, and entablature set above frieze consisting of stone band carved with "Arvilla" and flanked by stone rosettes. Regular fenestration of six-over-six, double-hung windows with soldier course beltcourses across lintels and headers across sills. Header spandrels between floors. Pressed-metal cornice sets off parapet with stepped center arch. Architects: Stetler and Deysher for early developers of Garden Court. -- contributing.

**United States Department of the Interior  
National Park Service**

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Garden Court Historic District  
Continuation sheet Philadelphia County

Item number 8

Page 5

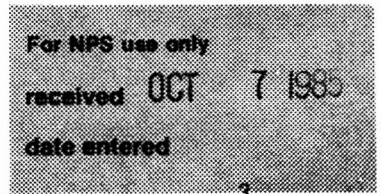
In keeping with the conservative architectural palette and progressive community planning of Garden Court are the "Arvilla" and "Elvista" apartment houses located at 46th Street and Osage Avenue on the east edge of Clarence Siegel's garden suburb. These two apartment buildings were constructed in the 1920s on the large tracts of undeveloped land in West Philadelphia as were the houses and apartment buildings of Garden Court. Moreover, they display the materials, scale, and style of the nearby midrise apartment buildings such as the concentration of three, four, and five-story apartment houses along Pine Street's 4700, 4800 and 4900 blocks. The "Arvilla" and the "Elvista," both three-story limestone-trimmed tan Traymore brick apartment houses, exhibit the Regency Revival style that distinguishes them from the surrounding late-Victorian West Philadelphia neighborhood yet joins them to Garden Court.

The visual compatibility of the "Arvilla" and the "Elvista" with the Garden Court development is not surprising considering the fact that they were designed by men who helped to shape Garden Court. With its name advertised in stone below the entablature of the main entrance, the "Arvilla" marks the first work of Stetler and Deysher in Garden Court. Designed in 1923 for developer B.F. Goldman, the "Arvilla" predates Stetler and Deysher's designs for the Regency Larchwood apartments at 47th Street in 1924 and the Medieval Revival apartment house at 4748 Pine Street in 1926. The "Elvista," too, dates from this vintage period of apartment house construction in West Philadelphia that clearly boomed in response to Siegel's grand development scheme. E.A. Wilson, well-known for his numerous Philadelphia rowhouse designs, executed the "Elvista" for developer Samuel Cohen in 1922; five years later he designed another tan brick Regency Revival apartment house at 4720-40 Pine Street, across the street from Siegel's Garden Court Plaza.

Because of the physical and historical continuity of the "Arvilla" and the "Elvista" with Clarence Siegel's vision of a fashionable garden suburb that accommodated different peoples' housing needs and the automobile age, these two apartment buildings warrant inclusion in the Garden Court National Register Historic District.

**United States Department of the Interior  
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Garden Court Historic District

10

Continuation sheet Philadelphia County

Item number

Page

Then crossing Larchwood Avenue (60' wide) to the south side and proceeding east across 49th Street (60' wide) and 100' to the western property line of a building fronting on Larchwood Avenue. Then proceeding south along said property line 110' to a point, and east of that point 280'. Then proceeding north 110' along the east property line (real and extended) of a building fronting on Larchwood Avenue to the south side of Larchwood Avenue. Then east along Larchwood Avenue 100' to 48th Street.

Then proceeding across 48th Street (80' wide) and east 106' to the western property line of a building fronting on Larchwood Avenue. Then south along said property line 115' to a point, and then east of that point 280'. Then proceeding north along the rear property lines of buildings fronting on 47th Street 42' to the southern property line of the building situated on the southwest corner of 47th Street and Larchwood Avenue. Then east along said property line 114' to 47th Street.

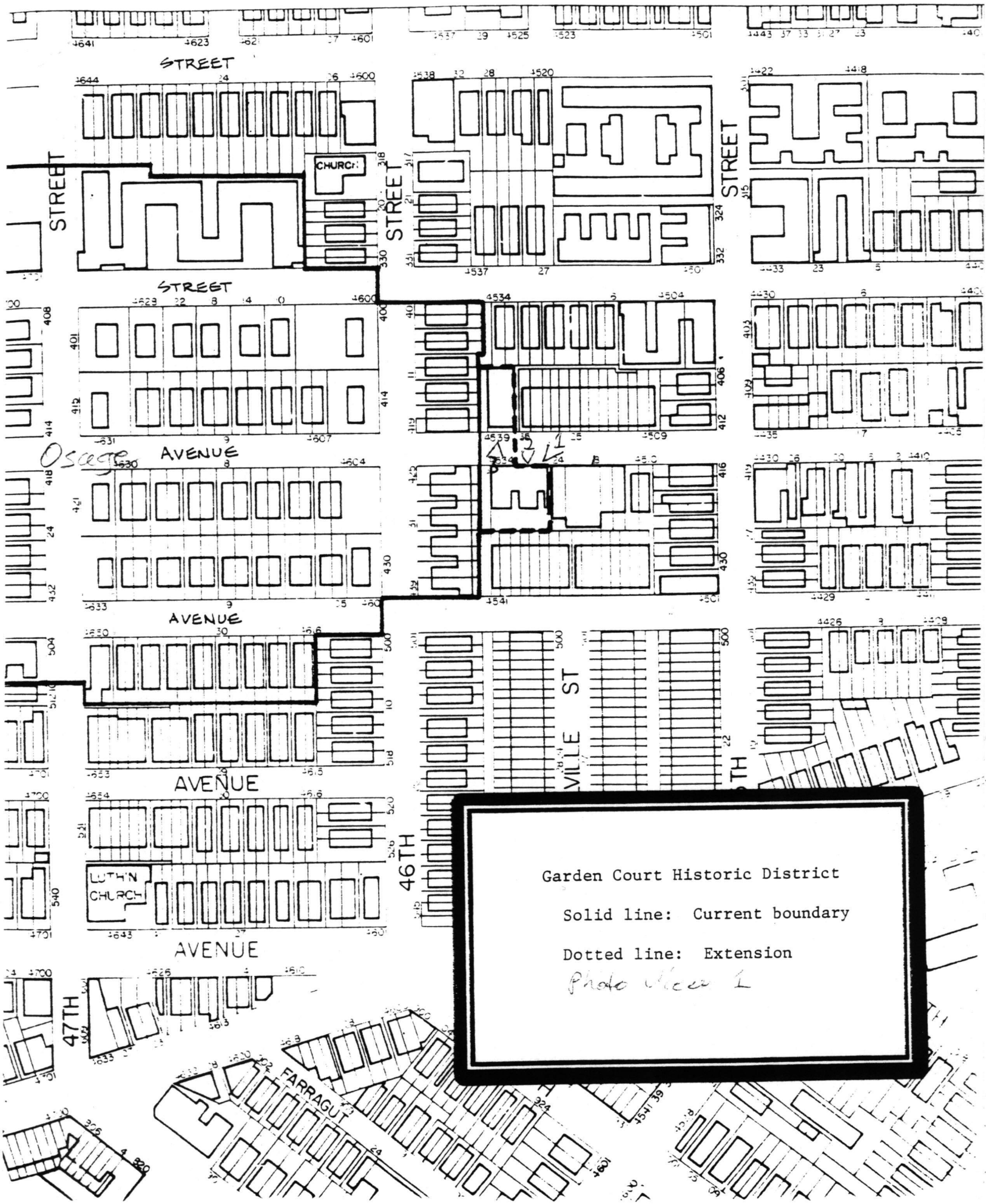
Then crossing 47th Street to a point on the east side 113' south of Larchwood Avenue. Then proceeding east of that point 390' to the rear property line of a building fronting on 46th Street. Then proceeding north of that point 113' to the south side of Larchwood Street and east 110' to 46th Street.

Then proceeding across Larchwood Avenue to the north side and east across 46th Street to the northeast corner of 46th Street and Larchwood Avenue. Then continuing east along the north side of Larchwood Avenue, 110' to the rear property line of a building fronting on 46th Street. Then proceeding north along the rear boundary lines of the adjacent properties 110' to a point, and east of said point 112' to the eastern boundary line of 4526-34 Osage Avenue. Then proceeding north along said boundary line, 110' to the south side of Osage Avenue and across Osage Avenue to a point on the north side 166.5' east of 46th Street, being on the eastern boundary line of 4537-39 Osage Avenue. Then continuing north along said boundary line 110' to the rear of the same property and west 56.5' to a point on the rear boundary line of a building fronting on 46th Street. Then proceeding east 110' to 46th Street and across 46th Street to the west side. Then crossing Pine Street to the northwest corner of 46th and Pine streets and the place of beginning.

UTM References

- A E481480 N4422200
- B E481330 N4422140
- C E481470 N4422080

*Acres: less than one.*



Garden Court Historic District

Solid line: Current boundary

Dotted line: Extension

*Photo View 1*

147185

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Garden Court Historic District (Boundary  
Increase)  
Philadelphia  
Philadelphia County  
PENNSYLVANIA

**Substantive Review**

Working No. OCT 7 1985  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 11/7/85 - 11/21/85  
Action: RETURN 11-19-85  
 ACCEPT  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Has to be returned for technical & substantive reasons  
noted below & on reverse*

Recom./Criteria Return  
Reviewer Kurtick Andrus  
Discipline Historian  
Date 11/19/85  
\_\_\_\_\_ see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

**1. Name**

**2. Location**

**3. Classification**

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

**4. Owner of Property**

**5. Location of Legal Description**

**6. Representation in Existing Surveys**

Has this property been determined eligible?  yes  no

**7. Description**

**Condition**

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |

**Check one**

- unaltered
- altered

**Check one**

- original site
- moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas 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

Were these 2 bldgs. part of the Garden Court development. Section 8 p5 says that they were built on tracts of undeveloped land "as were the houses and apartment buildings of Garden Court." Were these 2 bldgs. missed in the initial survey?

9. Major Bibliographical References

X10. Geographical Data

Acreeage of nominated property ✓ NO ACREEAGE - please provide.  
 Quadrangle name \_\_\_\_\_  
 UTM 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

X13. Other

- Maps
- Photographs
- Other *Changes or amendments to official documentation must be requested by SHPO or designated person to sign for NR nominations.*

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed Patrick Andrews Date 11/19/85 Phone: \_\_\_\_\_

**United States Department of the Interior  
National Park Service**

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Inventory—Nomination Form**

For NPS use only

received OCT 7 1985

date entered

Garden Court Historic District  
Continuation sheet Philadelphia County

Item number 4

Page 20a

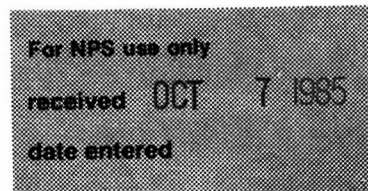
Osage Avenue

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Garden Court Historic District  
Continuation sheet Philadelphia County

Item number 7

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**United States Department of the Interior  
National Park Service**

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

For NPS use only  
received 1/23/80  
date entered

Garden Court Historic District  
Continuation sheet Philadelphia County

Item number 8

Page 5

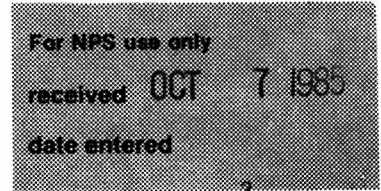
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Because of the physical and historical continuity of the "Arvilla" and the "Elvista" with Clarence Siegel's plan for a fashionable garden suburb that accommodated different peoples' housing needs and the automobile age, these two apartment buildings, which clearly were part of the 1920s development of the neighborhood but were overlooked in the initial National Register nomination, warrant inclusion in the Garden Court Historic District.

**United States Department of the Interior  
National Park Service**

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



Garden Court Historic District

10

Continuation sheet Philadelphia C ounty

Item number

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UTM References:

- A E481480 N4422200
- B E481330 N4422140
- C E481470 N4422080

Acreage:  
0.4 acres



Garden Court Historic District

Solid line: Current boundary

Dotted line: Extension

Photo View: *1311*



12185

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

dnr-11

Name Garden Court Historic District  
State Philadelphia County, PENNSYLVANIA

Nomination/Type of Review

Date/Signature

1. Rec. 10-7-85  
Boundary Increase

~~Substantive Review~~

*for*  
Keeper

*Patrick Anderson 2/25/86*

Attest

2.

Keeper

Attest

3.

Keeper

Attest

4.

Keeper

Attest

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest



---

**8. Significance**

Period      Areas 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 \_\_\_\_\_

UTM 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: \_\_\_\_\_



Garden Court Historic  
District Extension, Phila., PA  
Looking SW at 4526-34  
Osage Avenue, "Elvista" #1  
G. Thomas 1985

Clio Group, Inc.  
3961 Baltimore Avenue  
Philadelphia PA 19104

10/7/85



ARVILLA

4539

4537

ALL DELIVERIES THRU REAR ENTRANCE

Garden Court Historic  
District Extension, Phila., PA  
Entrance to 4537-39 Osage  
Avenue "Arvilla"  
G. Thomas 1985 #2

Clio Group, Inc.  
3961 Baltimore Avenue  
Philadelphia PA 19104

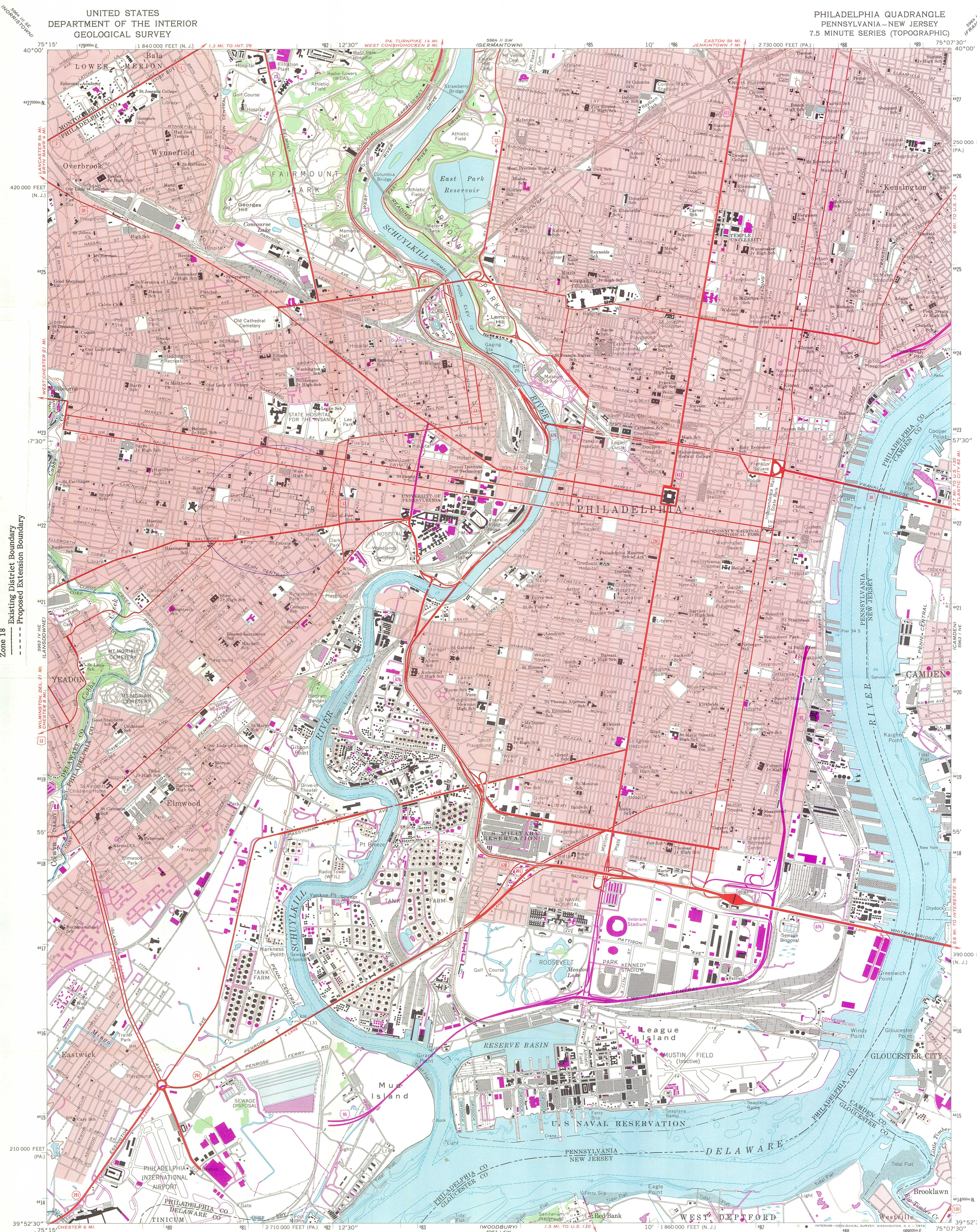


Garden Court Historic  
District Extension, Phila., PA  
Looking NW at  
4537-39 Osage Avenue #3  
G. Thomas 1985

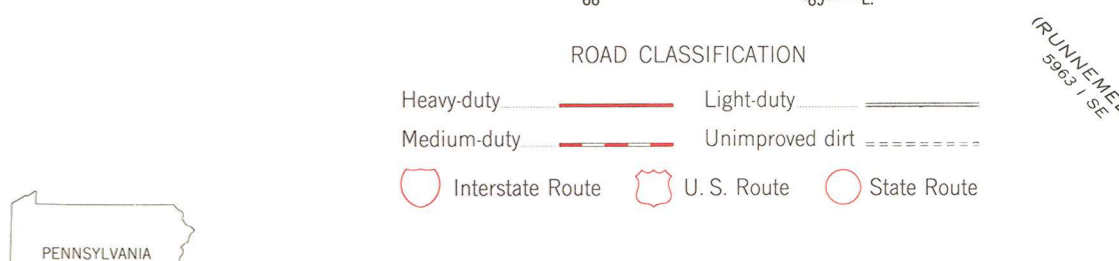
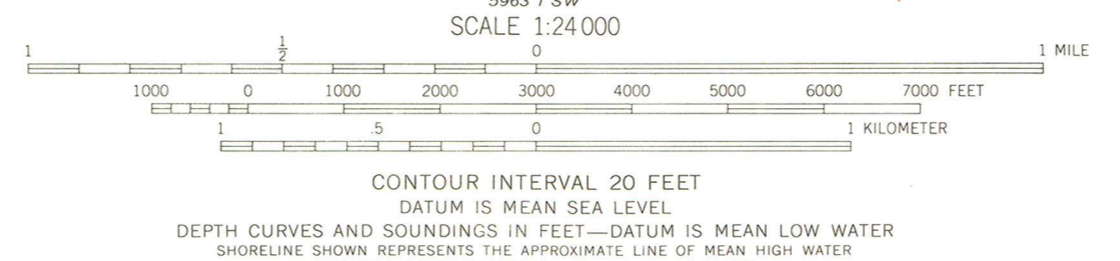
Clio Group, Inc.  
3961 Baltimore Avenue  
Philadelphia PA 19104

10/7/85

GARDEN COURT HISTORIC DISTRICT  
EXTENSION  
Philadelphia Co county  
Philadelphia Quadrangle  
Zone 18  
--- Existing District Boundary  
- - - Proposed Extension Boundary



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 planimeter 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  
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue  
Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 20 FEET  
DATUM IS MEAN SEA LEVEL  
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER  
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 5.8 FEET



PHILADELPHIA, PA.—N. J.  
N3952.5—W7507.5/7.5  
1967  
PHOTOREVISED 1973  
AMS 5963 1 NW—SERIES V831

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



COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION  
BUREAU FOR HISTORIC PRESERVATION  
BOX 1026  
HARRISBURG, PENNSYLVANIA 17108-1026

National Register of Historic Places  
US Dept. of Interior  
Carol Shull, Chief of Registration  
P.O. Box 37127  
Washington, D.C. 20013-7127

Re: NR Nomination Forms

Dear Ms. Shull:

The following National Register continuation sheets for the Garden Court Historic District Extension in Philadelphia County are being submitted for your review and response. The proposed action for this historic district extension is listing in the National Register.

The Garden Court Historic District Extension involves adding two buildings to the existing Garden Court Historic District, which was listed in the National Register on July 5, 1984. The architectural and community planning significance of the two buildings in this extension coincide with the architectural and community planning significance of the existing historic district.

All property owners in the extension were notified of the proposed boundary increase at least thirty days before the Pennsylvania Historic Preservation Board approved the extension at its meeting on September 10, 1985. No letters of objection were filed by the property owners.

The following continuation sheets are addenda to the original NR nomination form submitted for the Garden Court Historic District. The continuation sheets are numbered to coincide with the pages in the original form. A copy of the original form is enclosed for your reference.

If you have any questions regarding this nomination, please call us at (717) 783-8947.

Sincerely,

*William Sisson*  
Greg Ramsey, Chief  
Division of Preservation Services

OCT 7 1985

Rec'd 23 JAN 86



COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION  
WILLIAM PENN MEMORIAL MUSEUM AND ARCHIVES BUILDING  
BOX 1026 HARRISBURG, PENNSYLVANIA 17120

January 9, 1986

National Register of Historic Places  
U.S. Dept. of Interior  
Carol Shull, Chief of Registration  
P.O. Box 37127  
Washington, D.C. 20013-7127

Re: Garden Court Historic District  
Philadelphia County  
NR Nomination Forms

Dear Ms. Shull:

The following National Register continuation sheets for the Garden Court Historic District in Philadelphia County are being submitted for your review and response. These continuation sheets have been revised according to your previous evaluation. The proposed action for this historic district extension is listing in the National Register.

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Sincerely,

Larry E. Tise  
State Historic Preservation Officer

JAN 23 1986