

**NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT
PHILADELPHIA REGISTER OF HISTORIC PLACES
PHILADELPHIA HISTORICAL COMMISSION**

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)

1. ADDRESS OF HISTORIC RESOURCE (must comply with an Office of Property Assessment address)

Street address: 1416-1422 Frankford Avenue

Postal code: 19125

Councilman District: 5

2. NAME OF HISTORIC RESOURCE

Historic Name: 10th District Patrol House or 10th District Police Station and Patrol House

Common Name: 10th District Patrol Stable

3. TYPE OF HISTORIC RESOURCE

Building

Structure

Site

Object

4. PROPERTY INFORMATION

Condition: excellent good fair poor ruins

Occupancy: occupied vacant under construction unknown

Current use: Vacant

5. BOUNDARY DESCRIPTION

Please attach a plot plan and written description of the boundary.

6. DESCRIPTION

Please attach a description of the historic resource and supplement with current photographs.

7. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): from 1891 to 1950

Date(s) of construction and/or alteration: 1891-1892

Architect, engineer, and/or designer: Unknown

Builder, contractor, and/or artisan: Charles J. O'Neill, Building Contractor

Original owner: City of Philadelphia/Police Bureau

Other significant persons: NA

CRITERIA FOR DESIGNATION:

The historic resource satisfies the following criteria for designation (check all that apply):

- (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
- (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
- (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
- (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
- (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
- (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

9. NOMINATOR

Name with Title: Andrew Fearon, Director Email: kensingtonrichmondheritage@gmail.com
Organization: Kensington and Olde Richmond Heritage LLC Date: 12.18.2015
Street Address: PO Box 3703 Telephone:
City, State, and Postal Code: Philadelphia, Pennsylvania 19125
Nominator is is not the property owner.

PHC USE ONLY

Date of Receipt: 6 January 2016
 Correct-Complete Incorrect-Incomplete Date: 7 January 2016
Date of Notice Issuance: 7 January 2016
Property Owner at Time of Notice
Name: Stablefish LLC
Address: 702 N 3rd St, PMB 204

City: Philadelphia State: PA Postal Code: 19123
Date(s) Reviewed by the Committee on Historic Designation: 17 March 2016
Date(s) Reviewed by the Historical Commission: 8 April 2016
Date of Final Action: _____
 Designated Rejected

5. BOUNDARY DESCRIPTION

The boundary description for the 10th District Patrol House is as follows:

Lot on the Easterly side of Front Street, BEGINNING at a point 137 feet 7 inches North from the Northerly side of Master Street; then extending Eastwardly on a line parallel with Master Street at distance 163 feet 8-5/8 inches to the Westerly side of Frankford Avenue; then extending Northwardly along the Westerly side of Frankford Avenue the distance of 56 feet 6-1/8 inches to an angle in Frankford Avenue; then extending Northeastwardly along the Northwesternly side of Frankford Avenue the distance of 7 feet 5-3/8 inches; then extending Westwardly on a line parallel with Master Street the distance of 152 feet 5-3/4 inches to the Easterly side of Front Street; then extending Southwardly along the Easterly side of Front Street the distance of 62 feet 5 inches to the first mentioned point and place of beginning. Associated with 1416-22 Frankford Avenue, the property is known as Parcel No. 137N06-0079, Office of Property Assessment Account No. 87-1-5240-10.



6. Building Description

The 10th District Patrol House at 1420 Frankford Avenue was constructed between 1891 and 1892. The “Patrol House” was used to house vehicles related to the police station and patrol house, which originally included horse drawn conveyance and subsequently listed as “stable” on 1917 Sanborn atlas. In later years, motor vehicles were used by the police station and patrol house, which were also housed in this building. The 10th District Police Station and Patrol House appear to have been in use from 1892 until the 1940s.

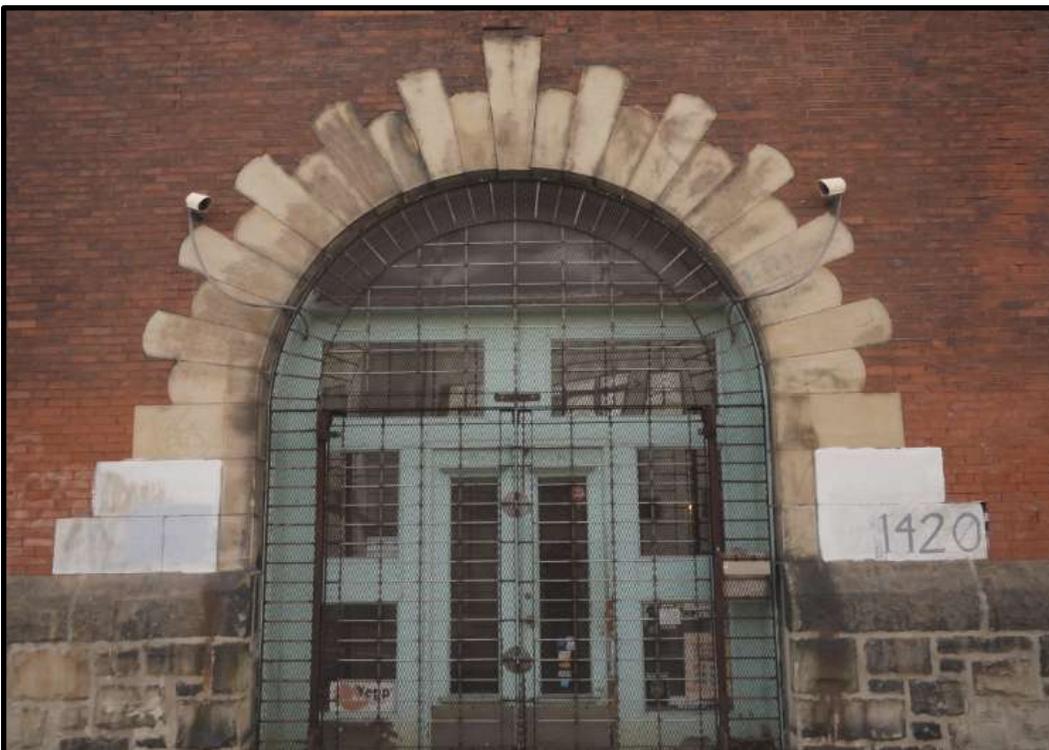
Executed in a rectangular footprint, the two-and-a-half-story masonry structure exhibits a mélange of characteristics attributable to the eclectic historicism of the last quarter of 19th century that blends vocabularies of Gothic and Romanesque revival. The gable-front façade, facing east along Frankford Avenue, is dominated by its wide, rounded Romanesque limestone arched entrance. The arched entrance is filled by a central pair of doors, defined by their matching elongated glass window lights, that are flanked on either side and above by large, glass panel transom lights. The other major defining feature of the first-floor level is the ashlar stone base coursing, which is then capped by a heavier stone water table before transitioning into brick masonry construction above. At the second-floor level, a pair of similarly elongated window bays flank a shorter central window bay. Despite the variation in size, all three window fenestrations feature similar separate limestone lintels at their bases, while their limestone jack arches form a single linear band above. The upper half-story gable portion of the façade contains a lone, central arched bay that is notably short and narrow. The masonry details along the gable include a series of stepped limestone quoins, topped with a decorative finial at the apex.

The south and north elevations vary slightly from each other. The south side boasts four identical window bay openings at both the first- and second-floor levels, while the north side elevation is more irregular. At the first-floor level along the north side, two identical window bays occur toward the front of the building before reaching a larger wooden stable door opening. This larger door opening within the masonry is supported by a steel lintel above. The second-floor level along the north side elevation contains four similar window bays before reaching a half-height livery bay opening, characterized by its X-pattern panel infill and the projecting steel lever/pulley system overhanging directly above.

The current rear exterior elevation is stuccoed over, and the gable roof is finished with asphalt shingles.



Looking southwest.



Looking west.



Looking west.



Looking northwest.



Looking west.



Looking southwest.



Looking south.



Looking west.



Looking east.



Looking northwest.

7. STATEMENT OF SIGNIFICANCE

The 10th District Patrol House located at 1416-22 Frankford Avenue is a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. The building satisfies Criteria for Designation c, d, and j of Section 14-1004 of the Philadelphia Code. The 10th District Police Patrol House:

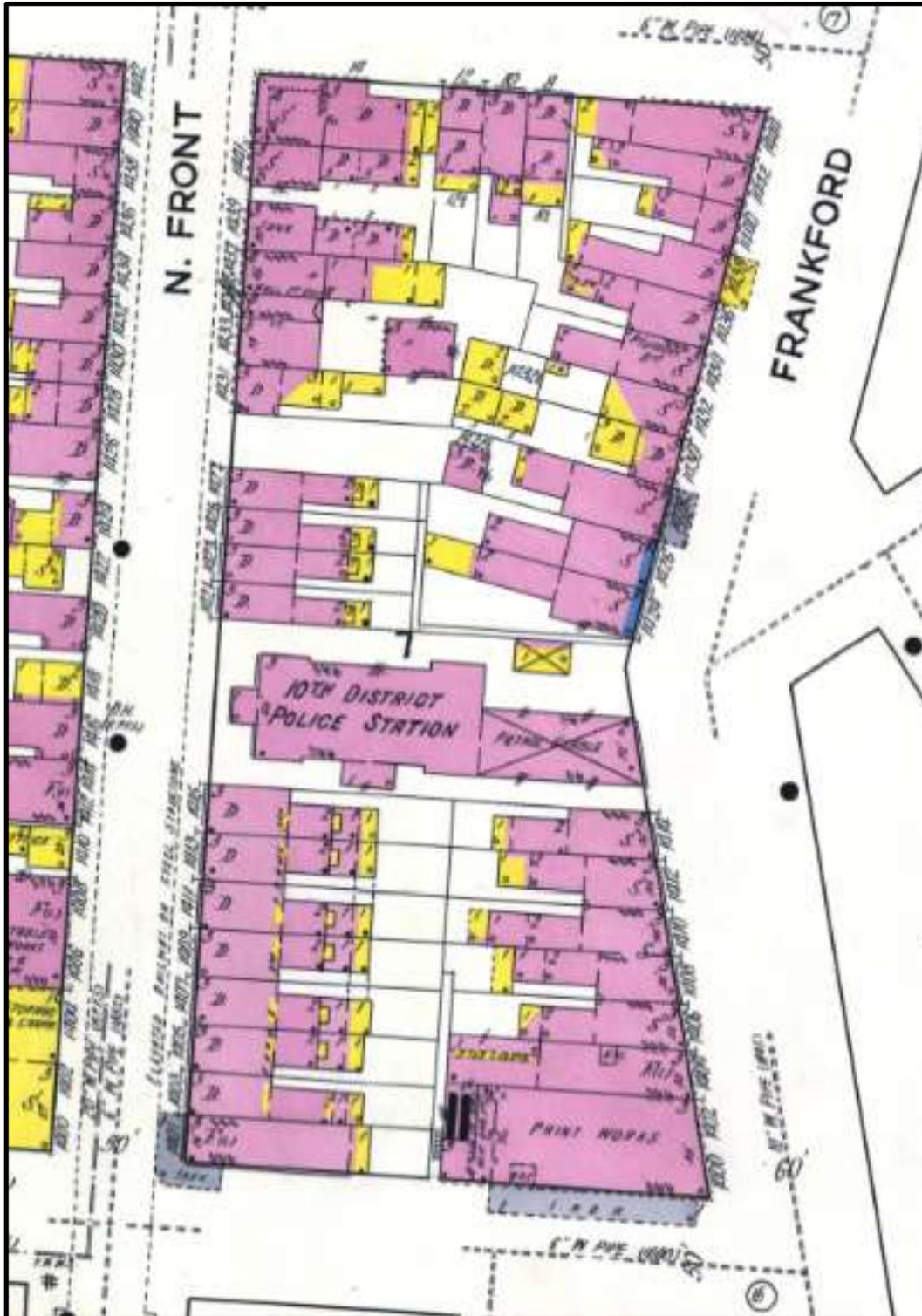
- (c) Reflects the environment in an era characterized by a distinctive architectural style;*
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen;*
and
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.*

The 10th District Patrol House at 1416-22 Frankford Avenue was constructed in 1891-1892, and is significant as an intact example of the Police Bureau's commitment to enlarging its services city-wide with the construction of police stations and patrol houses that came to form an architectural typology in Philadelphia. These buildings were designed as singular and combination police stations, patrol houses, and, in collaboration with the Fire Department, fire houses. The 10th District Patrol House represents a singular example of this typology in late nineteenth century Philadelphia, as well as the Fishtown neighborhood of the Kensington District. However, these collaborative efforts varied based on the need per neighborhood. As part of this eclectic campaign of architectural specimen, the 10th District Patrol House possesses distinguishing characteristics of the Victorian Gothic and Romanesque Revival styles in Philadelphia and, more importantly, in the Fishtown neighborhood of the Kensington District. Furthermore, the 10th District Patrol House is representative of the expansion of the police force and municipal services in Philadelphia and is a reflection of the neighborhoods history and development. The 10th District Patrol House exemplifies the cultural, political, economic, social or historical heritage of the community.

Period of Significance: 1891-1950



Police Patrol Vehicle. Courtesy of City Archives of Philadelphia.



1917 Sanborn Atlas. Showing the 10th District Police Station and Patrol House. Courtesy Phila GeoNetwork.

Criteria C and D: Constructed in 1891-92, the 10th District Patrol House at 1416-22 Frankford Avenue is a significant architectural specimen of the City of Philadelphia and Police Bureau's commitment to construct stations and patrol houses throughout the city in the late nineteenth century. The building also possesses distinguishing characteristics of the Victorian Gothic and Romanesque Revival styles of architecture, creating a modest, but distinctive example of the eclectic architecture in the Victorian period in Philadelphia.

At the eastern margin of the extended Philadelphia gridiron where it meets the distinctive layout of the Fishtown section of Kensington, the 10th District Patrol House at 1416-22 Frankford Avenue is set immediately upon the old highway. Originally attached at the rear to the 10th District Police Station referred to on a 1917 Sanborn as "Patrol Stable," the extant building is now fully detached, distinguishing it from the primarily attached and semi-detached built environment. The 10th District Police Station faced onto North Front Street, while the extant building allowed the patrol vehicles to enter from Frankford Avenue.

The Architectural Form of the Patrol House: Typology and Style

The 10th District Police House was among many patrol houses that were built to serve specific police districts between 1885 and 1900 by the Police Bureau, as a part of a greater enlargement of municipal facilities and services in Philadelphia. A building typology emerged during this period, which was a product of collaboration between the Fire Department and the Police Bureau. The typology included standalone and combined fire stations, patrol houses, and police stations; combined fire stations and patrol houses; and combination police stations and patrol houses. This municipal development was geared toward providing protective services in a densely populated, growing industrial city. The 10th District Patrol House is a significant architectural specimen of the patrol house typology, as developed by the City of Philadelphia's Police Bureau in the late nineteenth century.

The standalone and combination stations represent a variation that no doubt responded to the needs of the specific neighborhood. The employment of architectural style is almost just as varied, perhaps more so, as neither the Fire Department or the Police Bureau were married to one particular aesthetic motif during this brief period of development. As a result, buildings like the 10th District Patrol House were articulated in deliberate and eclectic styles, and in turn, this typology of buildings represents the various late Victorian traditions of the era. The 10th District Patrol House is an eclectic merger of Victorian Gothic and Romanesque Revival stylistic elements. Dominated by a front gable articulated in a size and scale characteristic of Victorian Gothic design, the building presents a modest, but distinctive polychromatic exterior finish. Characteristic materials include the pressed bricks in a shade of red popular during the period juxtaposed with trimmings in ashlar, cream-colored stone. The polychromatic façade expresses elements of the Romanesque Revival style as well. The details include the compound arched vehicle opening; stone trimmings that form lintels and architraves; and the employment of polychromatic vousoirs at the vehicle opening and the roofline. The extant stone Gothic cross employed as a finial at the top of the front gable is also an important element of the building's stylistic narrative.



The 10th District Patrol House, 1420 [1418] Frankford Avenue. 1959. Courtesy the City Archives of Philadelphia.

Police Station and Patrol House Architecture in Victorian Philadelphia

Between 1887 and 1900 the growth of Philadelphia's population and the shift in neighborhood demography, as well as overall density, called for the expansion of the police force and its infrastructure as a program of the Police Bureau. One of the first Patrol Houses to be constructed was conceived about 1887 and would eventually stand at the corner of York and 22nd Streets in the 22nd Ward; however, the precise details of the building are not known to the author at this

time.¹ There is no evidence of such a building in that location today. Another early specimen was the Frankford Patrol House, located in the Twenty-third Ward and was completed in 1889 at a cost of \$20,000. It was said to be the “...Finest in the City...” by then Director Stokely.² And while several Patrol Houses dotted the map in the late 1880s, the 1890s would see the biggest boom of this building type in its early years in Philadelphia.

The construction process was like any other bureaucratic process of the period—allocation of funds; a city ordinance and/or line item in a budget; acquire a parcel; complete designs and/or construction plans through a call for bids; award a contract; and start construction. Among the early Police Stations and Patrol Houses of the 1890s was a Mounted Police Station and Patrol House, which was built on the north side of the 3900 block of Warren Street in West Philadelphia. “Bids [were] handed in...” by February 1890.³ Another Patrol House was constructed at Fifth and Hockely Streets in North Philadelphia in the spring of 1890. The building was constructed of “buff and red brick” designed in the Romanesque Revival style. Ground breaking for a Patrol House in South Philadelphia took place in May 1890. This double-brick building has since been taken down. Also constructed in 1890, the Germantown Patrol House was “...one story high and built of local stone,” standing in the rear of the Germantown City Hall.

One of the few extant early combination buildings is the former Eighteenth District Police Station and Patrol House at the northwest corner of Fourth & York Streets in North Philadelphia. Construction began April 1890 at a cost of \$20,476. The R.C. Bellinger constructed building was not only a hybrid Police Station and Patrol House but it was also architecturally a mixture of Colonial Revival and various elements of Victorian styles.⁴ “Decorated with flags of many colors and filled with tropical plants...” the Eighteenth District Police Station and Patrol House was completed by the close of September 1890.⁵

¹ “More Money Needed, What the Police and Law Departments Ask For,” *Philadelphia Inquirer*, 22 Nov 1887, 5

² “Frankford’s New Patrol House Formal Opening Yesterday Luncheon and Speeches by Director Stokely...,” *Philadelphia Inquirer*, 14 Nov 1889, 5

³ “Among Real Estate Men New Operation, Permits Issued and Transfers Made,” *Philadelphia Inquirer*, 7 Feb 1890, 3

⁴ “Jottings About the City,” *Philadelphia Inquirer*, 4 Mar 1890, 1.

⁵ “New Police Station Dedication of the Building at Fourth and York Streets a Great Day for the Officers,” *Philadelphia Inquirer*, 30 September 1890, 7.



Engine House No. 3, 117 Queen Street. Courtesy the DOR Archives.

Charles J. O’Neill, Building Contractor (1847-1917)

Charles J. O’Neill was born in to the 1847 in Philadelphia, the son of Irish immigrant Charles O’Neill, a carpenter.⁶ Charles J. O’Neill would become a successful contractor with connections that won him contracts with the City of Philadelphia and other important clients. By the 1870s Charles O’Neill, carpenter, was living at 1323 Ellsworth Street in South Philadelphia. At the same address was registered “Charles O’Neill & Son” and another Charles O’Neill, no middle initial.⁷

O’Neill’s municipal contracts were the primary source of his earnings during the early 1890s. That same year, he was contacted to build a “...new school on the south side of Dickinson Street, east of 7th Street..,” which was a three-story stone building to cost \$60,000. O’Neill worked with Architect Joseph D. Austin. He also worked with Austin on the McDaniel School at Broad and Green Streets.⁸

According to Michael Schreiber on hiddencityphila.org in his article “Soon to be Demolished? On the Significance of Engine 46,” he states that “The Engine 46 firehouse, 1401 South Water Street (at Reed), was constructed in 1894-95. Contractor: Charles O’Neill. Architect: possibly John T. Windrim.” It is likewise possible that Windrim also was the architect for the 10th District Police House, further research needs to be conducted.

⁶ Death Certificate of Charles J. O’Neil

⁷ *Philadelphia Inquirer*, 8 Mar 1917, 16.

⁸ *The Times*, 2 Nov 1893, 3.



Horse drawn conveyance for police patrol, Northern Liberties. Courtesy the City Archives of Philadelphia

Criterion J: The 10th District Patrol House is representative of the expansion of the police force and municipal services in Philadelphia and is a reflection of the neighborhood’s history and development. The 10th District Patrol House exemplifies the cultural, political, economic, social or historical heritage of the community.

10th District Patrol House

The parcel upon which the 10th District Patrol House is situated was first purchased from Turner Camac by the Commissioners and Inhabitants of the Kensington District of Northern Liberties on October 8, 1827. However, while the Kensington District had rights to build upon the parcel, Turner Camac retained a ground rent, charging the municipal government \$250 per year. The original lot purchased was 200 feet fronting on both North Front Street and Frankford Avenue, extending to Master Street. Kensington Hall—the district hall—was then constructed on the site. The deed also provided for the 10th District Police Station.⁹

On March 6 1891, it was announced that the Director of Public Safety had awarded a contract to Charles O’Neill for the erection of a “Patrol Station” on the west side of Frankford Avenue.¹⁰

⁹ Deed: Turner Camac to the Commissioners and Inhabitants of the Kensington District of Northern Liberties, 8 October 1828, Recorded in Philadelphia Deed Book G.W.R., No. 18, p. 559, City Archives of Philadelphia.

¹⁰ *Philadelphia Inquirer*, 6 Mar 1891, 7.

Director Stokley ... awarded the contract for the erection of a new patrol station in the 10th district, Front and Master streets, to Charles O'Neill, the lowest bidder, for \$8,119.¹¹

O'Neill received building permits in April 1891 to erect "...a two story brick patrol house, west side of Frankford..." The proposed building was to be "25 x 52 feet." Ground breaking was later that month.¹² The contract was approved by an ordinance passed in May 1891.¹³ Construction was completed between April 1891 and March 1892.

On March 4 1892, the 10th District Police Station and Patrol House were jointly opened for business.¹⁴ In its sixth annual report in 1893, the Department of Safety reported

A new patrol house was erected in the rear of the 10th District House at Front and Master Streets.¹⁵

The 10th District Patrol House, the subject of this nomination, was used to house vehicles related to the police station and patrol house, which originally included horse drawn conveyance. In later years motor vehicles were used by the police station and patrol house, which were also housed in this building. The 10th District Police Station and Patrol House appear to have been in use from 1892 until the 1940s, as its use changed in 1950.

In March 1950 it was proposed that the former 10th District Police Station and Patrol House be used as a warehouse and workshop by the Bureau of City Property. In April 1950 management of the former 10th District Police Station was transferred from the Department of Public Safety, Bureau of Police to the Department of Public Works, Bureau of City Property.¹⁶

Conclusion:

The 10th District Patrol House stands today as a key contributing feature to the skyline of one of the neighborhood's most active thoroughfares. The structure survives not only as a prime example of a now scarce municipal building form of the last quarter of the 19th century - but as a landmark that continues to define the character of the area amidst a rapidly changing landscape.

¹¹ *The Times*, 7.

¹² *The Times*, 8 Apr 1891, 5, *The Philadelphia Inquirer* states: "Ground is about to be broken for the new policed station and patrol house on Frankford Avenue, below Jefferson Street, by the contractor, Charles O'Neill."

¹³ "AN ORDINANCE To approve the contracts and surety of Frederick J. Amweg for the erection of a police station at the northwest corner of Twentieth and Berks streets, and for the erection of a police station, mounted police and fire engine house at Tacony, and the contract and surety of Charles O'Neill for the erection Of a patrol house at Frankford avenue above Master street," passed 16 May 1891, *Ordinances of the City of Philadelphia From January 1, to December 31, 1891* (Philadelphia: George F. Lasher, 1892), 201.

¹⁴ The (p. 1) it was reported in the *Philadelphia Inquirer*

¹⁵ *The Sixth Annual Report of the Department of Public Safety* (1893), p. xxxvi.

¹⁶ Letter from Joseph P. Devine, Conveyancer to the Honorable Louis Swartz, City Council, 5 April 1950, Deeds to City Properties, Law Department Records, RG 63.5, CAP.

8. Bibliography

Contributors.

The contributors to this pro bono effort to designate an important building in Philadelphia are as follows:

Oscar Beisert, Architectural Historian and Historic Preservationist

J.M. Duffin, Archivist and Historian

Ken Milano, Historian

Kate Stojsavljevic, Architectural Historian

Sources Cited

“Among Real Estate Men New Operation, Permits Issued and Transfers Made,” *Philadelphia Inquirer*, 7 Feb 1890, 3

Boyd’s Philadelphia Directory for 1917.

“Builders and Buyers Various Operations to Help the Growth of the City Transfers and Permits,” *Philadelphia Inquirer*, 9 May 1890, 7.

Death Certificate of Charles J. O’Neil

Deed: Turner Camac to the Commissioners and Inhabitants of the Kensington District of Northern Liberties, 8 October 1828, Recorded in Philadelphia Deed Book G.W.R., No. 18, p. 559, City Archives of Philadelphia.

Deeds to City Properties, Law Department Records, RG 63.5, City Archives of Philadelphia.

“Frankford’s New Patrol House Formal Opening Yesterday Luncheon and Speeches by Director Stokely...,” *Philadelphia Inquirer*, 14 Nov 1889, 5

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“In the Upper Branch. Passage of the Boulevard Resolution after a Short Discussion,” *Philadelphia Inquirer*, 6 Nov 1891, 6.

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“New Buildings and Old the Builders Busy and Many Transfers Made of Old Properties,” *Philadelphia Inquirer*, 6 Feb 1890

“New Patrol House Opened. The Eleventh District Now Has a Wagon That is All Its Own,” *Philadelphia Inquirer*, 29 July 1896, 4.

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“Odd Fellows’ Home the New Building at the Corner of Broad and Cherry Streets,” *Philadelphia Inquirer*, 8 April 1891, 7.

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Philadelphia Inquirer, 3 April 1890, 5.

The Sixth Annual Report of the Department of Public Safety. 1893.

“The Latest in Real Estate. Work Started On The Hotel for Mr. Harrison at Fifteenth and Market Streets,” *Philadelphia Inquirer*, 11 June 1894, 5.

“The Latest News in Real Estate but Little Work of Prominence Given Publicity by the Builders,” *Philadelphia Inquirer*, 30 August 1893, 7.

“The Latest News in Real Estate. Transactions between Buyers and Sellers Continue at the Pace Which Has Characterized This Year,” *Philadelphia Inquirer*, 23 October 1895, 8.

“West Philadelphia’s New Patrol House,” *Philadelphia Inquirer*, 4 July 1890, 2.

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City Archives of Philadelphia

Historical Society of Pennsylvania