The Historic Houses of Awbury
The Historic Houses of Awbury celebrates the existence and survival of a unique group of buildings whose history began over a century and a half ago. Their story is an important part of the history of the growth of Philadelphia’s early suburbs.

Awbury began in 1852 when Henry Cope, a Philadelphia ship owner, bought a piece of farm land in Germantown to build a summer house for his family. His daughter and son-in-law, Mary Cope and John Smith Haines, had already built a house on adjacent property. At that time, Germantown, which was not yet part of the City of Philadelphia, was largely undeveloped and an ideal place for country living.

Henry Cope’s house and the Haines’ house were just the first of a whole community of houses that were built by various members of the Cope family over several generations. For example, when the Henry Cope house became too crowded with children and grandchildren, Henry’s son Francis built a new house nearby in 1861. After that, three of Francis’ children built houses in Awbury for their growing families. Other cousins in the family of Francis Cope’s brother Thomas did the same. And so it continued, until by the 1920’s 24 houses were scattered around what is present day Awbury.

The farmland of Germantown, meanwhile, was rapidly being developed. By World War I, Awbury was becoming an island of green space surrounded by blocks of houses. In 1916, fifty acres were preserved through the establishment of Awbury Arboretum as a public park.

Twenty four of the Awbury houses are listed on the National Register of Historic places as part of the Awbury Historic District, established in 2001. The District recognizes the architectural and
historic importance of these buildings. Its approval by the U.S. Department of the Interior is significant because it draws attention to Awbury’s role in the development of Germantown, and Philadelphia. In addition, Awbury’s nomination as an Historic District has been submitted to the Philadelphia Historical Commission.

Each of the buildings in the Historic District has been associated with the extended Cope family in some way and, together, they illustrate aspects of this Quaker family’s way of life. The Awbury houses themselves (which include two former carriage house/stables) are particularly significant because they illustrate a range of architectural styles — Gothic Revival, Queen Anne, and Tudor Revival, for example — that were popular from 1850 to the 1920’s. Individually, they reflect almost a century’s worth of designs by a series of prominent architects including Thomas Ustick Walter, Addison Hutton, Brockie & Hastings, Carl Ziegler, Cope & Stewardson, and Edmund Gilchrist.

The houses are clustered in a landscape of lawns, gardens, shrubs, and woodlands. Several areas were designed by prominent landscape artists, such as William Saunders, in the 19th century, and the firm of Harrison, Mertz & Emlen in the 20th. The landscapes, including former farmlands, are important features of the Awbury Historic District. 🍃

This account was made possible only with invaluable advice and information from Christopher Evans, J. Morris Evans, Eliza Cope Harrison, Richard Kimber, and layout by Emily C. Johnson.

— Mark R. Sellers and Gay G. Johnson
Contents

1. The Caroline Elizabeth Cope farm house and spring house
   1793; purchased 1885; addition 1921
   1011 East Washington Lane

2. The John Smith and Mary Cope Haines house
   1849–50; wing added 1890
   5923 Devon Place

3. Carriage house and stable for the John Smith and Mary Cope Haines house
   1849–50; converted to dwelling by 1950s
   5929 Devon Place

4. The Henry and Rachel Reeve Cope house
   1852–53
   6100 Ardleigh Street

5. Carriage house, stable and cow shed
   for the Henry and Rachel Reeve Cope house
   1852–53; converted to dwelling 1955;
   addition 2007
   6118 Ardleigh Street

6. Double tenant house presumably built for
   the Henry and Rachel Reeve Cope house
   1852–53; altered to make single dwelling 1957;
   addition 1970
   6190 Ardleigh Street

7. The Francis Reeve and Anna Stewardson Brown Cope house
   1860–62
   1 Awbury Road

8. The Jonathan and Rachel Cope Evans house
   1872
   5 Awbury Road

9. The Alexis Thomas and Elizabeth Stewardson Cope house
   1882–83
   1012 East Washington Lane

10. Double house owned by Francis Cope
    Occupied by grandsons F. Algernon and Edward Evans and families
    1885–87
    6012, 6014 Chew Avenue

11. The William Draper and Caroline Mary Cope Lewis house and garage
    1892–93
    2 Awbury Road

12. The Alfred Garrett and Mary Emlen Scattergood house
    1909
    6120 Ardleigh Street
13. The Samuel II and Marion Hartshorne Haines Emlen house
    circa 1911
    937 East Haines Street

14. The George Williams II and Eleanor Clark Emlen house
    1911
    1030 East Washington Lane

15. The J. M. Sharpless-Ewing house
    1911; additions including studio outbuilding
    1917, 1952, 1957
    6230 Ardleigh Street

16. The Arthur Cope and Samuel Emlen house
    built for development
    1914
    1034 East Washington Lane

17. The Jean Smith (later Edith Smith) house and garage
    1914
    940 East Washington Lane

18. The William Marmaduke Cope and Elizabeth Hartshorne Haines Kimber house and garage
    1914
    999 East Haines Street

19. House and stable owned by Francis Cope
    where grandson Harold lived
    1914
    6000 Chew Avenue

20. The Shippen and Esther Emlen Lewis house
    1921
    6130 Ardleigh Street

21. The Caroline Elizabeth Cope farmer’s cottage
    1921
    945 East Washington Lane

22. The Rachel Cope Evans house
    built for Anna Cope Evans
    1922
    3 Awbury Road

23. The F. Algernon and Anna Rhoads Evans house
    1922
    4 Awbury Road

24. Thatched roof playhouse
    circa 1860
    North of the Henry and Rachel Reeve Cope house

A map of the Awbury houses is in the centerfold
1. The Caroline Elizabeth Cope farm house and spring house
   1793; purchased in 1895; addition 1921
   Architects: Unruh-Garrettson-Cope; addition by Carl A. Ziegler
   Twentieth century landscape design by Harrison, Mertz & Emlen
   Address: 1011 East Washington Lane

Photo circa 1895 by Reuben Haines

Photo 2007
2. The John Smith and Mary Cope Haines house
1849–50; wing added 1890
Architect: Thomas U. Walter
Address: 5923 Devon Place
3. Carriage house and stable for the John Smith and Mary Cope Haines house
1849–50; converted to dwelling by 1950’s
Architect: Thomas U. Walter
Address: 5929 Devon Place
4. The Henry and Rachel Reeve Cope house
1852–53
Carpenter: Nathan Smedley
Address: 6100 Ardleigh Street

Photo 2007
5. Carriage house, stable and cow shed for the Henry and Rachel Reeve Cope house
1852–53; converted to dwelling 1955; addition 2007
Address: 6118 Ardleigh Street
6. **Double tenant house**

Presumably built for the Henry and Rachel Reeve Cope house
1852–53; altered to make single dwelling by contractor Franklin Dickey
1957; addition by Robin Pierce 1970
Address: 6118 Ardleigh Street
7. The Francis Reeve and Anna Stewardson Brown Cope house
   With carriage house and stable
   1860–62
   Architects: Yarnall & Cooper
   Address: 1 Awbury Road

Photo circa 1970 from Awbury Archives

Photo 2007
8. The Jonathan and Rachel Cope Evans house
1872
Architect: Addison Hutton
Address: 5 Awbury Road
9. The Alexis Thomas and Elizabeth Stewardson Cope house
1882–83
Architect: Addison Hutton
Address: 1012 East Washington Lane
10. Double house owned by Francis Cope
   Occupied by grandsons F. Algernon and Edward Evans and families
   1885–87
   Architects: Cope & Stewardson
   Address: 6012, 6014 Chew Avenue
1. The Caroline Elizabeth Cope farm
   house and spring house
   1793; purchased 1885; addition 1921
   1011 East Washington Lane

2. The John Smith and Mary Cope Haines
   house
   1849–50; wing added 1890
   5923 Devon Place

3. Carriage house and stable for the John
   Smith and Mary Cope Haines house
   1849–50; converted to dwelling by 1950s
   5929 Devon Place

4. The Henry and Rachel Reeve Cope
   house
   1852–53
   6100 Ardleigh Street

5. Carriage house, stable and cow shed
   for the Henry and Rachel Reeve Cope
   house
   1852–53; converted to dwelling 1955;
   addition 2007
   6118 Ardleigh Street

6. Double tenant house presumably
   built for the Henry and Rachel Reeve Cope
   house
   1852–53; altered to make single dwelling
   1957; addition 1970
   6190 Ardleigh Street

7. The Francis Reeve and Anna
   Stewardson Brown Cope house
   1860–62
   1 Awbury Road

8. The Jonathan and Rachel Cope Evans
   house
   1872
   5 Awbury Road

9. The Alexis Thomas and Elizabeth
   Stewardson Cope house
   1882–83
   1012 East Washington Lane

10. Double house owned by Francis Cope
    Where grandsons F. Algernon and
    Edward Evans and families lived
    1885–87
    6012, 6014 Chew Avenue

11. The William Draper and Caroline Mary
    Cope Lewis house and garage
    1892–93
    2 Awbury Road

12. The Alfred Garrett and Mary Emlen
    Scatteredgood house
    1909
    6120 Ardleigh Street

13. The Samuel II and Marion Hartshorne
    Haines Emlen house
    circa 1911
    937 East Haines Street

14. The George Williams II and Eleanor
    Clark Emlen house
    1911
    1030 East Washington Lane

15. The J. M. Sharpless-Ewing house
    1911; additions including studio out-
    building 1917, 1952, 1957
    6230 Ardleigh Street

16. The Arthur Cope and Samuel Emlen
    house
    built for development, 1914
    1034 East Washington Lane

17. The Jean Smith (later Edith Smith)
    house and garage
    1914
    940 East Washington Lane

18. The William Marmaduke Cope and
    Elizabeth Hartshorne Haines Kimber
    house and garage
    1914
    999 East Haines Street

19. House and stable owned by Francis
    Cope where grandson Harold lived
    1914
    6000 Chew Avenue

20. The Shippen and Esther Emlen Lewis
    house
    1921
    6130 Ardleigh Street

21. The Caroline Elizabeth Cope farmer’s
    cottage
    1921
    945 East Washington Lane

22. The Rachel Cope Evans house
    built for Anna Cope Evans
    1922
    3 Awbury Road

23. The F. Algernon and Anna Rhoads
    Evans house
    1922
    4 Awbury Road

24. Thatched roof playhouse
    circa 1860
    North of the Henry and Rachel Reeve
    Cope house
11. The William Draper and Caroline Mary Cope Lewis house and garage
1892–93
     Architects: Cope & Stewardson
     Address: 2 Awbury Road
12. The Alfred Garrett and Mary Emlen Scattergood house
1909
Architects: Brockie & Hastings
Address: 6120 Ardleigh Street

Photo 2007

Photo prior to 1920 by Reuben Haines
13. The Samuel II and Marion Hartshorne Haines Emlen house
circa 1911
Address: 937 East Haines Street
14. The George Williams II and Eleanor Clark Emlen house
1911
Contractor: W. J. Gruhler
Address: 1030 East Washington Lane
15. The J. M. Sharpless-Ewing House

1911
Contractor: W. J. Gruhler
Additions including studio outbuilding 1917, 1952, 1957
Address: 6230 Ardleigh Street
16. The Arthur Cope and Samuel Emlen house
1914
Built for sale as a development house
Contractor: W. J. Gruhler
Address: 1034 East Washington Lane
17. The Jean Smith (later Edith Smith) house and garage  
1914  
Architect: Carl A. Ziegler  
Address: 940 East Washington Lane
18. The William Marmaduke Cope and Elizabeth Hartshorne Haines
Kimber house and garage
1914
Architect: Edmund Gilchrist
Address: 999 East Haines Street
19. **House and stable owned by Francis Cope**  
Where grandson Harold Evans and family lived  
1914  
Architects: During, Okie and Ziegler  
Address: 6000 Chew Avenue
20. The Shippen and Esther Emlen Lewis house
1921
Builder: I. A. Dunkelberger
Address: 6130 Ardleigh Street
21. The Caroline Elizabeth Cope farmer’s cottage
   1921
   Architect: Carl A. Ziegler
   Address: 945 East Washington Lane
22. The Rachel Cope Evans house
   Built for Anna Cope Evans
   1922
   Architect: Carl A. Ziegler
   Address: 3 Awbury Road

Photo 2007
23. The F. Algernon and Anna Rhoads Evans house
1922
Architect: Carl A. Ziegler
Address: 4 Awbury Road
24. Thatched roof playhouse

circa 1860

On the left is a photograph of a thatched roof playhouse, now lost. It is thought to have been located near the present Ardleigh Street wall, north of the Henry Cope House. Above is a painting of a similar, or perhaps the same, playhouse which was moved to a site beside the Henry Cope House before the 1950's.