**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)

<table>
<thead>
<tr>
<th>1. Address of Historic Resource  (must comply with an Office of Property Assessment address)</th>
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<tbody>
<tr>
<td>Street address: 81-95 Fairmount Avenue</td>
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<tr>
<td>Postal code: 19123</td>
<td>Councilmanic District: 1, (One)</td>
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<th>2. Name of Historic Resource</th>
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<tr>
<td>Historic Name: 81-95 Coates Street</td>
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<td>Common Name: 81-95 Fairmount Avenue</td>
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<th>3. Type of Historic Resource</th>
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<td>Structure</td>
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<th>4. Property Information</th>
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<tr>
<td>Condition:</td>
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<tr>
<td>Occupancy:</td>
<td>occupied</td>
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<tr>
<td>Current use:</td>
<td>dance studio, vacant</td>
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<th>5. Boundary Description</th>
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<td>Please attach a plot plan and written description of the boundary.</td>
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<th>6. Description</th>
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<td>Please attach a description of the historic resource and supplement with current photographs.</td>
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7. **SIGNIFICANCE:**

Please attach the Statement of Significance.  **See Attached.**

Period of Significance (from year to year): from _________ to _________ several periods addressed

Date(s) of construction and/or alteration: 1828, 19th-century alterations, 1921-1923

Architect, engineer, and/or designer:_________________________________________________

Builder, contractor, and/or artisan:  Wilson Ruff Co., William W. Eichhom, 1921-1923

Original owner:  **William Williams Keen and Susannah Budd Keen, 1828-1866**

Other significant persons:  **Thomas D. Sullivan**______________________________
CRITERIA FOR DESIGNATION:
The historic resource satisfies the following criteria for designation (check all that apply):

X (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,

X (c) Reflects the environment in an era characterized by a distinctive architectural style; or,

X (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

X (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

8. MAJOR BIBLIOGRAPHICAL REFERENCES
Please attach a bibliography. Included

9. NOMINATOR
Name with Title: Staff of the Philadelphia City Planning Commission

Email_laura.spina@phila.gov

Organization __________________________ Date: April 21, 2016
Street Address_1515 Arch Street, 13th Floor Philadelphia, PA 19102
Telephone_215-683-4638
City, State, and Postal Code: Philadelphia, PA 19102

Nominator □ is X is not the property owner.

PHC USE ONLY
Date of Receipt: 21 April 2016; 26 April 2016 (minor edit)
Correct-Complete □ Incorrect-Incomplete Date: 27 April 2016
Date of Notice Issuance: 29 April 2016

Property Owner at Time of Notice
Name: VMDT Partnership
Address: 401 S. Schuylkill Ave.
City: Norristown State: PA Postal Code: 19403

Date(s) Reviewed by the Committee on Historic Designation:
Nomination for the Philadelphia Register of Historic Places

81–95 Fairmount Avenue (formerly Coates Street)

Historic view of the Coates Street Lumber Wharves with the Philadelphia Plaster Works at center. At the far left is the intersection of Fairmount Ave. and Beach St., where one can see the corner of 81-95 Fairmount Avenue.
Boundary Description:

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, BEGINNING at the intersection of the Northerly side of Fairmount Avenue (56 feet 11 inches wide) and the Westerly side of Beach Street (50 feet wide); thence extending North 71 degrees 40 minutes West, along the Northerly side of Fairmount Avenue, 128 feet 4-1/4 inches to a point; thence extending North 15 degrees 16 minutes East, partly along the Westerly side of a certain 2 feet 6 inches wide alley, 35 feet 3-1/8 inches to a point; thence extending South 70 degrees 41 minutes 34 seconds East, 8 feet 4-1/2 inches to a point; thence extending North 18 degrees 17 minutes East, 1 foot 2 inches to a point; thence extending South 71 degrees 40 minutes East, 29 feet 11-7/8 inches to a point; thence extending North 15 degrees 16 minutes East, 17 feet 6-3/8 inches to a point; thence extending North 70 degrees 56 minutes West, partly along the center of a 2 feet 5 inches wide alley, 100 feet and 7/8 of an inch to the Easterly side of Front Street (60 feet wide); thence extending North 15 degrees 16 minutes East, along the Easterly side of Front Street, 37 feet 1 inch to a point; thence extending South 71 degrees 40 minutes East, 194 feet 91/2 inches to the Westerly side of Beach Street; thence extending South 18 degrees 17 minutes West, along the Westerly side of Beach Street, 92 feet and 3/4 inches to the Northerly side of Fairmount Avenue, the place of beginning.

BEING Nos. 81 to 95 Fairmount Avenue, 704 to 708 N. Beach Street and 707 to 709 N. Front Street, Tax Parcel No. 005N05-0112, Tax Account No. 882966200.

The structure known as 707 and 709 N. Front Street and the structure known as 704-708 N. Beach Street are non-contributing for the purposes of this nomination.
Aerial view of the subject property showing buildings at 81-95 Fairmount Avenue and other structures on the property considered non-contributing for the purposes of this nomination.
Description of Historic Resource: 81–95 Fairmount Avenue (formerly Coates Street)

81-95 Fairmount Avenue in the Northern Liberties of Philadelphia is an adaptively-reused building that was once a row of eight houses built in the early nineteenth century. The two-and-one-half story Federal houses line most of the unit block of Fairmount Avenue at its intersection with Beach Street. The adaptive reuse of the houses is also significant as a manifestation of the reinterpretation of its historical style nearly a century after the houses were built. The building maintains a striking presence in the neighborhood. 81-95 Fairmount Avenue once included the following building addresses that were first assigned to them in the late 1850s: 81, 83, 85, 87, 89, 91, 93, 95 Fairmount Avenue.

81–95 Fairmount Avenue, constructed in 1828, were eight attached dwellings of load bearing, red brick masonry construction featuring a gabled roof. At the east end of the row, a fully articulated “curtain gable” is extant. While this gable type is a familiar form in Philadelphia in the eighteenth and early nineteenth centuries, its popularity and use became fashionable in the late Federal period. The curtain gable end rises the full height of the roof, creating a parapet wall, from which two chimney stacks extend beyond, giving the row a substantial distinction. Centered at the apex of the roofline of the east façade and at the point where the chimneys emerge from the gable, there is evidence of a half-round window that has been bricked up. The west façade bears the same silhouette and construction as the eastern curtain gable, with a pair of chimneys matching the eastern façade. All openings on the western façade have been closed and the remainder of the façade has been covered over with a cementitious

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1 Mortgage: William W. Keen, of the city, currier and Susan B., his wife, to Francis M. Drexel, of the city, portrait painter, for the loan of $3,000 secured by “four contiguous messuages” on the north side of Coates Street between Delaware Front and Oak Street (late Beach Street), 11 December 1828, Mortgage Book G.W.R., No. 12, p. 508; Mortgage: William W. Keen, of the city, currier and Susan B., his wife, to John Graff, of the city, gentleman, for the loan of $2,000 secured by “three contiguous messuages” on the north side of Coates Street at the distance of 80ft eastward from the east side of Front, 11 December 1828, Mortgage Book G.W.R., No. 12, p. 508, CAP.
product that imitates the original brick color. A protruding sill offers evidence of the location and width of an early window at the second floor. The structure also includes two chimneys that match those on the eastern and western curtain gables at the midpoint of the row between what would have been individual houses Nos. 87 and 89 Fairmount Avenue. The 6 brick chimneys are rectangular in plan with the southern chimneys of each set being larger in plan than the northern ones. All six chimneys are tall and massive and reinforce the repetitive nature of what was once eight dwellings.

The south-facing roof is clad in standing-seam metal which is without doubt a replacement of the original roofing material. Some parts of the southern roof have apparent patch work. The northern-facing gable roof has been re-clad in asphalt paper sheathing or tar paper. Set within the south-facing gable roof and centered on the paired second-story windows of each of the eight units, a Federal-style dormer with arched lintel and framing pilasters, projects eight times. The extant dormers are either modified from the original or are very sensitive recreations made in the early 1920s, as pre-renovation photos show nearly identical dormers to those that exist today though originally, the roofs of each dormer were slightly arched, as opposed to the current gabled configuration. At least one of the extant dormers located on number 85 Fairmount Avenue, is a total reconstruction. In fact, many modifications of the building took place in the years 1921-23 as part of a more comprehensive, but skillful renovation that will be discussed later in this document. On the north facing gable roof, 6 dormers, identical to those facing south in placement and proportion are also extant, though all appear to have been clad with the same asphalt or tar paper as the rest of the northern roof. Some of the north facing dormers are glazed, albeit in a haphazard manner.

Standing two-and-one-half-stories, the eight former houses represent eight equal units of width. Each house included two windows on the second floor, totaling sixteen windows across the entire composition. First floor windows are slightly taller than second floor windows. Second floor windows are aligned atop first floor windows in the primary elevation. This configuration is broken only by two over-scaled arched doorways centered below the windows of numbers 83 and 95 Fairmount Avenue that replace the original door and window pair of those two units. All other bays of the building that originally featured a residential-scale entry door have been replaced in the early 1920s with windows matching the symmetrical order of the remainder of the façade. Featuring simple metal-clad wood sills at both floors, each window within the first and second floor is flanked by operable wooden shutters with a two-panel configuration, though several are currently missing. Those shutters that remain are perfunctory and insubstantial replacements of those of the 1920s renovation which were louvered on the second floor and paneled on the ground floor. Photographs of the post-WWII era demonstrate that the early 1920s renovation included shutters of that description.

Defining the uppermost part of the primary elevation wall of the building where the gable begins, is an elegant and complex cornice composed of several courses of brick
and topped with a composite wood molding. At the base of the cornice, a course of cavetto molded brick is laid under a standard brick header course topped by a single quarter-round course of brick. Above the rounded brick course the wooden cornice begins, starting with a simple large bead, then flat stock and finally topped with a cyma recta molding before transitioning into the metal flashing at the base of the roof. An integrated in-roof gutter system is formed by the cornice, interrupted three times along the length of the building by downspouts that fully break the brick portion of the cornice but exactly replicate its profile. Those downspouts drain into wall-mounted scuppers trimmed in a manner consistent with the cornice, which include leaders that direct water down to thick metal boots and drain it into pipes below the sidewalk. Photos pre-dating the early 1920s renovation of the property show this to be a 19th-century location of leaders in the roof drainage system. On the north side of the property, a more simple cornice of 4 courses of corbelled brick serves as the transition from wall to roof.

Of the eight former houses, the first two—81–83 Fairmount Avenue—has served as one unit since at least the mid-nineteenth century when the addresses were first sold individually. This imposing corner property features five irregular apertures at the east elevation. 81–83 Fairmount is four bays wide, and within the western two bays at the first floor is an elegant, wide, single-leaf Federal style doorway, which is one of two added during the early 1920s conversion of the structures for office use. The aperture is defined by brickwork in a segmental arch, beneath which is a fanlight divided into nine panes of glass. A single, eight-panel wood door is flanked by intricately divided glass lights atop unadorned wooden panels. This whole composition is held within the margins of the wide fanlight. The doorway is accessed by a set of marble steps, which is flanked by delicate and well-crafted wrought iron hand rails reflecting a chinoiserie lattice motif emblematic of the Colonial Revival style. A wrought iron boot scraper set atop a small block of granite is situated at the eastern end of the marble steps. At number 95 Fairmount Avenue, an identical Federal style opening was created in the early 1920s which survives today in a more compromised condition than its eastern companion. The western Federal Style doorway is missing the elegant fanlight and side lights that the eastern door possesses and its entry has only one step due to the grade change in Fairmount Avenue in this block, with a similar but simpler wrought iron chinoiserie lattice hand rail that is extant on either side of the step.

Extending to the north, from the rear of 81-83 Fairmount Avenue, is a 2-story ell of load bearing, red brick masonry construction that was likely constructed between 1875 and 1895. The ell is one room in depth, extending to the northern extremity of the original property line. A more modern, single story masonry addition without side-facing windows appears to be present over the entire width of number 95 and a portion of number 93.

To the west of the second of the eight units, containing Nos. 85, 87, 89, 91, 93 and 95 Fairmount Avenue, six units maintain a consistent rhythm of fenestration with the
exception of the large door opening on the westernmost address. Given a logical presumtion of how the original primary façade would have been composed – that is, with four pairs of residentially-scaled doors distributed over the length of the Fairmount Avenue elevation to access eight houses - and how its current window openings are arranged, it can be reasonably assumed that 5 of the first floor window openings are original and that all on the second floor are as well (though not the windows or hardware themselves). The overwhelming amount of brick masonry infill was done in a consistent Flemish bond at the original exterior wall and bricks were toothed into the existing fabric in many locations. The brickwork that is currently manifested on the entirety of the south elevation is a mixture of the original brick of the early nineteenth century as well as the brick used in 1921-23 that represented the greatest amount of reconfiguration of the first floor for a new use. Some amount of brick – especially at grade – is laid up in a corrupted version of common bond, though evidence of headers and rows of headers is present between all basement windows that replaced original brick in 1921-23.

The earliest brick is that of the chimneys, the north elevation of the building and portions of the south elevation, and especially at the extreme western corner of No. 95 Fairmount Avenue. The termination of the Flemish bond field is defined by a “Queen Closure” of stretcher, ½-header, header at that building corner – a distinctive hallmark of masonry set up in this bond pattern in the early 19th-century. Most of the brick of the primary elevation on Fairmount Avenue is very poorly pointed; the earliest pointing of the brick is only manifested in a few locations. In addition, the brick exhibits a variety of wear conditions and ages, however it is doubtful that any significant change occurred in the primary elevation after its adaptive reuse was completed in the early 1920s. Though the building was altered in the early 1920s by way of a significant Colonial Revival renovation, it nevertheless maintains the same aspect and relationship to the original street grid that characterized it when it was first constructed.
Looking northwest. The primary façade of the building faces Fairmount Avenue. The Beach Street elevation is indicated to the right side of the photo. This nomination does not include the structure of six bays that is immediately to the north of 81-95 Fairmount Avenue along Beach Street.

Looking northeast. The great brick chimney stacks at the end of the row, and at the middle of its length rise dramatically from the gabled roof. We see three of the five original sets of chimney stacks in this row. Two sets of chimneys were lost in the renovation of the building for office purposes in 1921-23.
Looking north – one of a pair of overscaled Colonial-Revival doors including fanlight and paneled door with elaborate side lights. The hand rails are wrought iron and display a chinoiserie lattice inset that recalls eighteenth-century Georgian decorative motifs. Date: 1921-23, for the offices of the Terminal Warehouse Co.

Looking west – detail of marble slab steps at east entrance door to 81-95 Fairmount Avenue.
(Left) Looking southwest. East elevation of No. 81 Fairmount Avenue showing the curtain gable, chimneys, and the ghost of the half-round window that has been infilled with masonry. One of six dormers on the north side of the building is visible just behind the northern chimney. The original composition of windows in this elevation is not discernable. (Right) The western curtain gable wall bears the same silhouette as the east though all window openings have been infilled and brick has been covered over with a cementitious product, colored to match the existing brick.
This window opening was once a door opening that provided access to one of the original eight dwelling units. Flemish bond is used in the infill repair. The first floor window sill is wood, covered with painted galvanized metal. The “rat tail” shutter dogs probably held back shutters that were installed during the 1921-23 renovation. The basement windows are early twentieth century additions in that their heads are formed by common bond brick stretchers supported by a steel angle, and their sills are a simple rowlock header course.
Masonry cantilevered cornice stop, at 81 Fairmount Avenue

Side-by-side comparison of dormers on 81-95 Fairmount Avenue. Left, the dormers once had an arched roof in this photo courtesy the Friends Historical Library of Swarthmore College showing 81-83 Fairmount Avenue when in use as The Beach Street Mission. On the right, the condition of the dormers today, with a peaked roof, though still in the spirit of the originals.
(Left) Brick at the southwest corner of the structure (at number 95 Fairmount Avenue) illustrates original masonry and Queen Closure detail of the 1828 Flemish bond brick. (Right) Flemish bond brick at the southeast corner of the structure (number 81 Fairmount Avenue) illustrates Flemish bond infill, likely from the 1921-23 renovation. Photographic evidence from before the 1921-23 renovation shows this corner to have been occupied by a storefront with a window/panel configuration.
Significance: 81–95 Fairmount Avenue

The building at 81-95 Fairmount Avenue possesses significance under Criteria for Designation a, c, d, and j of section 14-1004(1) of the Philadelphia Code and should be listed on the Philadelphia Register of Historic Places. The former row house property still exhibits its original early Federal style characteristics despite a significant, but sensitive Colonial Revival renovation in the early 1920s. This renovation bears its own historic significance, being conducted under the ownership of Thomas D. Sullivan, founder of the Terminal Warehouse Company, who transformed the row into a headquarters for his growing company. The renovation is also noteworthy in that its modifications to the building, nearly a century ago, restored, reinforced and sometimes augmented the original Federal style qualities on the block of former houses. 81-95 Fairmount Avenue is also a rare, and perhaps singular, surviving example of a once very common building type of the early Philadelphia waterfront between Front Street and the Delaware River. Additionally, 81-95 Fairmount Avenue exemplifies the cultural, social, and historical heritage of the Northern Liberties Community, having served as the Beach Street Mission, representing the first facility of the still-in-existence “Guild House” organization. The block of houses was owned by and associated with two noteworthy Philadelphia
manufacturers, Thomas Powers and John Campbell Harris, who set up their manufacturing facilities adjacent to these properties. Furthermore, in the period after 1921, the buildings bear an additional significance, having served as the headquarters of the Terminal Warehouse Company, the largest such company in Philadelphia at the time and second largest in the country. The headquarters was maintained at this location until 1967.

Criteria A:
(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

Early development
In the 1820s, when Beach Street was first established and the Delaware River banks were pushed back sufficiently by wharves, the property fronting the north side of Fairmount Avenue between Front Street and Beach was finally able to realize its full economic potential. Having recently inherited the property, siblings George K. Budd and Susannah Budd decided to divide it up along Fairmount Avenue between each
other. George K. received the Budd Family house and corner lot at Front Street and Susannah and her husband William Williams Keen (b. 1797) took the lot at the corner of Beach and Fairmount.\(^2\) Susannah and William W. immediately improved their lot by building eight row houses, financed in part with money borrowed from John Graff and Francis M. Drexel,\(^3\) which would become present-day 81-95 Fairmount Avenue.

**Thomas H. Powers (1812–1878) and John Campbell Harris (1840–1916)**

Two of the most noteworthy owners of the property at 81-95 Fairmount Avenue were Thomas H. Powers and his son-in-law John Campbell Harris, both prominent Philadelphia manufacturers, who in their own right, each succeeded in business and innovation. Adjacent to their properties at 81-95 Fairmount Avenue they built facilities for manufacturing and for support that capitalized on the convenient waterfront location.

A birthright Quaker of Philadelphia, Thomas Henry Powers was born on October 17, 1812, one of two children of Thomas and Susan (Pearson) Powers. At seven years old Powers was enrolled in the Ludwick School, once located in the 600 block of Walnut Street. Having shown a great aptitude in science, Powers first apprenticed with Daniel B. Smith in 1828, who operated a pharmacy at Arch and Sixth Streets and later formed a partnership with William Hodgson, Jr., for which Powers continued to work.

In 1835, Powers was elected a trustee of the Philadelphia College of Pharmacy, a post he served in for roughly six years. After graduation, Powers continued working for Smith & Hodgson, where he eventually became a minor partner.\(^4\) During this time, the nascent and rapidly developing pharmaceutical world developed a more refined alternative to opium called “morphia.” Powers suggested manufacturing the new drug to his business partners—an idea which was rejected as too risky.\(^5\)

In 1836, an established chemical manufacturer named John Farr, took an interest in the work of Powers, which lead to him leaving Smith & Hodgson to work for Farr. The firm of John Farr & Co. had been founded on what is now Fairmount Avenue, above

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\(^{2}\) Deed: George Knight Budd, of the city, merchant, and William W. Keen, of the city, currier, and Susan B., his wife, to Charles Keen, of Kensington, esquire, for the house and entire lot between Front and Beach Street, 21 March 1828, Deed Book G.W.R., No. 25, p. 635; Deed: Charles Keen, of Kensington, esquire, to William W. Keen, of the city, currier, and Susan B., his wife, for a lot on the west side of Oak Street and the north side of Coates Street, 22 March 1828, Deed Book G.W.R., No. 25, p. 632; Deed: Charles Keen, of Kensington, esquire, to George Knight Budd, of the city, merchant, for a messuage and lot on the east side of Delaware Front Street and on the north side of Coats Street, 22 March 1828, Deed Book G.W.R., No. 25, p. 633, CAP.

\(^{3}\) Mortgage: William W. Keen, of the city, currier and Susan B., his wife, to Francis M. Drexel, of the city, portrait painter, for the loan of $3,000 secured by “four contiguous messuages” on the north side of Coates Street between Delaware Front and Oak Street (late Beach Street), 11 December 1828, Mortgage Book G.W.R., No. 12, p. 508; Mortgage: William W. Keen, of the city, currier and Susan B., his wife, to John Graff, of the city, gentleman, for the loan of $2,000 secured by “three contiguous messuages” on the north side of Coates Street at the distance of 80ft eastward from the east side of Front, 11 December 1828, Mortgage Book G.W.R., No. 12, p. 508, CAP.

\(^{4}\) “A Memoir of Thomas H. Powers,” 42, 43.

\(^{5}\) Philadelphia College of Pharmacy and Science, *The First Century*.
Fourth, Powers dedicated all of his energy to the business for several years, allowing, in part, for the reputation of the firm to growth rapidly.

In 1841, Powers married Anna Matilda Cash, together having two children—only one of which, Mary Powers, would survive to adulthood. Also in 1841, John Farr & Co. became Farr, Powers, & Weightman, which evolved to Powers & Weightman in 1847 upon the death of Farr. The company’s manufactory was subsequently removed from Northern Liberties and relocated to the falls of the Schuylkill. One of the great successes of the firm was the more economical manufacture of alkaloids of cinchona barks in a condition of purity, for which Powers was eventually recognized by the Franklin Institute with a Gold Medal in 1874.

Beginning in 1869, Thomas H. Powers had purchased several parcels in the vicinity of Delaware Avenue and Fairmount Avenue. By 1872, Powers owned the entire block bounded by Delaware Avenue at the east, Fairmount Avenue at the south, Beach Street at the west, and Canal Street at the north. Immediately to the west across Beach Street, Powers also purchased a number of the lots fronting Beach Street between Fairmount and Noble Streets and most of a row of building on the north side of Fairmount Avenue which included 81-85, and 89-95 Fairmount Avenue.

Powers died in 1878, leaving Weightman as the sole chemist, manufacturer, and financier of Powers & Weightman. The company merged with Rosengarten & Sons in 1905, which was eventually purchased by Merck & Co.

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5 George B. Griffenhagen and Mary Bogard, History of Drug Containers and Their Labels, Publication American Institute of the History of Pharmacy, n.s., 17 (Madison, WI : American Institute of the History of Pharmacy, 1999), 86.
6 “A Memoir of Thomas H. Powers,” 45, 47.
7 Deed: Charlotte H. Brahan to Thomas H. Powers, 26 April 1869, Deed Book J.T.O., No. 243, p. 43; Deed: James M. Patten and wife to Thomas H. Powers, 29 April 1869, Deed Book J.T.O., No. 243, p. 46, CAP.
8 Deed: John Friend and wife to Thomas H. Powers, 1 March 1870, Deed Book J.A.H., No. 28, p. 343; Deed: Andrew J. Geiger to Thomas H. Powers, 22 June 1872, Deed Book J.A.H., No. 253, p. 466, CAP.
11 Griffenhagen and Bogard. History of Drug Containers, 86.
Powers’ daughter Mary married John Campbell Harris in 1869 and the young couple lived with the Powers at 1607 Walnut Street. Born April 10, 1840, John Campbell Harris was the son of Dr. Stephen Harris (1798-1851) and Marianne Smith (1889)\textsuperscript{15}. After being educated at Central High School in Philadelphia, he studied law and subsequently became a lieutenant in the U.S. Marine Corps under the command of his uncle, Colonel John Harris. He remained in the Marines until 1869.

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After his marriage to Mary Powers, John Campbell Harris established himself as a manufacturer in Philadelphia, likely with financing provided by his father-in-law. Harris was the owner of 87 Fairmount Avenue as of 1872, while his father-in-law was in the process of acquiring most of the other properties on the block.

J. Campbell Harris established a partnership with Benjamin R. Smith, forming Smith & Harris. The company was located at the Fairmount Avenue wharf. Smith and Harris had been working to improve the chemical compound to create better forms of plaster for specific purposes. Even prior to that, Smith and Harris had been in business as early as 1869, making a new and improved fertilizer.

After a fire in September 1870, Smith and Harris built a new facility. Upon the completion of their new facility, the company referred to the works as the “Philadelphia Plaster Works, Smith & Harris.” According to Hexamer’s first survey in 1871–72, the Philadelphia Plaster Works was a modern facility.

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By 1895, Campbell had sold J. Campbell Harris & Co to Lesley & Trinkle but the Powers Estate still owned the land on Fairmount Avenue. Harris had children that were grown by that time, but were still living at the family's new home “Ravenswood” on School House Lane in East Falls. Harris died on April 1, 1916 in Germantown and was buried at Saint Thomas Episcopal Church at Whitemarsh.

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**Thomas D. Sullivan (1861–1929) and the Terminal Warehouse Company**

Thomas D. Sullivan was born on May 3, 1861 to Cornelius and Julia (Gleason) Sullivan in Avondale, Chester County, Pennsylvania. The son of Irish immigrants, Sullivan arrived in Philadelphia at the age of eighteen and obtained employment in the Richmond Grain Elevators, which led to his interest and understanding of the warehouse business.

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In 1904, Sullivan founded the Terminal Warehouse Company, which eventually became the second largest enterprise of its kind in America. Sullivan, himself, controlled the Terminal Commerce Building, Inc.; served as vice president of the Northern Trust Company and director of the Tradesman's National Bank. He was also a member of the Union League, the Huntington Valley and Old York Road Country Clubs. He also had connections to a number of Philadelphia institutions, most notably Temple University whom he provided a bequest to build a new grand Collegiate Gothic library which was completed in 1936 and today is known as Sullivan Hall. While records prove that Thomas D. Sullivan operated a warehouse company in years prior, all accounts of his life and business point to 1904 as the year that the Terminal Warehouse Company was founded.

Sullivan died on November 11, 1929 and is buried in Holy Sepulcher Cemetery in Cheltenham, Pennsylvania.
In 1920, Sullivan turned his attention to acquiring the Thomas H. Powers properties on Fairmount Avenue. In January he bought the former site of the J. Campbell Harris & Co, which stretched from Fairmount Avenue to Canal Street and Delaware Avenue to Beach Street for $150,000.25 Six months later, he acquired the estate’s remaining properties at the northeast corner of Fairmount Avenue and Beach Street.26 To these purchases he added 85 and 95 Fairmount Avenue to complete his acquisition of the entire row of buildings on the north side of Fairmount Avenue.27 By June 1921, Sullivan had begun work on his new property.

The Wilson Ruff Co. was contracted to make additions and alterations to the property in the amount of $30,000.28 This included all of the houses located along 81–95 Fairmount Avenue.

In December 1922, Sullivan was granted a permit to “take out partitions, reinforce joists with I-beams and brick up openings, fix plaster and general repairs.” The application was submitted by William W. Eichhom of 615 W. Dauphin Street. It

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25 Deed: Girard Trust Company, trustee under the will of Thomas H. Powers, and Mary Powers Harris, to Thomas D. Sullivan, 8 January 1920, Deed Book J.M.H., No. 703, p. 590, CAP.
26 Deed: Girard Trust Company, trustee under the will of Thomas H. Powers, and Mary Powers Harris, to Thomas D. Sullivan, 7 June 1920, Deed Book J.M.H., No. 883, p. 441, CAP.
27 Deed: William Trost, Jr., to Thomas D. Sullivan, 17 August 1920, Deed Book J.M.H., No. 984, p. 12; Deed: Daniel J. Connelly, guardian of the estate of Thomas J. Stanton, alleged lunatic, and Mary Stanton, to Thomas D. Sullivan, 6 September 1922, Deed Book J.M.H., No. 1370, p. 148, CAP.
28 “Activities in Real Estate,” Philadelphia Inquirer, 14 June 1921.
appears as though Sullivan restored the houses at 81–95 Fairmount Avenue to a Federal period appearance during this renovation, as there are no subsequent permits and the buildings appear to be restored by WWII-era photographs. The Terminal Warehouse Company was housed at this location upon completion of the renovation.

The renovation to 81-95 Fairmount Avenue was extensive but restorative for the structures, which had already been altered from their original appearance. It involved the removal of most interior load-bearing partitions between houses, a fundamental change to the building that likely involved a sophisticated engineering effort to facilitate the repurposing of 8 houses into a functioning commercial office space. At the same time, a large number of other improvements and repairs were made to the buildings. The third-story addition on number 85 Fairmount Avenue was removed and the roofline was unified with the rest of the block. All existing dormers were either repaired or rebuilt to match the earlier ones, with a slight difference in that instead of slightly arched roofs, the dormers were outfitted with shallow peaked gables. Two sets of the original 1828 chimney stacks were removed but those on either end of the building as well as the center pair were left expressed on the exterior. A new in-roof drainage system replaced the original with new leaders, and scuppers. This new drainage system appears to engage the cornice in the same locations as the original roof drainage system.

It was also during this renovation that all residential doors at street level along Fairmount Avenue were removed and either replaced with windows or new large-scale fanlight door ensembles over an original door and window pair. The replacement windows were installed to match the previous six-over-six sashes and had shutters and shutter hardware to match the other windows at the ground floor level. Each of the two new door assemblies were installed with wide side-lights and were much larger than a residential door to reflect the building’s new purpose as a corporate headquarters. In front of both new doors on Fairmount Avenue, new marble stairs were installed with finely detailed wrought-iron railings in a chinoiserie lattice motif. Windows near grade level were installed to bring light into the basement level at each window bay, except at the locations of the new doors and one location which was reserved for the installation of a new areaway.

The Colonial Revival Style that Sullivan’s designer applied to the houses at 81-95 Fairmount Avenue fits in well with the original Federal style of the property but also with a larger movement taking hold throughout the country in the 1920s in favor of a return to the architecture of the past. This Colonial Revival was fueled by a climate of nostalgia for the country’s first decades, prompted by a world war, a spike in immigration, the Red Scare and Bolshevik Revolution among other events. The spirit of the movement, however, was not necessarily attempting to “get it right” in

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29 Building History Cards, 1906 to 1964, CAP; checked all address and corner address combinations for this site.
30 Permit No. 13837 of 1922, 4 December 1922, Philadelphia Building Permits, CAP.

Nomination of 81–95 Fairmount Avenue
terms of perfect restoration, but rather to reflect a sense of authenticity and fondness for the past. Thomas Sullivan’s renovation of 81-95 Fairmount Avenue fits in perfectly with this narrative. The houses, by that time already compromised, were not perfectly restored to their original 1828 state, but were instead, carefully reworked by a sensitive designer to fit a new purpose but remain stylistically harmonious with the original design.

In 1925, Sullivan made his nephew Ernest V.D. Sullivan vice president of the Terminal Warehouse Company. Ernest then succeeded his uncle as president upon his demise in 1929. By this time, the company had grown significantly. In 1931, the company controlled “14 buildings devoted to warehousing of merchandise” with a “fleet of sixty-six trucks.” This amounted to roughly three million square feet of storage space. By this time the Terminal Warehouse Company was considered to be the largest of its kind in Philadelphia. Nationally it was second only to the Bush Terminal Company in New York City.32

The Terminal Warehouse Company continued to expand through the 1950s. While controlling interest in the company was sold outside of the family, Ernest V.D. Sullivan continued to serve in various executive capacities in the Terminal Warehouse Company until his death in 1945.33

When Ernest V.D. Sullivan’s estate was finally settled, Peter Crosby, a Washington, D.C. builder, announced his plans to purchase the company for twenty million dollars. While the company was sold, its management remained the same, as well as its headquarters until 1967.

In October 1967, the Terminal Warehouse Company announced that it was removing from its longtime headquarters at 81 Fairmount Avenue to a one-story building of 131,000 square feet on a seven and a half acre site in the park on the North South Freeway in New Jersey.

Criteria(s) C and D:
(c) Reflects the environment in an era characterized by a distinctive architectural style;
(d) Embodies distinguishing characteristics of an architectural style or engineering specimen;

Period of Significance: 1828–1866, 1921-1929

Statement of Significance:
81–93 Fairmount Avenue embodies distinguishing characteristics of the Federal style of architecture as originally constructed in the early 19th Century and also as renovated in the early 1920s. It also well-represents the environment of the Delaware

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waterfront, which, prior to the twentieth century was largely characterized by buildings of this style and scale. Along the waterfront of the Delaware River, similar examples of long rows of Federal style buildings have almost all been lost to more modern development and/or large infrastructure projects. 81–95 Fairmount Avenue stands as a last vestige of this once common element of the architectural landscape that defined the Delaware waterfront, rendering this group of houses particularly distinctive and important amidst the current built environment.

Real estate advertisement published in the Philadelphia Inquirer in 1859.

By 1828, 81–95 Fairmount Avenue was present on the current site in the form of eight red brick Federal style houses. At this time George Knight Budd and Susannah Budd Keen divided their inheritance on Fairmount Avenue and Susan and her husband William W. received the lot at Fairmount and Beach Streets and built the row of houses on it. The Keens maintained ownership over the properties through 1866. From 1828 through 1866, the Keens used these properties as housing for working class and middling income people, appropriately advertising them as “pleasant” to refer to their modest scale. A wide range of individuals lived on the property from all manner of backgrounds.

In 1866 the Keens undertook efforts to sell the properties. Numbers 81 to 93 were sold to various parties: 81–83 to Constantine McLaughlin, a liquor dealer; 85 to Casper Braede, a cordwainer; 87 to John McCoy, a watch and clock dealer, who also purchased 91 and 93; and 89 to Jacob Frederick Siegle, a glazier. At some point after this, the house at 85 Fairmount Avenue was altered to become a full three-story building with a flat roof. In 1870, Thomas Powers purchased 81–83 Fairmount

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36 Deed: Charles Keen, of Kensington, esquire, to William W. Keen, of the City of Philadelphia, carrier, and Susan B., his wife, 22 March 1828, Deed Book G.W.R, No. 25, p. 632. See also notes 21 and 23, above.
37 "For Rent." Philadelphia Inquirer, 23 July 1859.
38 Deed: William W. Keen, of the 24th Ward, carrier, and Susan B., his wife, to Constantine McLaughlin, of the 11th Ward, liquor dealer, 2 October 1866, Deed Book J.T.O, No. 1, p. 40.
41 Deed: William W. Keen, carrier, and Susan B., his wife, to Jacob Frederick Siegle, glazier, 18 May 1866, Deed Book L.R.B., No. 179, p. 301.
42 Photograph of Beach Street Mission.
Avenue. Powers also used his son-in-law J. Campbell Harris to acquire 87 Fairmount Avenue in 1872. All of which coincide with the construction of their plaster works immediately adjacent. The houses were still divided during this time and used as rental properties, as well as space for the operations of J. Campbell Harris & Co. Quakers themselves, Powers and Harris both allowed the Beach Street Mission No. 1 to rent 81 Fairmount Avenue for a nominal rate during this time. In 1880, when the Society of Friends was seeking to enlarge the space beyond the first floor, Harris agreed to pay for any needed renovations. The Hicksite Quakers remained until 1899, when Harris sold his business to another company. 81–93 Fairmount Avenue remained under the control of the Powers Estate for another two decades.

The next major change to the site occurred in the 1920s. In June 1920, Thomas D. Sullivan, owner of the Terminal Warehouse Company, purchased 81–83 Fairmount Avenue, as well as the parcels at numbers 87, 89, 91, and 93 from the Powers Estate. A few months later, Sullivan was able to purchase 85 Fairmount Avenue. In 1921, Sullivan transferred the title to the buildings to his business, the Terminal Warehouse Company. The following year he acquired the last house in the row, 95 Fairmount Avenue, and shortly after located the office at 81 Fairmount Avenue. In preparation for using the former row houses as the company headquarters, Sullivan restored the row to a Federal period appearance, albeit with compromises. The Terminal Warehouse Company went on to become the second largest of its kind in America and its headquarters remained at 81 Fairmount Avenue. The property was eventually sold to the Mount Corporation in 1965, though its offices remained at the site until 1967.

Aside from rearranging some of the apertures and other previously described alterations, the renovation involved removing the third story addition from 85 Fairmount Avenue, and restoring continuity to the roofline of the entire row. The choice to restore these buildings to a Federal appearance reflects a national trend toward preserving Federal-period architecture and the construction of new buildings, as a subset of the Colonial Revival style. This trend toward Federal style

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45 Deed: Catharine Christoph, widow, to John Campbell Harris, manufacturer, 17 February 1872, Deed Book J.A.H., No. 212, p. 533; Deed: John Campbell Harris, manufacturer, and Mary P., his wife, to Thomas H. Powers, 6 March 1872, Deed Book J.A.H., No. 233, p. 472, CAP.
47 Deed: Girard Trust Company, trustee under the will of Thomas H. Powers, and Mary Powers Harris, to Thomas D. Sullivan, 7 June 1920, Deed Book J.M.H., No. 883, p. 441, CAP.
48 Deed: William Trost, Jr., to Thomas D. Sullivan, 17 August 1920, Deed Book J.M.H., No. 984, p. 12, CAP.
49 Deed: Thomas D. Sullivan to the Terminal Warehouse and Transfer Company, 21 September 1921, Deed Book J.M.H., No. 1456, p. 538 and 1 September 1921, Deed Book J.M.H., No. 1477, p. 124, CAP.
50 Deed: Daniel J. Connell, guardian of the estate of Thomas J. Stanton, alleged lunatic, and Mary Stanton, to Thomas D. Sullivan, 6 September 1922, Deed Book J.M.H., No. 1370, p. 148, CAP.
51 Deed: Terminal Warehouse Company to Mount Corporation, 4 January 1965, Deed Book C.A.D., No. 358, p. 336, CAP.
and the colonial aesthetic was evident in Philadelphia in particular, which, in April of 1921, had been awarded the honor of hosting the nation’s Sesquicentennial celebration by the United States Congress, to be held in 1926.\textsuperscript{52}

For his part in the retrofitting of 81-95 Fairmount Avenue, Thomas Sullivan brought the row of former houses back to a harmonious composition in line with the initial construction style. While differences do exist between the 1921-23 renovation product and the original built fabric, the renovation nonetheless was representative of the original style and bears its own Colonial Revival architectural significance. This renovation was both restorative and additive in terms of historic value to the property.

81–93 Fairmount Avenue is a survivor from the Federal period in Philadelphia and, more specifically, in Northern Liberties, an area that has one of the least intact historic built environments in the city. At one time, houses in the Federal style could be found all along the waterfront within the first block or two of the city. Almost all of them have been demolished before or at the time of the development of I–95.

Given the socio-economic class of people who worked near the docks and on the waters of the Delaware River, many rows of dwellings were articulated boldly in the Federal style, but in a two-and-one-half-story form, few of which survive at the waterfront to-date. For instance, along Water Street, at Spruce, a strong row of Federal houses with massive chimney stacks was present, articulated in the two-and-one-half-story format.\textsuperscript{53} These houses were distinctive examples of Federal architecture constructed for the “middling sort” in the eighteenth century. While the house type itself is not unusual or unfamiliar in other parts of Philadelphia today, this example in particular is located within and highly representative of the Philadelphia waterfront.


\textsuperscript{53} Penrose Pictorial Philadelphia Collection, HSP.
Federal period houses near the waterfront, near Dock Street. Courtesy the Historical Society of Pennsylvania.

**Criteria J:**
(j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

**Period of Significance: 1879-1899, 1921-1967**

81-83 Fairmount Avenue exemplifies the cultural, economic, social, and historic heritage of the Beach Street Mission, later to become known as the Friends Neighborhood Guild. As the first “Guild House” in the city, the subject building is a landmark of that organization’s establishment and its first two decades in operation. Furthermore, 81–95 Fairmount Avenue is significant because of its use as the headquarters building for the Terminal Warehouse Company in Philadelphia - an entity that went on to become the largest warehouse company in Philadelphia and the second largest in America.

81-83 Fairmount Avenue was owned by Thomas H. Powers, a birthright Quaker, who provided the newly formed Beach Street Mission with an affordable space to serve the underprivileged children of the community. These two easternmost units on the block are the first site of a formal, organized, and neighbor-based social welfare program established by the Religious Society of Friends, Hicksite Quakers, in Philadelphia. It was the first in a long line of city-wide efforts in social welfare administered by private citizens and/or organizations that had interest in the improvement of the greater population as a whole. 81-83 Fairmount Avenue also represents and exemplifies the cultural, economic, social, and historical heritage of the settlement house movement and the private commitment to social welfare in the last quarter of the nineteenth century in Philadelphia.
Beach Street Mission (Friends’ Neighborhood Guild)
In reaction to Philadelphia’s growing poor immigrant population – particularly in the Northern Liberties – by the third quarter of the nineteenth century, the Friends’ Neighborhood Guild was established as Friends’ Mission No. 1 in December 1879 by “an Association of charitably inclined members” of the Religious Society of Friends. The Hicksite Quaker founders first called it the “Beach Street Mission” after its location. The organization prepared the site for occupation as early as November 1879.

The “Friends’ Mission No. 1” opened its doors on January 11, 1880 to fifty-three “scholars,” teaching “Bible and deportment” to boys and girls “with no refining influence.”\footnote{Jean Barth Toll and Midred S. Gillam, ed., Invisible Philadelphia: Community Through Voluntary Organizations (Philadelphia: Atwater Kent Museum, 1995).} The “mission hall” occupied the first floor of the building, which was owned by the Estate of Thomas H. Powers.
Everything in the room is characterized by the same plainness, which
imparts so impressive an appearance of simplicity to the interior of a
Friends’ meeting. 55

As an early publication states, the aims of the organization were accomplished:

1. By the study of the Bible in the First-day School
2. By numerous visits to their homes by the Superintendent
3. By affording wholesome recreation through games, entertainment, picnic,
etc.
4. By developing their bodies through gymnastic exercises.
5. By giving lessons in sewing, cooking and instruction to mothers in the care of
their children. 56

At that time immigrant-born children started school at about eight years old and
completed their studies by twelve to earn a living. Because of this, the First-day School
or Mission School offered night courses. Older boys enjoyed “Object Teaching,
Arithmetic, Writing, and Drawing,” while girls generally were enrolled in “sewing
school” with some general conversation coursework.

Temperance being an important topic of the day, the Quakers also worked to
influence the youth of Northern Liberties on this subject. They lobbied the
Philadelphia Court of Quarter Sessions on various issues related to alcohol sales and
consumption. In March 1890, D. Henry Wright, Chairman of the Committee of Friends’
Mission, represented the “Beach Street Mission,” before the court in objecting to the
application for a saloon at 85 Fairmount Avenue because the neighbors were too
fearful to make a public statement against the saloon. 57

Over time, like many early charities and settlement houses in the city, the mission and
methods of the Friend’s Neighborhood Guild evolved. In July of 1887 for instance, the
mission participated in the “Country Week Association,” taking 80 poor children from
the city on an excursion out of the city to Cape May, New Jersey. 58 Trips like these
would continue over the years.

After nearly 20 years of daily occupation and the changing industrial nature of the
neighborhood, the Friends Mission began to look for a new facility.

During the holding of First-day School, sewing school and boys’
evenings (Third- and Fifth-days) the room is filled, with others waiting
an opportunity to be admitted. Were it possible to secure a building
where we could have the larger children separated from the smaller,

57 “Protesting Neighbors People Who Object to the Location of Saloons in Their Vicinity,” Philadelphia Inquirer, 20 March 1890.
58 “Off to the Countrythe First Regular Excursion of the Country Week,” Philadelphia Inquirer, 1 July 1887.
and in which the sanitary conditions were not a constant menace to health, we believed we could extend our sphere of usefulness in this locality. Insufficient light is a great detriment to the children in the sewing school. The vitiated air, due to our inability to properly ventilate the rooms, to the adjoining saloon and stable, and to the damp cellar, renders the room unpleasant, as well as unhealthy.59

In early 1899 however, the “Beach Street Mission” was forced to close its doors before locating a replacement facility.60 This led to an interruption of most of the Mission’s service for nearly a year between the winter of 1899, until the time when the new building opened in November. While an immediate search for a new facility began at the time of the closure, price and location did not unite immediately.

A good sized house, situated at 151 Fairmount Avenue, has been purchased for $4,300, $4,000 of which was furnished by an interested friend on a mortgage at 4 per cent. Some interior alterations were necessary, as well as painting and papering throughout, and general repairs. A statement of expenses, together with a list of contributions, is given below. The house will be open for inspection by contributors and others on Fourth-day, Eleventh month 8, from 4 to 9 p.m., and all interested are cordially invited to avail themselves of this opportunity.

The Guild stayed at the 151 Fairmount Avenue location into the 1920s and then moved to Fourth and Green. In the twentieth century its mission shifted towards vocation training, scholarship, social services and subsidized housing, the most notable example of which is the Venturi and Rauch designed Guild House on Spring Garden Street, built in 1963 with the collaboration of Cope and Lippincott Architects. The Guild continues to serve the Philadelphia community even today.

Terminal Warehouse Company:
81–95 Fairmount Avenue, have significant character, interest and value as part of the evolution of the Northern Liberties waterfront and, in particular, represent the enlargement and operation of the Terminal Warehouse Company, which was founded by Thomas D. Sullivan in 1904 and became the second largest terminal warehouse operation in America.

Thomas D. Sullivan’s extensive renovation of these properties is significant both for the fact that the structure served as the headquarters for his large business which was emblematic of the environment once found on the Philadelphia waterfront but also because of Thomas Sullivan’s own personal significance in the history of Philadelphia. His careful renovation and adaptation of the property is also representative of a national mood in the early 1920s and is an excellent example of Colonial Revival in its own right. His improvements added to the historic value of the

60 "Yearly Meeting Committee Reports, Women and Children," Friends Intelligencer and Journal, 27 May 1899,

Nomination of 81–95 Fairmount Avenue | 32
property by removing out-of-character elements, adding sensitive and period-appropriate replacements and retaining much of the original 1828 fabric of the houses. His renovation of the property kept it in use for several decades beyond its obvious utility in an otherwise industrial area and effectively preserved a piece of the earliest built fabric of the Northern Liberties community.
Aerial view looking east from Front Street.

Aerial view looking south.
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Nomination of 81–95 Fairmount Avenue  38

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