The following tables are referred to in chapter 4.

**TABLE 1**
Upper-Class Occupations in Chestnut Hill in 1930, Ranked by Percentages of Male Heads of Households Listed in Philadelphia *Social Register*

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Number in Occupation</th>
<th>Number in Social Register</th>
<th>Percentage in Social Register</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elected office holder</td>
<td>1</td>
<td>1</td>
<td>100.00</td>
</tr>
<tr>
<td>Scientist/researcher</td>
<td>4</td>
<td>3</td>
<td>75.00</td>
</tr>
<tr>
<td>Architect</td>
<td>9</td>
<td>6</td>
<td>66.67</td>
</tr>
<tr>
<td>Real estate</td>
<td>9</td>
<td>6</td>
<td>66.67</td>
</tr>
<tr>
<td>Lawyer</td>
<td>48</td>
<td>28</td>
<td>58.33</td>
</tr>
<tr>
<td>Banker</td>
<td>35</td>
<td>20</td>
<td>57.14</td>
</tr>
<tr>
<td>Broker</td>
<td>22</td>
<td>12</td>
<td>54.55</td>
</tr>
<tr>
<td>Physician</td>
<td>19</td>
<td>10</td>
<td>52.63</td>
</tr>
<tr>
<td>Insurance executive</td>
<td>11</td>
<td>5</td>
<td>45.45</td>
</tr>
<tr>
<td>Corporate executive &amp; substantial business owner</td>
<td>116</td>
<td>52</td>
<td>44.83</td>
</tr>
<tr>
<td>Manager</td>
<td>46</td>
<td>18</td>
<td>39.13</td>
</tr>
<tr>
<td>College professor</td>
<td>3</td>
<td>1</td>
<td>33.33</td>
</tr>
<tr>
<td>Statistician</td>
<td>3</td>
<td>1</td>
<td>33.33</td>
</tr>
<tr>
<td>Director, government bureau</td>
<td>7</td>
<td>2</td>
<td>28.57</td>
</tr>
<tr>
<td>Manufacturer's agent</td>
<td>4</td>
<td>1</td>
<td>25.00</td>
</tr>
<tr>
<td>Manufacturer</td>
<td>9</td>
<td>2</td>
<td>22.22</td>
</tr>
<tr>
<td>Artist</td>
<td>5</td>
<td>1</td>
<td>20.00</td>
</tr>
<tr>
<td>Sales manager</td>
<td>11</td>
<td>2</td>
<td>18.18</td>
</tr>
<tr>
<td>Salesman/Agent</td>
<td>46</td>
<td>7</td>
<td>15.22</td>
</tr>
<tr>
<td>Insurance agent</td>
<td>14</td>
<td>2</td>
<td>14.29</td>
</tr>
</tbody>
</table>

295
Engineer 28 4 14.28
Clergy 12 1 8.33

Total of Individuals = 462
Total in Social Register = 185
Total Percentage in Social Register = 40.04

Note: Several individuals are listed in two different occupations.

### TABLE 2
Middle-Class Occupations in Chestnut Hill in 1930,
from Male Heads of Households Who Did Not Appear in
the Social Register

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Number in Occupation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Middle-middle class</td>
<td></td>
</tr>
<tr>
<td>Officer, eleemosynary institution</td>
<td>3</td>
</tr>
<tr>
<td>Foreign consul</td>
<td>2</td>
</tr>
<tr>
<td>Dentist</td>
<td>6</td>
</tr>
<tr>
<td>Patent agent</td>
<td>1</td>
</tr>
<tr>
<td>Purchasing agent</td>
<td>2</td>
</tr>
<tr>
<td>Advertising</td>
<td>3</td>
</tr>
<tr>
<td>Accountant</td>
<td>3</td>
</tr>
<tr>
<td>Metallurgist</td>
<td>1</td>
</tr>
<tr>
<td>Editor</td>
<td>1</td>
</tr>
<tr>
<td>Teacher</td>
<td>5</td>
</tr>
<tr>
<td>Buyer</td>
<td>2</td>
</tr>
<tr>
<td>Publicity man</td>
<td>1</td>
</tr>
<tr>
<td>Supervisor</td>
<td>1</td>
</tr>
<tr>
<td>Draftsman</td>
<td>2</td>
</tr>
<tr>
<td>Technician</td>
<td>1</td>
</tr>
<tr>
<td>Physical therapist</td>
<td>1</td>
</tr>
<tr>
<td>Appraiser</td>
<td>1</td>
</tr>
<tr>
<td>Notary</td>
<td>1</td>
</tr>
<tr>
<td>Sea captain</td>
<td>1</td>
</tr>
<tr>
<td>Contractor / Builder</td>
<td>24</td>
</tr>
<tr>
<td>Dairy farmer</td>
<td>1</td>
</tr>
<tr>
<td>Nursery owner</td>
<td>1</td>
</tr>
<tr>
<td>Druggist</td>
<td>4</td>
</tr>
<tr>
<td>Jeweler</td>
<td>2</td>
</tr>
<tr>
<td>Antique dealer</td>
<td>2</td>
</tr>
<tr>
<td>Florist</td>
<td>3</td>
</tr>
<tr>
<td>Tailor</td>
<td>5</td>
</tr>
<tr>
<td>Undertaker</td>
<td>3</td>
</tr>
<tr>
<td>Local shopkeeper</td>
<td>45</td>
</tr>
</tbody>
</table>
Lower-middle class

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bookkeeper</td>
<td>5</td>
</tr>
<tr>
<td>Secretary (male)</td>
<td>5</td>
</tr>
<tr>
<td>Clerk</td>
<td>48</td>
</tr>
<tr>
<td>Inspector</td>
<td>3</td>
</tr>
<tr>
<td>Investigator</td>
<td>3</td>
</tr>
<tr>
<td>Auctioneer</td>
<td>1</td>
</tr>
<tr>
<td>Teller</td>
<td>2</td>
</tr>
<tr>
<td>Telegraph operator</td>
<td>3</td>
</tr>
<tr>
<td>Landscape gardener</td>
<td>2</td>
</tr>
<tr>
<td>Golf professional</td>
<td>1</td>
</tr>
<tr>
<td>Apartment superintendent</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total Number</strong></td>
<td><strong>203</strong></td>
</tr>
</tbody>
</table>

Source: Philadelphia City Directory, 1930.

### TABLE 3

**Working-Class Occupations in Chestnut Hill in 1930, Male Heads of Households**

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Number in Occupation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printer</td>
<td>5</td>
</tr>
<tr>
<td>Electrician</td>
<td>3</td>
</tr>
<tr>
<td>Millwright</td>
<td>1</td>
</tr>
<tr>
<td>Policeman</td>
<td>3</td>
</tr>
<tr>
<td>Weaver</td>
<td>1</td>
</tr>
<tr>
<td>Tile setter</td>
<td>11</td>
</tr>
<tr>
<td>Mason</td>
<td>17</td>
</tr>
<tr>
<td>Carpenter</td>
<td>14</td>
</tr>
<tr>
<td>Plumber</td>
<td>9</td>
</tr>
<tr>
<td>Roofer</td>
<td>2</td>
</tr>
<tr>
<td>Tinsmith</td>
<td>2</td>
</tr>
<tr>
<td>Marble cutter</td>
<td>1</td>
</tr>
<tr>
<td>Stone cutter / Quarry</td>
<td>5</td>
</tr>
<tr>
<td>Floor layer</td>
<td>1</td>
</tr>
<tr>
<td>Upholsterer</td>
<td>2</td>
</tr>
<tr>
<td>Decorator</td>
<td>2</td>
</tr>
<tr>
<td>Machinist</td>
<td>5</td>
</tr>
<tr>
<td>Barber</td>
<td>5</td>
</tr>
<tr>
<td>Baker</td>
<td>2</td>
</tr>
<tr>
<td>Plasterer</td>
<td>1</td>
</tr>
<tr>
<td>Paper hanger</td>
<td>5</td>
</tr>
<tr>
<td>Painter</td>
<td>5</td>
</tr>
<tr>
<td>Garage / Service station worker</td>
<td>6</td>
</tr>
<tr>
<td>Mechanic</td>
<td>10</td>
</tr>
<tr>
<td>Auto painter</td>
<td>1</td>
</tr>
<tr>
<td>Blacksmith</td>
<td>3</td>
</tr>
</tbody>
</table>
Horseshoer 1
Meat cutter 1
Carpet cleaner 1
Railroad worker 12
Mail carrier 1
Foreman 7
Timekeeper 1
Watchman/Guard 11
Truck driver 12
Trolley car motorman 3
Waiter 1
Taxi driver 1
Expressman 1
Shipper 1
Packer 1
Messenger 3
Meterman 1
Meter reader 1
Sexton 1
Janitor 6
Laborer 45
Total Number = 234


### TABLE 4

**Male Domestic Servants Who Maintained Their Own Households in Chestnut Hill in 1930**

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Number in Occupation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Butler</td>
<td>2</td>
</tr>
<tr>
<td>Valet</td>
<td>3</td>
</tr>
<tr>
<td>Steward</td>
<td>2</td>
</tr>
<tr>
<td>Houseman</td>
<td>2</td>
</tr>
<tr>
<td>Chef/Cook</td>
<td>3</td>
</tr>
<tr>
<td>Chauffeur</td>
<td>57</td>
</tr>
<tr>
<td>Gardener</td>
<td>70</td>
</tr>
<tr>
<td>Total Number</td>
<td>139</td>
</tr>
</tbody>
</table>


Note: There were hundreds of other domestic servants in Chestnut Hill in 1930 who lived in their employers' homes and therefore did not maintain their own households or appear in the *City Directory*. A large number of these live-in servants clearly were single women.
### TABLE 5
Selected Occupations and Zones of Residence in Chestnut Hill in 1930, Male Heads of Households

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Number in Occupation</th>
<th>Zone of Residence</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>North</td>
<td>West</td>
<td>East</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>no.</td>
<td>no.</td>
<td>no.</td>
<td>%</td>
<td></td>
<td>%</td>
<td></td>
</tr>
<tr>
<td>Lawyer</td>
<td>49</td>
<td>17</td>
<td>34.69</td>
<td>29</td>
<td>59.18</td>
<td>3</td>
<td>6.12</td>
<td></td>
</tr>
<tr>
<td>Banker</td>
<td>35</td>
<td>14</td>
<td>40.00</td>
<td>19</td>
<td>54.29</td>
<td>2</td>
<td>5.71</td>
<td></td>
</tr>
<tr>
<td>Physician</td>
<td>19</td>
<td>14</td>
<td>73.68</td>
<td>3</td>
<td>15.79</td>
<td>2</td>
<td>10.53</td>
<td></td>
</tr>
<tr>
<td>Corporate executive and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business proprietor</td>
<td>117</td>
<td>43</td>
<td>26.75</td>
<td>61</td>
<td>52.13</td>
<td>13</td>
<td>11.11</td>
<td></td>
</tr>
<tr>
<td>Engineer</td>
<td>28</td>
<td>8</td>
<td>28.57</td>
<td>8</td>
<td>28.57</td>
<td>12</td>
<td>42.86</td>
<td></td>
</tr>
<tr>
<td>Contractor &amp; builder</td>
<td>24</td>
<td>1</td>
<td>4.17</td>
<td>2</td>
<td>8.33</td>
<td>21</td>
<td>87.50</td>
<td></td>
</tr>
<tr>
<td>Local shopkeeper</td>
<td>44</td>
<td>4</td>
<td>9.09</td>
<td>3</td>
<td>6.82</td>
<td>15</td>
<td>34.09</td>
<td>22</td>
</tr>
<tr>
<td>Clerk</td>
<td>48</td>
<td>4</td>
<td>8.53</td>
<td>12</td>
<td>25.00</td>
<td>29</td>
<td>60.42</td>
<td>3</td>
</tr>
<tr>
<td>Mason</td>
<td>17</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanic</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Truck driver</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Laborer</td>
<td>45</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chauffeur</td>
<td>57</td>
<td>7</td>
<td>12.28</td>
<td></td>
<td></td>
<td>50</td>
<td>87.72</td>
<td></td>
</tr>
<tr>
<td>Gardener</td>
<td>70</td>
<td>5</td>
<td>7.14</td>
<td>3</td>
<td>4.29</td>
<td>62</td>
<td>88.87</td>
<td></td>
</tr>
</tbody>
</table>


Note: For a definition of residential boundaries, see text on pages 129 and 131–132 and map on page 130.
TABLE 6
Ethnic Distribution of All Male Heads of Households in Chestnut Hill in 1930 Whose Occupations Were Listed in the City Directory, Based on Approximate Ethnicity of Surnames

<table>
<thead>
<tr>
<th>Ethnic Group</th>
<th>Number of Households</th>
<th>Percent of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>British</td>
<td>677</td>
<td>64.41</td>
</tr>
<tr>
<td>Irish</td>
<td>128</td>
<td>12.18</td>
</tr>
<tr>
<td>Germanic</td>
<td>124</td>
<td>11.80</td>
</tr>
<tr>
<td>Italian</td>
<td>94</td>
<td>8.94</td>
</tr>
<tr>
<td>French</td>
<td>20</td>
<td>1.90</td>
</tr>
<tr>
<td>Other</td>
<td>8</td>
<td>0.76</td>
</tr>
</tbody>
</table>

Total Number = 1051


Note: The British category includes English, Welsh, Scottish, and Scotch-Irish surnames. The Germanic category includes surnames of German, Austrian, Swiss, and Scandinavian origins. Because numerous Irish residents of Chestnut Hill worked as domestic servants and lived in their employers' households, the Irish figures in this table do not accurately reflect the total Irish population of the community. It is also clear that a number of Italian workers boarded with various Italian families in the community and thus do not appear in these figures.
TABLE 7
Approximate Ethnic Backgrounds of Employees in Selected Occupations in Chestnut Hill in 1930, Male Heads of Households

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Number in Occupation</th>
<th>Ethnicity of Surname</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>British no. %</td>
<td>Germanic no. %</td>
</tr>
<tr>
<td>Lawyer</td>
<td>48</td>
<td>44 91.67</td>
</tr>
<tr>
<td>Banker</td>
<td>35</td>
<td>29 82.86</td>
</tr>
<tr>
<td>Physician</td>
<td>19</td>
<td>15 78.94</td>
</tr>
<tr>
<td>Corporate executive and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business proprietor</td>
<td>116</td>
<td>89 76.72</td>
</tr>
<tr>
<td>Engineer</td>
<td>28</td>
<td>24 85.71</td>
</tr>
<tr>
<td>Contractor &amp; builder</td>
<td>24</td>
<td>10 41.67</td>
</tr>
<tr>
<td>Local shopkeeper</td>
<td>44</td>
<td>22 50.00</td>
</tr>
<tr>
<td>Clerk</td>
<td>48</td>
<td>31 64.58</td>
</tr>
<tr>
<td>Tile setter</td>
<td>11</td>
<td>-</td>
</tr>
<tr>
<td>Mason</td>
<td>17</td>
<td>2 11.76</td>
</tr>
<tr>
<td>Stone cutter/Quarrier</td>
<td>5</td>
<td>-</td>
</tr>
<tr>
<td>Mechanic</td>
<td>10</td>
<td>6 60.00</td>
</tr>
<tr>
<td>Railroad worker</td>
<td>12</td>
<td>6 50.00</td>
</tr>
<tr>
<td>Truck driver</td>
<td>12</td>
<td>6 50.00</td>
</tr>
<tr>
<td>Laborer</td>
<td>45</td>
<td>12 26.67</td>
</tr>
</tbody>
</table>

# TABLE 8

**Ethnic Distribution of Male Heads of Households on Selected Streets in Chestnut Hill in 1930, Based on Approximate Ethnicity of Surnames**

<table>
<thead>
<tr>
<th>Street</th>
<th>Number on Street</th>
<th>British no.</th>
<th>British %</th>
<th>Germanic no.</th>
<th>Germanic %</th>
<th>Irish no.</th>
<th>Irish %</th>
<th>Italian no.</th>
<th>Italian %</th>
<th>Other no.</th>
<th>Other %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summit St.</td>
<td>16</td>
<td>13</td>
<td>81.25</td>
<td>3</td>
<td>18.75</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Seminole Ave.</td>
<td>23</td>
<td>17</td>
<td>73.39</td>
<td>6</td>
<td>26.09</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>St. Martin's Lane</td>
<td>24</td>
<td>21</td>
<td>87.50</td>
<td>2</td>
<td>8.33</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>1</td>
<td>4.17</td>
</tr>
<tr>
<td>Benezet St. (nos. 15–43)</td>
<td>18</td>
<td>16</td>
<td>88.89</td>
<td>2</td>
<td>11.11</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Benezet St. (nos. 103–236)</td>
<td>30</td>
<td>13</td>
<td>43.33</td>
<td>1</td>
<td>3.33</td>
<td>8</td>
<td>26.67</td>
<td>8</td>
<td>26.67</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>W. Highland Ave. (nos. 14–40)</td>
<td>19</td>
<td>5</td>
<td>26.32</td>
<td>2</td>
<td>10.53</td>
<td>11</td>
<td>57.89</td>
<td>1</td>
<td>5.26</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>W. Highland Ave. (nos. 100–212)</td>
<td>46</td>
<td>39</td>
<td>84.78</td>
<td>5</td>
<td>10.87</td>
<td>1</td>
<td>2.17</td>
<td>–</td>
<td>–</td>
<td>1</td>
<td>2.17</td>
</tr>
<tr>
<td>W. Highland Ave. (nos. 221–237)</td>
<td>7</td>
<td>2</td>
<td>28.57</td>
<td>–</td>
<td>–</td>
<td>–</td>
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Abbreviations

These abbreviations are used in the captions for the illustrations and maps and in the notes and bibliographic essay.

AAUP       Architectural Archives, University of Pennsylvania
AR         Alumni Records in Archives of University of Pennsylvania
Beehive    The [Germantown] Beehive
CHEZMA Herald Chestnut Hill and Mt. Airy Herald
CHCA       Chestnut Hill Community Association
CHCC       Chestnut Hill Community Center
CHHS       Chestnut Hill Historical Society
Crier      Germantown Crier
EHS        Eleanor Houston Smith
ERG        Environmental Research Group
G&CHIA     Germantown and Chestnut Hill Improvement Association
Courier    Germantown Courier
FJD        Francis James Dallett
GHS        Germantown Historical Society
Guide      Germantown Guide
Herald     The Herald
HHH        Henry Howard Houston
JPS        Joseph Pennington Straus
Independent-Gazette Germantown Independent-Gazette
Inquirer   Philadelphia Inquirer
LCP        Library Company of Philadelphia
LUPC       Land Use Planning Committee
<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tr>
<td>Local</td>
<td>Chestnut Hill Local</td>
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<tr>
<td>MFL</td>
<td>Mark Frazier Lloyd</td>
</tr>
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<td>MWPB</td>
<td>Mary Wickham Porcher Bond</td>
</tr>
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<td>NCHA</td>
<td>North Chestnut Hill Association</td>
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<tr>
<td>PH</td>
<td>Pennsylvania History</td>
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<tr>
<td>PMHB</td>
<td>Pennsylvania Magazine of History and Biography</td>
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<tr>
<td>Public Ledger</td>
<td>Philadelphia Public Ledger</td>
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<tr>
<td>LPW</td>
<td>Lloyd P. Wells</td>
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<tr>
<td>PRR</td>
<td>Pennsylvania Railroad</td>
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<td>St. Martin-in-the-Fields</td>
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<td>Temple University Library</td>
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<td>UPA</td>
<td>University of Pennsylvania Archives (general files)</td>
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CHAPTER 1


3. The author will make occasional exceptions in order to discuss individuals or events in Wyndmoor, the rest of Springfield Township, Mount Airy, and other regions directly bordering on Chestnut Hill, especially when these matters have affected Chestnut Hill or help to illuminate local conditions.


15. The yellow fever epidemic of 1793, and of subsequent years, also brought many prosperous Philadelphians to Germantown for the first time and likewise made that community into a summer resort. See Wolf, Urban Village, pp. 98–99; Hocker, Germantown, pp. 131–162; Lippincott, Chestnut Hill, pp. 15–16; Macfarlane, Early Chestnut Hill, pp. 47–50.


17. Macfarlane, Early Chestnut Hill, p. 46.


19. For an unsentimental account of Chestnut Hill’s experience in the Revolution, see Roach, “Back Part of Germantown,” pp. 124–134. A more romantic view may be found in Lippincott, Chestnut Hill, pp. 56–69; and Macfarlane, Early Chestnut Hill, pp. 79–86. Macfarlane also provides a list of local residents who served in the militia during that period.

nut Hill families and their properties in the "Back Part of Germantown" also demonstrates the heterogeneous quality of Chestnut Hill's early population.

23. Ibid., p. 63.
24. Ibid., pp. 64–66.
25. In *Urban Village*, pp. 229–230, Stephanie Wolf writes, "The Germantown churches, in fact, seem to have played a very small role in the overall life of the community, even after they were organized and running in a fairly smooth and continuous way. By and large they had little influence on neighborhood development throughout the township. Unlike Germany, where the parishioners clustered around the village church and turned out at the sound of the bells, in Germantown the church bells were heard more frequently by members of another congregation."
27. The source for this information is Gopsill's *City Directory* for 1855. The Chestnut Hill names are listed separately—for the first and last times—at the end of the volume.
30. Germantown Telegraph (Telegraph), 2 July 1845, 6 September 1854.
31. For a discussion of how this phenomenon applied to Germantown and the other settlements in German Township, see Wolf, *Urban Village*, pp. 155–159.


CHAPTER 2

1. One of the earliest writers to remark upon the dual identities of suburban commuters was Paul Harlan Douglass in The Suburban Trend (New York, 1925), pp. 3–4, 84–85. However, this sense of duality has not received much scholarly attention in recent decades.


13. Ibid., 2 April 1851.


21. Ibid., p. 58; *Telegraph*, 29 January 1851.


24. Hocker, Germantown, p. 171; Hocker, Abstracts, pp. 52, 60, 61, 62.
25. Telegraph, 23 April 1851.
26. Ibid., 14 April 1852.
27. McElroy’s City Directory, 1851, 1855; Appleton’s Cyclopedia of American Biography, vol. 5, p. 335; Dictionary of American Biography (DAB) (New York, 1930), vol. 4, pp. 69–70. I am indebted to Francis James Dallett (FJD) for bringing this, and much other information on the early suburban residents of Chestnut Hill, to my attention.
28. Telegraph, 20 August 1851; 14 January, 25 February, 5 May, 23 June, 1 December 1852; 6 April, 15 September 1853; 26 April 1854; Local, 29 April 1964; Hotchktn, Ancient and Modern, p. 496.
29. Telegraph, 10 January 1855; 5 March 1856.
33. I am indebted to Mark Frazier Lloyd (MFL) for this insight.
35. I am thankful to James Duffin for this information about property development in the mid-nineteenth century.
41. Hotchktn, Ancient and Modern, pp. 466–467; Gopsill’s City Directory, 1870.
42. Hotchktn, Ancient and Modern, pp. 507–508; Baltzell, Philadelphia Gentlemen, p. 74; Gopsill’s City Directory, 1870, 1875; Frederick A. God-

44. Detweiler, Architectural History, p. 71; Moak, Inventory, p. 95.
45. Hotchklin, Ancient and Modern, pp. 444, 445; Telegraph, 19 October 1887.
46. Detweiler, Architectural History, p. 67; Moak, Inventory, p. 152.
47. For more precise data about these properties, see Moak, Inventory, pp. 135, 139, 140, 142.
49. Hotchklin, Ancient and Modern, pp. 509–510; Lippincott, Chestnut Hill, pp. 18–19; Moak, Inventory, p. 42.
59. Telegraph, 30 November 1853.
60. There is some difference of opinion about the opening date, with some sources stating 1871 and others 1872.
63. Hotchklin, Ancient and Modern, pp. 426–427; Macfarlane, Early
Chestnut Hill, pp. 66–68; Hocker, p. 66; "One Hundredth Anniversary, Presbyterian Church of Chestnut Hill" (1952); Local, 12 May 1977; Moak, Inventory, p. 131.


65. Macfarlane, Early Chestnut Hill, pp. 68–69; The Rev. T. W. Kretschmann, "Historical Sketch of the Evangelical Lutheran Christ Church" (1896); "Evangelical Lutheran Christ Church of Chestnut Hill, 1860–1960" (1960); Moak, Inventory, p. 117.


67. The college was originally known as Mount St. Joseph's College, the name being changed to The College of Chestnut Hill in the 1930s. Through popular usage over the years, it has come to be known simply as Chestnut Hill College.


71. Ibid., p. 11.

72. Telegraph, 29 May 1857.

73. Ibid.

CHAPTER 3

1. For a biography of Henry Howard Houston, see David R. Contosta, A Philadelphia Family: The Houston and Woodwards of Chestnut Hill (Philadelphia, 1988).


9. I am indebted to a letter from Robert Fishman for this possible explanation of Houston’s behavior. In Fishman’s words, “One might look to the Venetian nobility in the time of Palladio[,] who increasingly abandoned the risks of trade to invest their capital in villas on the Venetian terra firma. Certainly there is a parallel retreat from direct involvement in risky enterprises and the same kind of attempt to build a counter-world based on beauty, stability, and anti-urban values.” Robert Fishman to author, 9 November 1989.


19. Ibid., 16 May 1903; 1 June 1907; 30 May 1908.


29. *Philadelphia Public Ledger*, 1 April 1884.
30. Moak, “Street Names.”
34. HHH, Rent Book.
35. Ibid.
42. McCallum Street Bridge Contract, EHS collection.
43. PRR Minutes, 9 March, 22 June, 14 December 1892.
45. Ibid., pp. 38, 41, 117–118.
52. On the Arts and Crafts Movement in the United States, see Eileen


56. On the Garden City movement in the United States, see Carol A. Christensen, The American Garden City and the New Towns Movement (Ann Arbor, MI, 1986); and Daniel Schaffer, Garden Cities for America (Philadelphia, 1982).


60. Ibid., pp. 105–106.

61. Ibid., p. 106.

62. Ibid.


67. Tatman and Moss, Philadelphia Architects, p. 221.


70. Ibid., p. 52.
73. Ibid., pp. 103–104.
74. Ibid., p. 66; Moak, Inventory, p. 321.
78. Plans and correspondence relating to the creation of Pastorius Park may be found in the Houston Estate file, Architectural Archives, University of Pennsylvania (AAUP).
83. I am indebted for these insights to a lecture by Carol Franklin, delivered 18 June 1989 at Springside School and entitled “The Wissahickon Style.” Franklin’s ideas are also presented in the Local, 30 August 1990.
85. In the Pennsylvania Legislator he asked, “What adequate punishment is there for the men who stripped a little Jewish girl of her clothing, . . . threw her into a closed chamber filled with cyanide gas and cremated her body[?]” He agreed with Secretary of State Henry Morgenthau that Germany should be turned into a land of subsistence farmers after the war. He added, “Dr. Goebbels would be forced [every year] to announce in Yiddish the observance of Yom Kippur in Berlin.” See Woodward, Pennsylvania Legislator, vol. 7, p. 79.
86. This kind of selective or partial anti-Semitism is discussed in David A. Gerber (ed.), Anti-Semitism in American History (Chicago, 1986), pp. 3–7.
90. Actually, the school took both boys and girls until about third
grade. In the upper grades, it was wholly a girls school.
91. See, for example, Michael H. Ebner, *Creating Chicago’s North Shore*
(Chicago, 1988); Jackson, *Crabgrass Frontier*, pp. 73–86; Fishman, *Bourgeois
Utopias*, pp. 134–154; Stern, *Pride of Place*, pp. 125–146; Sies, “The Sub-
93. Ibid., p. 389.

CHAPTER 4

1. This association between nineteenth-century suburbs and the social
insecurity of recently wealthy or successful individuals is explored in Fish-
3. Baltzell uses the *Social Register* as a guide to upper-class membership
in his *Philadelphia Gentlemen*, as does Burt in *The Perennial Philadelphians*.
5. These names and occupations were found in the *City Directory* for 1930.
6. Ibid.
7. Ibid.
9. The author counted only male heads of household, because very
few of the already small number of women listed in the *City Directory* for
Chestnut Hill designated an occupation.
10. The disparity between these 185 *Social Register* listings and the 550
or so listings for Chestnut Hill as a whole can be explained in several ways.
There were some individuals living just outside the city of Philadelphia,
such as in Wyndmoor, or in the upper reaches of West Mount Airy, who
were designated as having Chestnut Hill addresses by the *Social Register*.
Then there were those men in the *Social Register* who were retired or not
gainfully employed; consequently, they were not given occupational des-
ignations in the *City Directory*. It also seems that some men simply did not
report their occupations to the Directory or, if they did, gave their business
rather than their residential addresses. Finally, there were a number of
single or widowed women in the *Social Register* who were not employed
and thus were not carried in the *City Directory*.
11. For the purposes of creating such a list, the author has adapted the
occupational stratifications used by Irving Krauss in *Stratification, Class,
15. One might also arrive at this figure by multiplying the 1,051 male heads of household listed in the *City Directory* by 4:11, the average family size in the United States in 1930. This would give a population of 4,319—far less than the number who actually lived in the community at the time. There is, of course, no accurate count for Chestnut Hill itself in 1930, given the unavailability of census manuscripts for that year, but estimates put the population at between 7,500 and 8,000 in 1920. By 1960 approximately 9,000 resided there. Because there was considerable residential construction on the Hill in the 1920s, and comparatively little between 1930 and 1960, a population of 8,500 for 1930 seems reasonable. This would then leave more than 4,000 people unaccounted for by the *City Directory* (i.e., male heads of household multiplied by the average family size for that time.) Some male heads of household simply did not give their occupations to the *Directory*, and widows (some of whom had children) and single women were not listed unless they were employed outside their homes. Live-in servants may well have accounted for many of the rest. See *Independent-Gazette*, 8 July 1920; *Herald*, 13 February 1958, 1 June 1961.
17. Studies of social mobility in the twentieth century have indeed found that opening a small retail business is a means that has been employed by working-class individuals who aspired to enter the lower-middle class by becoming self-employed. See, for example, Seymour M. Lipset and Reinhard Bendix, “Intragenerational Occupational Mobility in Oakland [California],” in Edward Pessen (ed.), *Three Centuries of Social Mobility in America* (Lexington, MA, 1974), pp. 260–283.
19. Articles in the *Local* state that the Methodist and Lutheran congregations have ranged between 100 and 150 members each in the twentieth century, and that the Baptist church claimed only forty members in 1984. These figures appear to have been given to the newspaper by the churches themselves. See *Local*, 6 November 1980, 16 June 1983, 6 September 1984.

**CHAPTER 5**

3. Interview with John McArthur Harris, Jr., 18 February 1985.
13. Ibid.
15. Ibid.
17. Interview with Margaret Harris Dale, 9 July 1985.
19. Interview with Mary ("Polly") Lear Randall (who assisted Mrs. Dale at the dancing classes for a number of years), 18 March 1985.
20. Interview with MWPB, 5 March 1985.
23. Interview with MWPB, 5 March 1985.
32. CHesMA Herald, 23 October 1925. Among those present that day, according to the newspapers, were Mr. and Mrs. P. A. B. Widener, 2nd; Mr. and Mrs. George Widener; Mr. and Mrs. Robert Strawbridge; Mr. and Mrs. J. Willis Martin; Mr. and Mrs. E. Florens Rivinus; Mrs. William J. Clothier; Mr. and Mrs. E. T. Stotesbury; Mrs. Randal Morgan; Mr. and Mrs. J. Wilmer Biddle; Mrs. Jay Cooke, 2nd; Mrs. Charles Ingersoll; Mr. and Mrs. Orville H. Bullitt; Henry F. Baltzell, Jr.; and Mr. Robert McLean.

33. Telegraph, 11 July 1930.
34. Baltzell, Philadelphia Gentlemen, pp. 169, 220.
37. Telegraph, 1 June, 27 July 1887.
38. Ibid., 28 February 1912.
39. Ibid., 9 August 1907; Campbell, vol. 18, pp. 65, 140; vol. 19, p. 168; vol. 46, p. 118.
40. CHesMA Herald, 10 November 1924.
42. Guide, 11 May 1889; 2 August 1890.
43. Telegraph, 2 May 1930; Local, 7 February 1974; Interview with Joseph Galante, 25 February 1985.

CHAPTER 6


2. See Wiebe, Search for Order, pp. 111–163.


12. Ibid.


15. *Telegraph*, 5 May 1886; 2 February, 19 October 1887; 22 October 1892.


18. Ibid., 2 April 1898.

19. Ibid., 1 June 1889.

20. Ibid., 3 October 1891.


25. Campbell, vol. 1, p. 79.
26. Community Improvement Associations file, GHS.
27. Ibid.
33. Ibid.; Minutes, Auxiliary Committee, G&CH Improvement Association, Appendix, GHS; G&CH Improvement Association file, GHS; Campbell, vol. 2, p. 87; vol. 9, p. 201; *Philadelphia Inquirer*, 16 April 1939; Obituary file, GHS.
34. Constitution and By-Laws, G&CH Improvement Association, Community Improvement Associations file, GHS.
39. Ibid., 6 February 1915.
40. Water file, GHS.
43. Ibid., 28 April, 12 May 1917; 2 March, 23 March, 30 March 1918.
44. Ibid., 30 June, 4 August, 6 October 1917; 16 March, 20 April, 25 August, 19 October 1918; *Letters of Lydia Jane Clark* (Boston, 1939), pp. 133–134.
45. For perspective on the settlement house movement and the sorts of activities being carried on by the Chestnut Hill Community Center, see Alan F. Davis, *Spearheads of Reform: The Social Settlements and the Progressive Movement, 1890–1914* (New York, 1967); Gwendolyn Wright, *Building the Dream: Moralism and the Model Home* (Chicago, 1980).
46. Local, 3 October 1974.

47. Ibid.


49. Contosta, St. Martin, pp. 20–21, 34, 45, 56.


52. Hotchkin, Ancient and Modern, pp. 457–458. For a full account of the dedication ceremonies, including a list of the dignitaries who attended, see the Guide, 21 June 1902.


55. Jellette, vol. 7, p. 63. Several photographs of the unrestored inn may be seen at the Germantown Historical Society.


60. Beehive (June 1926), pp. 2–3, 20; Independent-Gazette, 28 October 1920; 19 May 1921; CHEsMA Herald, 29 May 1925; Guide, 27 February 1926.


63. Independent-Gazette, 28 August 1919.

64. Guide, 1 January 1898.

65. Ibid., 26 August 1899.

water appeared in the Public Ledger, 8 October 1897 and the North American, 13, 15, 16, 20, 22, and 25 March 1899.


71. Independent-Gazette, 6 March 1919; 28 July 1921.

72. 22nd Ward file, GHS.

73. Guide, 27 January, 10 February 1906; 4 April, 18 April, 6 June 1914.

74. 22nd Ward file, GHS; see also Independent-Gazette, 16 June, 23 June, 14 July, 28 July, 4 August 1921.

75. 22nd Ward file, GHS.

76. Guide, 28 August, 4 September, 23 October 1926; Courier, 17 March, 9 June 1937; 22nd Ward file, GHS.


78. Ibid., 11 December 1930.


82. Courier, 24 March 1937; Local, 3 October 1974.

83. Contosta, St. Martin, p. 59; Courier, 17 April, 8 May 1941; Herald, 9 March 1961.

84. MWPB, Ninety Years, pp. 38–47; Courier, 26 February, 26 March, 27 August 1942; 24 February 1944.

85. Telegraph, 28 July, 4 August, 1 September 1933.


CHAPTER 7

5. Samuel F. Houston to EHS, 11 March 1942.
7. Ibid., pp. 115–117.
12. Thomas A. Bell, Negotiations Concerning the Development of the Morgan Tract, unpublished manuscript, Chestnut Hill Historical Society (CHHS).
15. *Social Register,* 1950, 1965, 1970, 1975, 1980; Lists of CHCA board members, CHCA office. The author is indebted to several former heads of the Community Association for information on the occupations and religious affiliations of these individuals.
16. Dexter, "Community Association."
17. Interview with JPS, 29 March 1985; Bell, Morgan Tract; *The Herald* (Herald), 17 February 1955.
18. JPS to Robert L. Johnson and Mayer I. Blum, 21 May 1954; JPS to Mayer I. Blum, 16 July 1954; Bell, Morgan Tract.
20. For an account of these negotiations, see Herald, 26 May, 21 July 1955; 19 January, 26 April, 14 June, 26 July, 2 August, 23 August 1956; 25 April, 2 May, 25 July 1957; 9 January, 20 March, 17 April, 24 April, 1 May, 8 May, 4 December 1958.


26. Ibid., 24 September, 1 October, 23 October 1953; 3 November 1955; 3 January 1957.

27. Ibid., 4 September 1952; 5 February, 29 October 1953; 3 March, 23 June 1955.


30. Some historians would contend that the Progressive Era ended with World War I, but it is clear that Progressive ideas and programs continued into the 1920s and later formed the basis for many reforms during the New Deal. Municipal reformers in particular carried the Progressive emphases on reason, organization, and efficiency well into the postwar years. See Feinman, *Twilight of Progressivism*; Graham, *An Encore for Reform*; and Buenker, *Urban Liberalism and Progressive Reform*.


34. Ibid., pp. 151–160; Contosta, *St. Martin*, p. 74.

35. Interview with LPW, 8 September 1985; Interview with G. Holmes Perkins and Georgia Perkins, 17 January 1990.

36. Interview with Eli Schmidt, 25 March 1985. Schmidt was one of Wells's partners in the hardware business; the other was Joseph Sallet. Both had worked with Wells for a year at the American Pulley Company.

37. LPW, "The Witness of Chestnut Hill's Mid-Century History,
1950–1975," two lectures delivered at Chestnut Hill College, 3 November and 10 November 1987, typed manuscript, CHHS.


40. Herald, 22 May, 18 September 1952.


42. LPW, Witness.

43. Herald, 13 March 1952.

44. Interview with LPW, 8 September 1985.


47. LPW, Witness: Interview with LPW, 8 September 1985.

48. Moak, Inventory, p. 123.

49. Ibid., p. 117.

50. Ibid., p. 125.


52. Interview with Russell L. Medinger, 22 April 1985.

53. Ibid.

CHAPTER 8


2. Interview with LPW, 8 September 1985.


7. LPW, Witness; Interview, 8 September 1985.

8. The Chestnut Hill Cymbal, 8 September 1955.


15. Ibid., 9 October 1958.
17. From an early period, some board members have lived outside Chestnut Hill itself. In some cases they lived just outside the Hill in Springfield Township; in other instances they served on the board because of their institutional affiliations and could thus reside almost anywhere in the region. The author culled this information from the lists of board members (1961 to the present) in the files of the Community Association.
22. I am indebted for this information to Wilber Borne Ruthrauff.
32. Detweiler, *Architectural History*.
34. A search of surviving lists of board members of the Chestnut Hill Historical Society did not reveal even one board member from what might be considered the East Side of Chestnut Hill.


40. Ibid., 29 January 1953; 15 November 1962.


44. Interview with Marie Jones, 7 March 1985.


47. For example, see *Local*, 5 January, 2 March, 2 November 1967; 3 December 1970.


49. Minutes, CHCA, 22 April, 20 May 1965.


52. See, for example, editorials on 5 October and 16 November 1967.

53. LPW, Witness.
64. *Local*, 8 May 1975.
65. Ibid., 2 February 1976.

CHAPTER 9

6. According to 1980 census tract figures for Chestnut Hill, the nonwhite population broke down as follows: black, 364; Hispanic, 122; Asian/Pacific, 71; other, 40.
8. For a complete list and analysis of these numbers on Chestnut Hill and Mount Airy, see the *Local*, 27 January, 4 August 1983.
9. In counting Chestnut Hill names in the 1987 *Social Register*, the author went by the 19118 zip code, even though it includes a thin strip of adjacent Springfield Township. Because the *Social Registers* of the 1920s also considered this area as part of Chestnut Hill, it seemed appropriate,
for comparative purposes, to count all names in the 19118 zip code area from the 1987 edition. However, the author did not include the score or more of elderly Chestnut Hillers who had moved to the Cathedral Village retirement home just across the Wissahickon Creek in Roxborough—although a case might be made for adding them to the Chestnut Hill total.

10. This is not to say that no one in the Social Register lived in these communities before World War II. Plymouth Meeting, for example, had been home to several upper-class families for decades.


13. Ibid.; Social Register, 1980–1990. In figuring percentages, the author did not include those board members of the CHCA who lived outside the traditional boundaries of Chestnut Hill.


17. Interview with Thacher Longstreth, 10 June 1990.

18. Ibid.

19. For example, see the Local, 17 November 1988.


24. For a history of this development, see the Local, 20 July 1989.


27. Ibid., 28 April 1983.


31. See especially issues of the Local for October 1988 and February through April 1989.
33. Local, 5 May 1988.
34. For examples, see the "Forum" pages of the Local for April through September 1988.
35. Ibid., 23 May, 17 June, 1 August 1985.
37. Ibid., 25 December 1980.
38. Ibid., 27 March, 3 April, 10 April, 24 April, 1 May, 3 July, 10 July, 17 July, 7 August, 21 August, 11 September, 18 September, 2 October, 25 December 1980; 14 January 1982; Evening Bulletin, 14 July 1980; Minutes, CHCA, 26 June 1980; Minutes, North Chestnut Hill Council (NCHC), 12 February, 16 April 1980.
42. Ibid., 21 July, 13 October, 8 December 1988; 5 January, 12 January, 6 April 1989.
43. Ibid., 1 February, 15 February, 15 March, 29 March 1990.
44. Minutes, CHHS, 19 March, 21 May 1990.
45. Among these critics is David R. Boldt, a Chestnut Hill resident and the editor of the editorial page of the Philadelphia Inquirer. On 29 April 1990 Boldt wrote in an editorial "In fact just about any proposed change in Chestnut Hill is fought tooth-and-nail. You can see this literally by just leafing through the Chestnut Hill Local, the community’s excellent newspaper."
46. For example see the Local, 14 and 21 June 1990.
47. Chestnut Hill’s George Woodward proposed such a scheme in the 1930s while he was a Pennsylvania state senator. Even then it went nowhere. See Contosta, Philadelphia Family, p. 95. The inability of cities to annex outlying suburbs is discussed in Jackson, Crabgrass Frontier, pp. 276–278.
48. A move toward such regional cooperation was made on 3 March 1990, when leaders from Chestnut Hill, Mount Airy, and Germantown met at Chestnut Hill College to discuss their common problems and to plot strategies for solving them in the 1990s. Interestingly, they claimed that
this was the first time that leaders of the three communities had ever come together for joint action. This statement showed that no one remembered that such meetings had been commonplace among leaders of the three communities only a generation or two earlier, and shows how far the three communities had drifted apart in recent decades. See Local, 8 March 1990. See also David R. Contosta, "Germantown, Mount Airy, and Chestnut Hill—A Common Legacy," Local, 15 March 1990.