

PHILADELPHIANA



HOUSES

(1898)

(32nd - 33rd + 52nd)

31 May '98

64687

PHOTOGRAPHS, PLANS AND  
DESCRIPTION OF  

(Pemberton Park)

# HOUSES

AT

## ENGELSIDE TERRACE

Issued in This Condition

The New Oxford Street Entrance  
to the Park

Pemberton & Company

Builders and Operators in  
REAL ESTATE



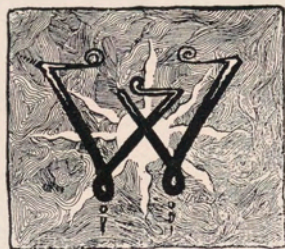
OFFICES...

Drexel Building, Fifth and Chestnut Streets  
Thirty-second and Oxford Streets  
Sixtieth and Haverford Avenue

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WE have gone to the expense of publishing this little pamphlet, thinking that our plans and photographs would so interest prospective house buyers, that they would examine the houses we have built and are now offering for sale.

Philadelphia is so large and contains so many houses that our first effort is to have purchasers visit and examine our houses. Our houses are so well built and so attractive in appearance that they readily sell themselves at our prices.





HIS is a view of East Fairmount Park immediately adjoining the new Oxford Street entrance, our entrance, to the Park. Many such views are at hand. You may see another at the end of this pamphlet.



The land here is very high—eighty feet higher than the curb levels at Broad and Market Streets, City Hall. This elevation has helped to sell our houses. We had 26 acres of land five years ago; all gone now except a few bits.

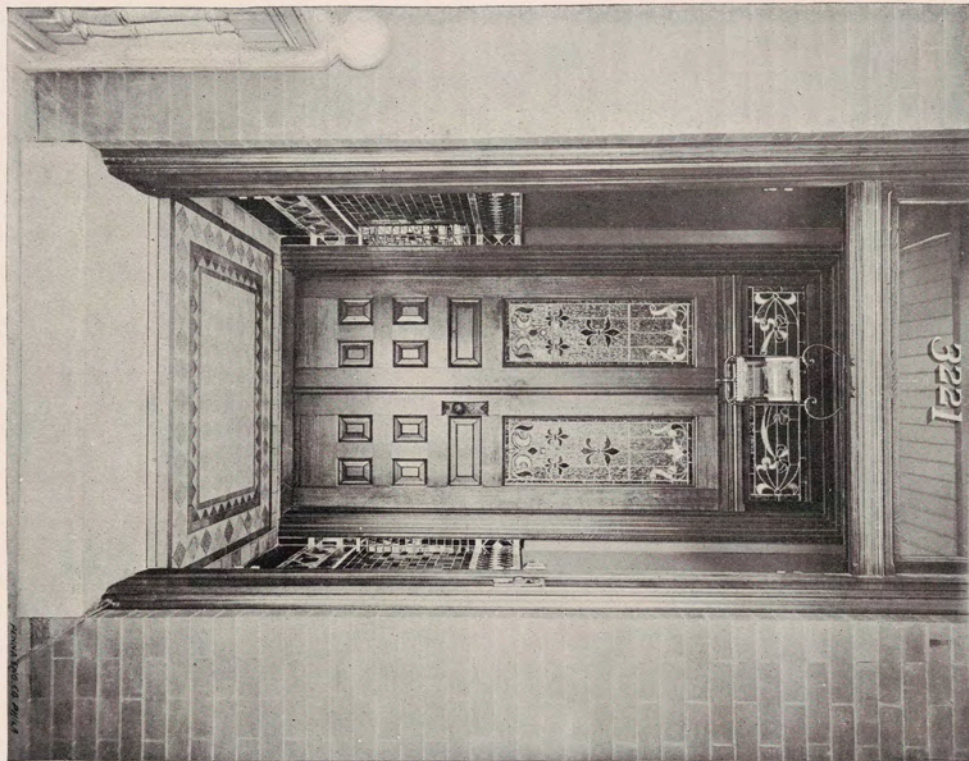




¶ The vestibule of one of our houses, No. 3221 Oxford Street ; our price for it is \$6,750, clear of all encumbrance. Lot, sixteen feet in front, eighty feet deep ; twelve rooms in the house, including bath-room and store-room. A thirty-foot back street is in the rear. All these streets are asphalted.



To understand what this house is, photographs of each room of importance will follow on the succeeding pages.



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¶ This view of a furnished parlor shows how effective and artistic an interior we can provide. The window in the rear reaches to the floor, with access to the side-yard.



Notice the delicate lines of the mantel and the good taste shown in the selection of the tiling.



The register is of an extra large size ; our houses are guaranteed to us to be kept at 70° Fahrenheit during the coldest weather. We have a good heater man now ; used to have a bad one, but we got rid of him.





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¶ The stained wainscoting in this dining-room was built especially for the owner, as our other houses are not finished in this way; it produces a nice effect, and the additional expense is not large.

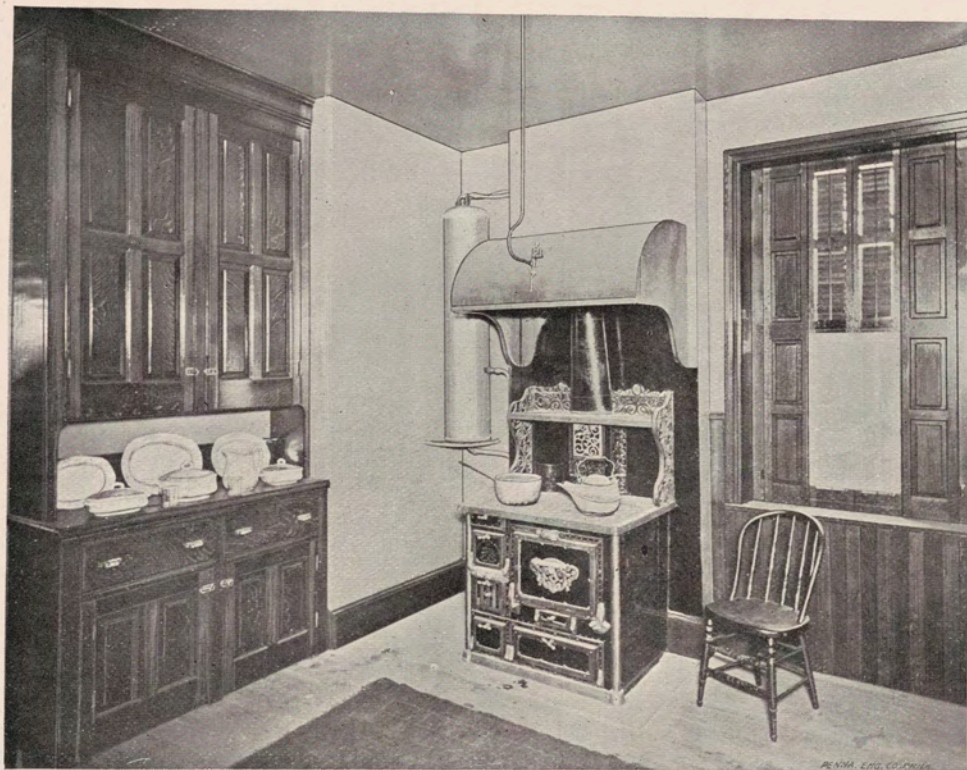


The china-closet has a beveled French plate-glass in front.



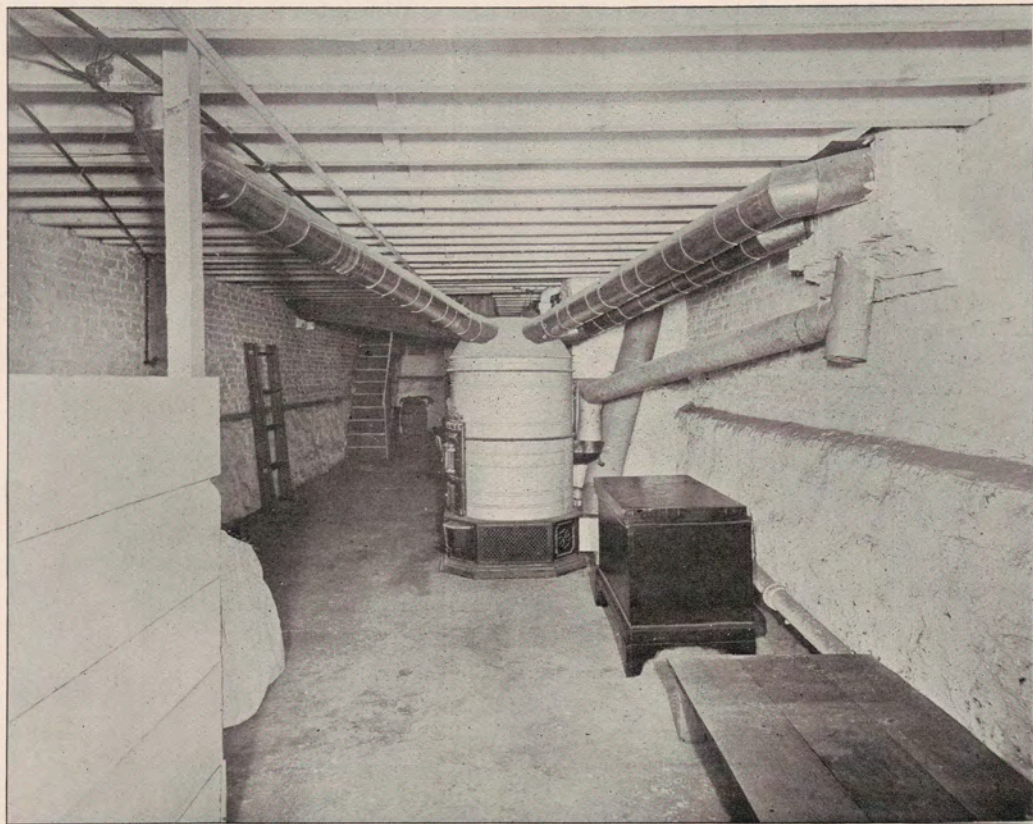


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Kitchen, showing Paradise Steel Range. Soapstone tubs outside, in enclosed shed.





Cellar, showing 42-inch Novelty Portable Heater.

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¶ An excellent photograph of the sitting-room—the living-room for the womankind of the household.



The fireplace can be arranged for wood, coal or gas-log, as desired. Our mantels are unequalled ; carefully selected as to quality of material as well as novelty of design.





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¶ This bath-room is an extra effort on our part. Tiled on floor, sides and ceiling. Bath-tub has shower attachment. Most convenient and artistic improvement, and the extra cost is not considerable.



All plumbing of the best, and exposed to full view.





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¶ A "White-and-Gold" bedroom. A very dainty effect is thus produced, aided by the light lines of the brass bedstead.



This style of bedroom finish we find is preferred by most of our purchasers.





PENNA. ENG. CO. PHILA.

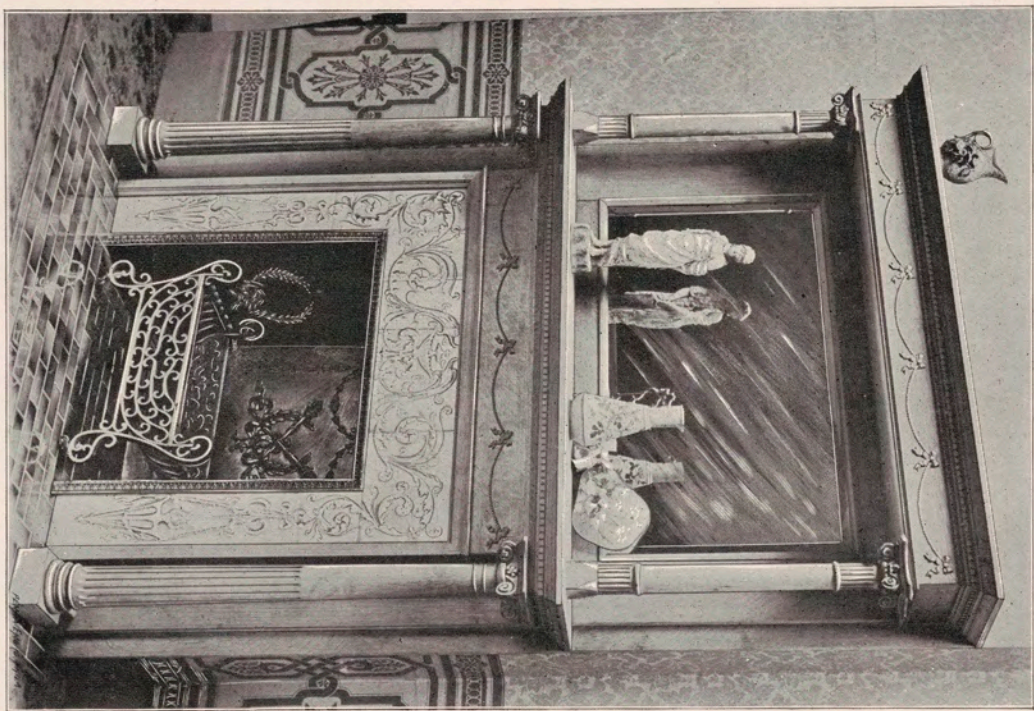
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¶ One of our mantels. Made in Milwaukee, Wisconsin, of carefully-selected, well-seasoned hard wood.



We have mantels of over twenty designs. Space will not permit us to show more than two of them.





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¶ The corner of Thirty-third Street and Oxford Street. We have two of them.

This is a picture taken from our building plan, and not a photograph, as these houses were not entirely finished at the time of going to press.



These are our most expensive houses ; sixteen rooms each ; copper bay-windows ; hard wood throughout.



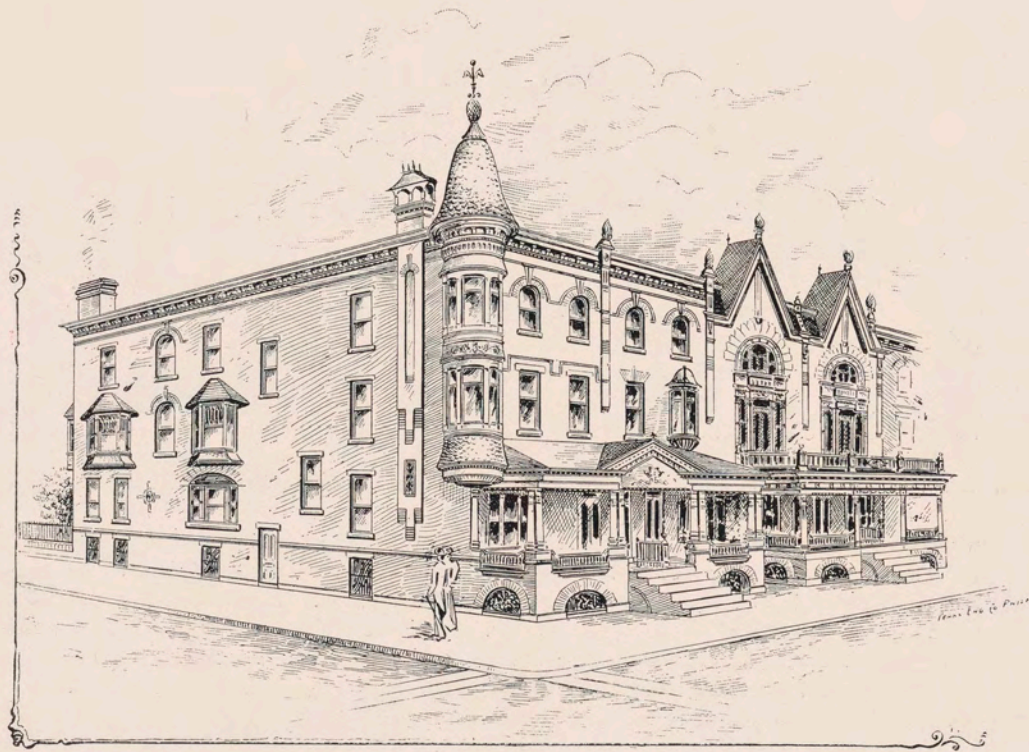
Thirty-third Street, one hundred feet wide ; Oxford Street, seventy feet wide ; asphalted roadway, with grass-plots and shade trees.



All this to be found in Philadelphia.

For prices and description, see page 22.





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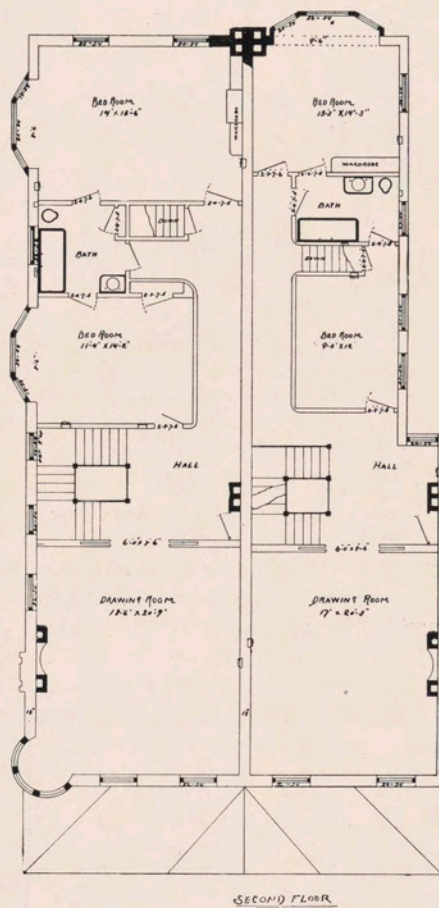
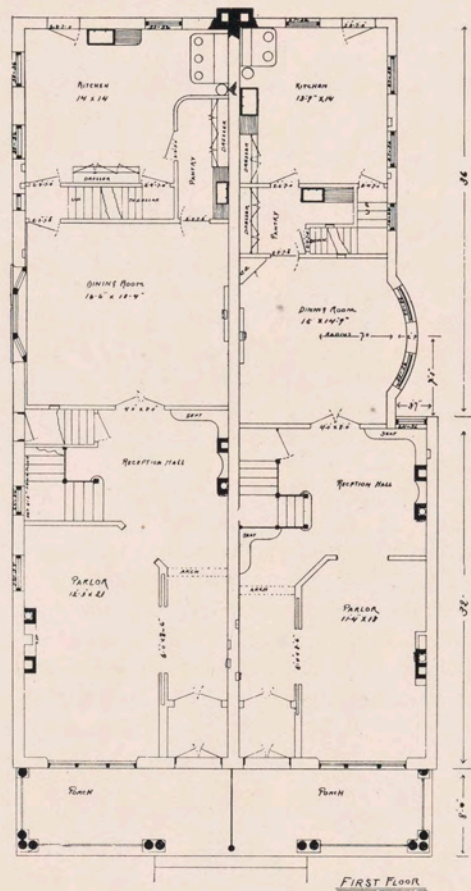
THIRTY-THIRD STREET HOUSES, EAST SIDE, NORTH  
OF OXFORD STREET, FRONTING ON THE PARK



- |   |          |
|---|----------|
| ¶ 1601 North Thirty-third Street, corner of Oxford Street, side bay-windows, 16 rooms, lot 20 x 100 feet,   | \$15,000 |
| ¶ 1603 North Thirty-third Street, angle bay-window in front, 16 rooms, lot 18 x 100 feet,                   | 11,000   |
| ¶ 1605, 1607, 1609, 1611, 1613, 1615 North Thirty-third Street, 16 rooms, lots 17 feet 6 inches x 100 feet, | 10,000   |

These houses are built of Pompeiian, Roman shape, iron spot bricks, with English red stone trimmings, carved and moulded window sills, heavy copper cornices and bay-windows. Spanish tile roof on bay-windows and roof-decks, Colonial porches and balconies, incandescent and electric gas lighting, laundry in basement, bath-rooms on second and third floors. Bath-room on second floor is handsomely tiled and has a porcelain tub, syphon closet, improved washstand, etc. Three water-closets in each house. Plumbing all exposed and of the highest quality. Open grates in reception hall, mosaic vestibule floors, handsome effects in tile fireboards, etc. ; finished in quartered white oak, chestnut and cherry on the first and second floors, some rooms in white-and-gold ; English square stairway to third floor, with hall seats, skylight overhead and stained glass on stairway windows.





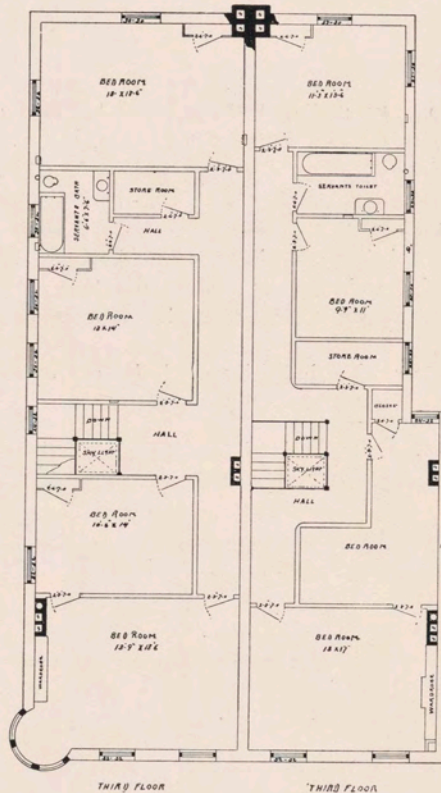
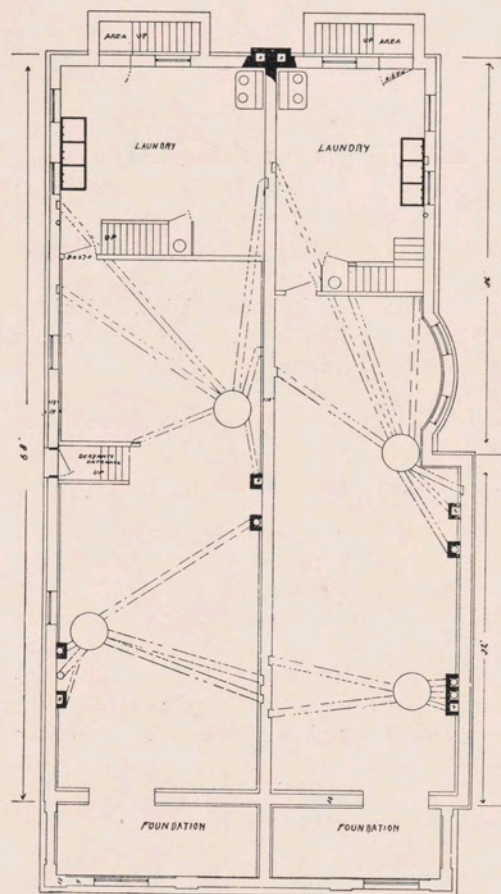
RESIDENCES FOR THE  
EAST SIDE OF  
THIRTY-THIRD ST.  
NORTH OF OXFORD ST.  
PETERBARTON & CO  
DREXEL BLDG  
SCALE 3/4" = 1 FOOT

¶ 1601 North Thirty-third Street.

FIRST STORY CONTAINS :—Parlor 12 feet 3 inches wide by 21 feet long, opening into reception hall 10 x 18 feet 6 inches, with sliding doors, complete with seats, open fireplace, and lighted by stained-glass windows. Private side entrance from street to main hall. Dining-room 16 feet 6 inches x 18 feet 4 inches, lighted by triple bay-window ; finished in quartered white oak with quartered oak sideboard and china-closet ; pantry next to dining-room 5 x 11 feet, with butler's enameled sink and set. Kitchen 14 x 14 feet, lighted by three windows, finished in grained oak with slate wainscoting, wrought steel range, sink drain-boards, closet dressers, etc. Basement fitted up as a laundry, with soapstone wash-trays and laundry-stove and servants' water-closet. The stairways are English square stairways, starting from the first story and extending to the roof, built entirely of quartered white oak with special designs in posts, balusters, etc., lighted by stained-glass windows and skylight.

SECOND STORY CONTAINS :—Drawing-room 18 feet 6 inches x 20 feet 9 inches, in front of house, with circular tower window, open fireplace, handsome cabinet mantel, finished in natural cherry, sliding door to hall ; two bedrooms in rear of house, 11 feet 4 inches x 14 feet 2 inches, and 14 feet x 18 feet 6 inches, with copper bay-windows full length. These two bedrooms form a suite with bath-room between. The bath-room has porcelain tub, syphon closet, and marble washstand with improved fittings, handsomely tiled floor and sides, and is lighted by stained-glass window ; bedrooms and bath-room are finished entirely in natural cherry, rubbed down and polished.





FLOOR PLAN OF  
THIRTY-THIRD ST. HOUSES  
NORTH OF OXFORD ST.  
FEMBERTON & CO.  
DANIEL BLOD  
-SCALE 1/4" TO 1'-0"

THIRD STORY CONTAINS: Four bedrooms; one bedroom 13 feet 9 inches x 18 feet 6 inches, with wardrobe and mirrors, communicating with another, 10 feet 6 inches x 14 feet; also two other bedrooms, 13 x 14 feet, and 13 x 18 feet 6 inches, with closets, etc. Bath-room on this floor contains bath-tub, flush water-closet, washstand, etc. Store-room also on this floor. The entire third story is finished in chestnut.

This house has incandescent lighting, complete system of electrical gas lighting, bell wiring and speaking-tubes. The wardrobes and mantels are made from special designs. The artistic effects in papering and handsome effects in gas fixtures are worthy of a careful inspection.

#### ¶ 1603 and 1615 North Thirty-third Street.

##### FIRST STORY CONTAINS:—

Parlor, 11.4 x 18, opening into a reception hall, 11 x 16.6. Parlor has large beveled mirror, 40 x 56 inches, forming one side of sliding doors, all finished in quartered white oak. Dining-room 15 x 14.9, has circular brick bay-window on one side, quartered oak sideboard with beveled glass doors, etc. Sliding door between parlor and reception hall, and parlor and main hall. Pantry between dining-room and kitchen, 6 feet x 10 feet 6 inches, complete with china-closets, butler's sink, etc. Kitchen, 13 feet 9 inches x 14 feet, with dresser, sink, drain-boards, steel range and slate wainscoting, laundry in basement communicating with yard by area; laundry is fitted up with soapstone wash-trays and water-closet. The front part of basement is occupied by heater, coal-bin, etc. Particular attention has been paid to the heating and ventilating of these houses, a guarantee being given that each house will be heated to 70° in cold weather.





¶ Oxford Street, looking west from Thirty-second Street into the Park. For prices, see pages 40 and 41.

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SECOND STORY CONTAINS:—

Drawing-room in front, overlooking Park ; size of drawing-room 17 x 20.3, finished in quartered oak, cabinet mantel, open grate, tile hearths, etc. Drawing-room communicates with stair hall by large sliding doors. One bedroom 13 feet 3 inches x 15 feet 6 inches, with wardrobe, closets, etc.; another 11 feet 4 inches x 14 feet 3 inches. Bath-room communicates with both bedrooms and has tiled floor and sides, porcelain tub, improved washstand and syphon closet. The bath-room fixtures are of extra quality and finish, all the plumbing work exposed, no spigots or cocks showing, bath-tub supplied with hot and cold water from the bottom, and fitted with nickel-plated shower-bath. The bedrooms and bath-room are finished in chestnut.

THIRD STORY CONTAINS:—

Four bedrooms, sizes 13 feet x 17 feet, 11 feet x 16 feet, 9 feet 9 inches x 11 feet, and 11 feet 3 inches x 13 feet 6 inches. Also store-room 8 feet by 10 feet. All rooms with closets, etc. Also bath-room with bath-tub, washstand and flush water-closet. The entire third floor is finished in selected natural white pine, varnished and rubbed to a dead gloss. The roofs of these houses are ventilated with patent ventilators, two to each house.

¶ Nos. 1607 and 1611 North Thirty-third Street are same as above, except that bedrooms on second floor are finished in white enamel and gold.





¶ South side of Oxford Street, west of Thirty-second Street. For prices and description, see page 41.

¶ Nos. 1605, 1609 and 1613 North Thirty-third Street.

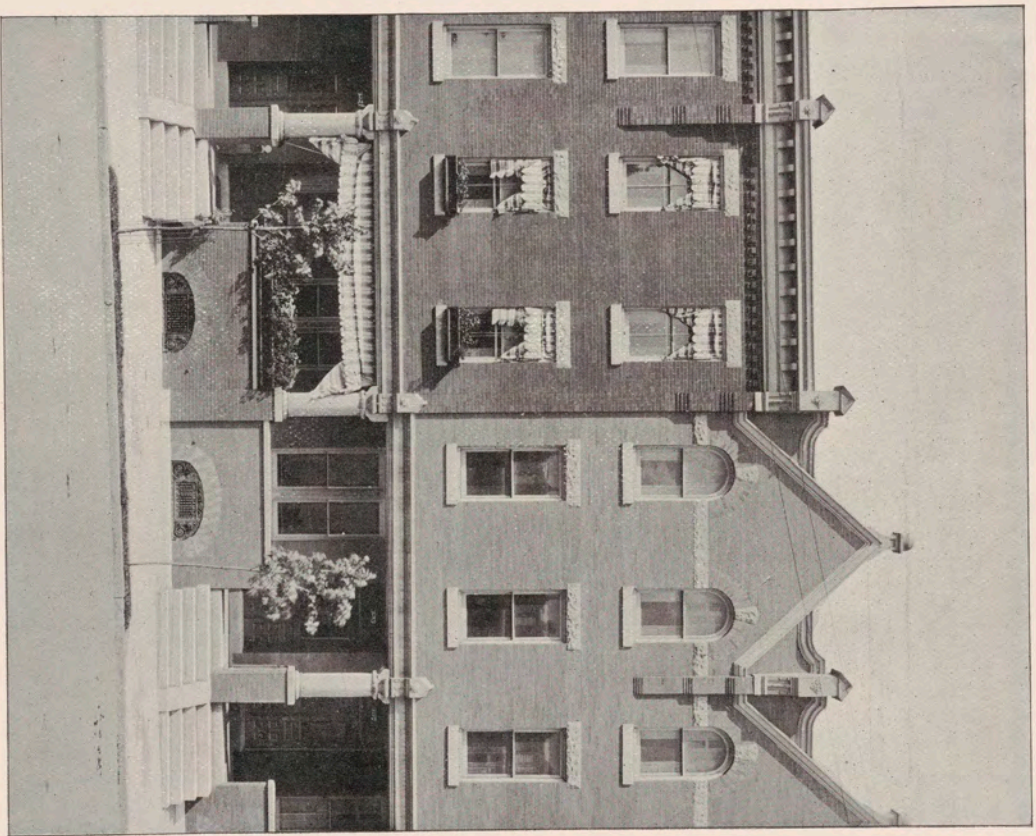
FIRST FLOOR CONTAINS:—

Parlor, 11.4 x 18, opening into a reception hall, 11.6 x 16.6; sliding door between parlor and reception hall. Parlor has large beveled mirrors, 40 x 56, forming one side of sliding door, and is finished in white-and-gold enamel. Dining-room, 15 x 14.9, has circular brick bay-window on one side, and quartered oak sideboard with beveled glass doors, etc. Pantry between dining-room and kitchen, 6 x 10.6, complete with china-closet, butler's sink, etc. Dining-room and reception hall finished in quartered oak. Kitchen, 13.9 x 14, with dresser, sink, drain-boards, steel ranges and slate wainscoting. Laundry in basement same as in Nos. 1603 and 1615 North Thirty-third Street.

SECOND FLOOR CONTAINS:—

The bedrooms and bath-rooms of these houses are finished in enameled white-and-gold. Same rooms and arrangements as in houses Nos. 1603 and 1615 North Thirty-third Street.





Nos. 3219 and 3221 Oxford Street. Part of row on north side, west of Thirty-second Street. For prices, see pages 4 and 41.

THIRD FLOOR CONTAINS:—

Four bedrooms, same arrangement and finish as Nos. 1603 and 1615 North Thirty-third Street.



THIRTY-THIRD STREET HOUSES, EAST SIDE, SOUTH  
OF OXFORD STREET, FRONTING ON THE PARK



- ¶ 1543 North Thirty-third Street, corner of Oxford Street, side bay-windows, 16 rooms, lot 20 x 100, . . . . . \$14,000
- ¶ 1541 North Thirty-third Street, 16 rooms, angle bay-window in front, lot 18 x 100, . . . . . 10,000
- ¶ 1531, 1533, 1535, 1537, 1539 North Thirty-third Street, 16 rooms, lots 17.2 x 100, . . . . . 9,000
- ¶ 1529 North Thirty-third Street, 16 rooms, red press brick front, lot 17.2 x 100, . . . . . 8,500

These houses are built of selected red press brick, with Indiana limestone trimming; otherwise are similar to the houses north of Oxford Street.





¶ Montgomery Avenue, west of Thirty-second Street. For prices and description, see pages 36 and 37.

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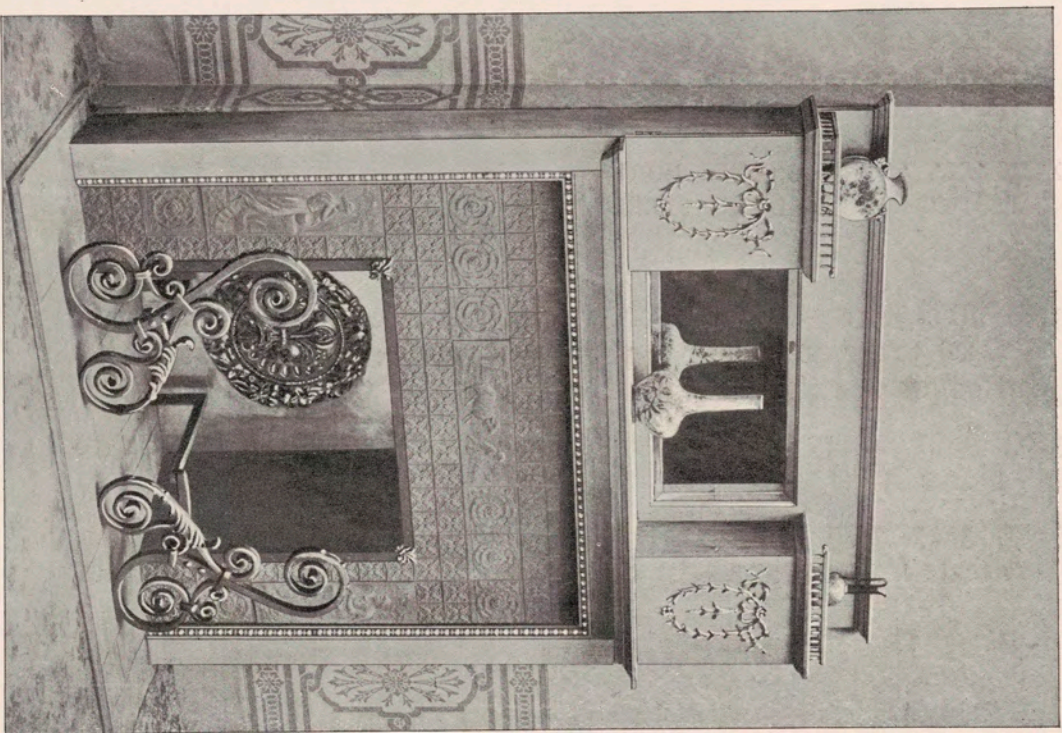
¶ 1543 North Thirty-third Street is the same as 1601 North Thirty-third Street, the opposite corner, except that it is built of red press brick and has galvanized-iron cornice.

¶ 1541 and 1529 North Thirty-third Street have same interior finish as No. 1603 North Thirty-third Street.

¶ 1539, 1535 and 1531 have same interior finish as No. 1605.

¶ 1537 and 1533 have same interior finish as 1607.





¶ Mantel to be used in Reception Hall.

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MONTGOMERY AVENUE HOUSES, NORTH  
SIDE, WEST OF THIRTY-SECOND STREET



- ¶ 3201 Montgomery Avenue, corner of Thirty-second Street, 12 rooms,  
Oriental tower and side bay-window. Lot 18 x 100, to Morse Street.  
Red press brick front and gable, \$7,200
- ¶ 3203 Montgomery Avenue, red press brick front. Lot 16 x 100, to  
Morse Street, 5,850
- ¶ 3205, 3207, 3213, 3215, 3221, 3223 Montgomery Avenue, 10 rooms,  
ornate fronts of iron spot bricks. Lots 16 x 100, to Morse Street, 5,500





Another view in Fairmount Park, near the Oxford Street entrance.

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¶ 3211, 3217, 3219 Montgomery Avenue, 10 rooms, red press brick fronts. Lots 16 x 100, to Morse Street,

\$5.400

¶ 3225, 3227 Montgomery Avenue, 12 rooms, red press brick fronts. Lots 16 x 100, to Morse Street,

5.750

These houses are set back from the building line 15 feet, and have porches and grass-plots in front. The porch-roofs and the pediments of the houses with the iron spot brick fronts are covered with Eureka green slate.

The first floors are finished in quartered white oak ; the second floors are handsomely stained and grained, and the third floors are finished in natural white pine. The painting is exceptionally fine, as we employ our own men and purchase all the materials.

The plumbing is very superior, and exposed wherever possible. In the bath-room is a porcelain tub with nickel-plated fixtures, marble washstand and patent flush water-closet. Stationary wash-trays and water-closet on back porch. Shut-off cocks on all branches in cellar.

Among other things to be mentioned are the deep cellars, with cement floors, coal-bins, hanging shelves, etc. ; tiled vestibules and bath-rooms, hardwood mantels, china-closets and ward-robes, with beveled French plate mirrors, beautiful selected wall-paper and handsome gas fixtures, stained-glass effects, etc.

The plumbing, heating, etc., are guaranteed by our contractors.

Montgomery Avenue is a seventy-foot street, and Morse Street, in the rear, is a thirty-foot street, both asphalted.



OXFORD STREET HOUSES,  
NORTH AND SOUTH SIDES



¶ 3225, 3224 Oxford Street, corners of Natrona Street, 12 rooms.  
Lots 17 x 80 and 17 x 78, respectively,

\$7,200

¶ 3227, 3226 Oxford Street, 12 rooms. Lots 17 x 80 and 17 x 78,  
respectively,

6,000

¶ 3229, 3228 Oxford Street, 10 rooms. Lots 16 x 80 and 17 x 78, respectively,

\$5,600

¶ 3231, 3230 Oxford Street, 10 rooms. Lots 17 x 80 and 17 x 78, respectively. Same as the corner houses, with Oriel and side bay-windows,

6,250

These houses are built of selected red press brick and have arch recessed porches in front, with mosaic floors, English red stone trimmings. Tiled vestibules and bath-room, floors and sides. Hardwood mantels with tiled fireboards. Quartered oak china-closets and wardrobes with French plate beveled mirrors, deep cemented cellars, back porches, with water-closet and soapstone wash-trays. The back stairs lead out of the kitchen to the second floor. The bath-room is furnished with marble washstand and flush water-closet with nickel-plated fixtures; stained glass in vestibule doors, dining-room and sitting-room, and bath-room windows, etc.; handsome gas fixtures and wall-paper.

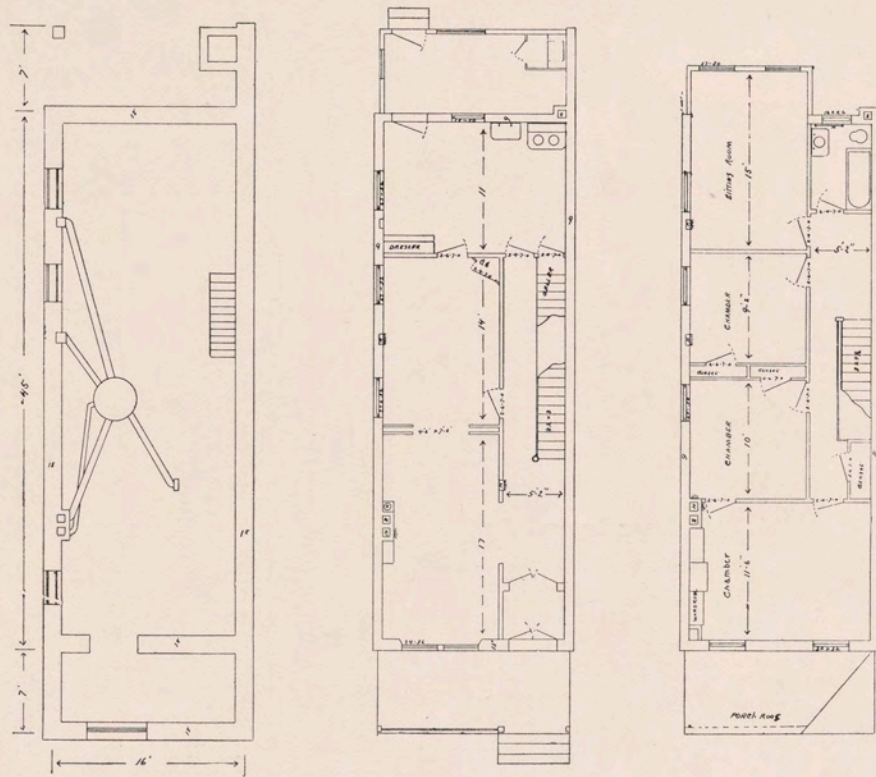
These houses are finished in quartered white oak on the first floor, grained or stained on the second floor, and finished in natural pine on the third floor. Others are finished in white-and-gold enamel in second story bedrooms.

The corner houses have a sewing-room on the second floor, next to the sitting-room, size 10 feet 2 inches by 7 feet 6 inches.

Particular attention should be directed to the many conveniences provided in these houses; light and easy back stairways, butler's pantry, with sink between kitchen and dining-room, circular brick bay-windows in dining-rooms, enclosed back kitchens, ranges with gas attachment for summer use; roofs ventilated with patent ventilators, and other novel and useful appointments.



¶ 3201 Oxford Street, three-story corner store and dwelling, lot 17 feet 6 inches x 80 feet to Guest Street, 12 rooms,	\$8,500
¶ 3205 and 3207 Oxford Street, 10 rooms, lots 16 x 80 feet, recessed porch, Pompeian brick front, Indiana limestone columns,	6,100
¶ 3209 and 3211 Oxford Street, same as above, except red press brick front,	6,000
¶ 3221 Oxford Street, next to corner, hard wood floors, etc. See description and photographs, pages 4, etc.,	6,750
¶ 3223 Oxford Street, corner house, 14 rooms, including two bath-rooms, lot 17 feet 6 inches x 80 feet,	7,750
¶ 3208 and 3210 Oxford Street, three-story brick dwellings, lots 15 x 90 feet, 10 rooms each, basement kitchen, with area entrance in front, sitting-room on first floor, porches front and rear, each	5,000
¶ 3212 Oxford Street, similar in construction, and adjoining,	5,150
¶ 3214, 3216 and 3218 Oxford Street, adjoining,	5,250
¶ 3220 Oxford Street, 12 rooms, three-story back buildings,	5,600
¶ 3222 Oxford Street, corner house, 12 rooms, three-story back buildings, See photograph on page 29.	6,500



Interior plans of our two-story eight-room houses on Haverford Avenue, west of Fifty-ninth Street, Girard Avenue, west of Fifty-ninth Street, and Fifty-ninth Street, in West Philadelphia, Thirty-fourth Ward.



¶ Haverford Avenue Houses,

\$3,200

Two-story, eight rooms each, including three bedrooms on second floor, porch front, cemented sidewalks and cellars, oak wardrobes and mantels, and all modern conveniences; size of the lots, 20 x 80 feet and 20 x 100 feet; size of house, 16 x 45 feet; finished throughout in hard wood, stairs, steps and rises. Terms : \$200 or more in cash ; balance in easy monthly installments, same as rent.

¶ Fifty-ninth Street Houses,

\$3,000

Two-story, eight rooms each, same as those on Haverford Avenue, but finished in clear selected white pine. Same terms.

¶ Girard Avenue Houses, South side,

\$3,200

Two-story, eight rooms each, same as Haverford Avenue houses except that they are finished in white pine throughout; size of lots, 20 x 84 feet. Girard Avenue is 70 feet wide and will be asphalted.

¶ Girard Avenue, North side, \$3,500, and corners,

\$3,800

Two-story houses, eight rooms each, same houses as the others, but finished in antique oak throughout, with double front doors; size of lots, 22.6 x 90 feet.

There are no houses equal to these, at the same price, in any part of Philadelphia. We bought forty-eight acres of land in the Thirty-fourth Ward this Spring, and are offering in our first houses inducements that no other builders in Philadelphia could afford to extend. Our land is high and in a healthy location.

There are several schools in the neighborhood within three or four squares, with ample accommodation for children. The Philadelphia Traction cars and Hestonville cars run by our property, and the Girard Avenue cars within a few squares.

¶ 1610 Natrona Street, west of Thirty-second Street, corner two-story 8-room house, porch front, handsomely finished, lot 15 x 66 feet,	\$3,250
¶ 1612, 1614, 1616 Natrona Street, adjoining, same as above, each	3,000
¶ 1536 Natrona Street, west of Thirty-second, corner two-story 8-room house, porch front, 15 x 66 feet,	2,900
¶ 1530, 1532, 1534 Natrona Street, adjoining, same as above, each	2,800
¶ 1535 Natrona Street, two-story 9-room house, porch front, 15 x 100 feet, laundry in basement,	3,500
¶ 1533 Natrona Street, adjoining, same as above,	3,300



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