### 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</th>
<th>(must comply with an Office of Property Assessment address)</th>
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<tbody>
<tr>
<td>Street address: 2041-2055 Coral Street</td>
<td>Postal code: 19122 Councilmanic District: 7</td>
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<th>2. Name of Historic Resource</th>
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<tr>
<td>Historic Name: Harbisons’ Dairies</td>
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<td>Other Name: NA</td>
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<th>3. Type of Historic Resource</th>
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<td>X Building</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>
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<td>Current use: Warehouse</td>
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<th>5. Boundary Description</th>
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<tr>
<td>Please attach a plot plan and written description of the boundary. SEE ATTACHED SHEET.</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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<th>7. Significance</th>
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<td>Please attach the Statement of Significance. [See Attached Sheet]</td>
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<tr>
<td>Period of Significance (from year to year): from 1895-1968</td>
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<tr>
<td>Date(s) of construction and/or alteration: Building 4: 1895/Buildings 1,2, and 3: 1914</td>
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<tr>
<td>Architect, engineer, and/or designer: Stearns &amp; Castor</td>
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<tr>
<td>Builder, contractor, and/or artisan: Unknown</td>
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<tr>
<td>Original owner: Members of the Harbison Family</td>
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<tr>
<td>Other significant persons: Thomas Bartley Harbison (1863-1933)</td>
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</table>
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;
- 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,
- X (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,
- X (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. SEE ATTACHED SHEET.

9. NOMINATOR
Oscar Beisert, Historian; Melissa Chapmen-Smith, EKNA Historic Preservation Committee (HPC); Amy Miller, EKNA HPC; and Bryan Thompsonowak, EKNA HPC
Name with Title See above Email Oscar.Beisert@gmail.com
Street Address 1315 Walnut Street, Suite 320 Telephone (717) 602-5002
City, State, and Postal Code: Philadelphia, PA 19107 Nominators are not the property owners.

PHC USE ONLY
Date of Receipt: ___6/7/2016________________________________________________________
☑ Correct-Complete □ Incorrect-Incomplete Date: ___7/21/2016________________________
Date of Notice Issuance: ___7/21/2016_______________________________________________
Property Owner at Time of Notice
Name: ___Fozan Ehmedi______________________________________________________________
Address: ___2041-55 Coral St & ___16 Vanessa Ct_______________________________________
City: __Philadelphia ____ & ____Cherry Hill ___ State: ___PA & ___NJ___ Postal Code: ___19125 & ___08003____
Date(s) Reviewed by the Committee on Historic Designation: ___9/14/2016___________
Date(s) Reviewed by the Historical Commission: ___11/14/2016_______________________
Date of Final Action: _____________________________________________________________
☑ Designated □ Rejected 4/11/13
Proposed for Historic Designation in the Philadelphia Register of Historic Places

HARBISONS’ DAIRIES
2041-55 Coral Street
Kensington, Philadelphia, Pennsylvania

5. BOUNDARY DESCRIPTION

The boundary of Harbisons' Dairies, 2041-55 Coral Street is as follows:

Beginning at a corner formed by the intersection of the southeasterly side of Coral Street and the northeasterly side of Dreer Street in the 31st Ward of the City of Philadelphia; thence extending northwestwardly along the southeasterly side of Coral St 110 feet to a corner formed by the intersection of the southwesterly side of Abigail Street; thence extending southeastwardly along the southwesterly side of said Abigail Street 248 feet 7-5/8 inches to a point; thence extending southwestwardly 81 feet to a point; thence extending northwestwardly 2 feet 1-5/8 inches to a point; thence extending southwestwardly 29 feet to a point in the northeasterly side of Dreer Street and thence extending northwestwardly along the northeasterly side of Dreer Street 246 feet 6 inches to the first mentioned point and place of beginning, also being known as 2041-55 Coral Street.

The property is known as Department of Records Parcel No. 018N21-0160 and Office of Property Assessment Account No. 884346250.

Map of the proposed boundary for the subject designation. Courtesy the Philadelphia Water Department.
Harbisons' Milk Bottle. Courtesy Ebay.
6. PHYSICAL DESCRIPTION

Harbisons’ Dairies is a four-part dairy facility located on a large parcel just east of N. Front Street and the Frankford Elevated Line in Kensington. The two- and three-story brick buildings occupy the full width and depth of their associated parcels, which were consolidated into 2041-2055 Coral Street. The block is bounded by Coral Street to the northwest, Abigail Street to the northeast, Amber Street to southeast, and Dreer Street to the southwest. While the city block immediately to the northeast across Abigail Street is currently largely vacant, the built context retains dense sections of historic fabric, reflecting the historic built environment of the neighborhood.
Looking northeast, Harbisons’ Dairies and its distinctive Milk Bottle tank. Courtesy Oscar Beisert.
Looking northeast, Harbisons’ Dairies is beyond the Frankford Elevated. Courtesy Oscar Beisert.

Looking east along Dreer Street—Buildings 1, 2, and 4. Courtesy Melissa Chapman-Smith.
Looking south along Abigail Street—Buildings 1, 2, 3, and 4, as well as its distinctive Milk Bottle tank. Courtesy Oscar Beisert. Same shown below.
Harbisons’ Dairies in Kensington stands as an unusually intact urban dairy facility that has undergone relatively few changes since the time of its construction. The facility subject to this designation includes four buildings (or sections)—Building Nos. 1, 2, 3, and 4. While the extant buildings date to 1895 when Building 4 was completed, the subject Harbisons’ Dairies reflects the modernization and enlargement of the facility in 1914. The most prominent component of Harbisons’ Dairies is the large water tank designed to emulate a milk bottle; however, this should not overshadow the architectural importance of the other structures, especially Buildings 1, 2, and 3, which were directly influenced by the industrial designs of Louis Sullivan, as reflected in the form, function, and style of the Arts and Crafts-inspired dairy buildings.

### Building 1
Building 1 is one of three structures situated between Dreer and Abigail Streets that were constructed by Harbisons’ Dairies in 1914, as part of a larger modernization of the company. Building 4 pre-dates the construction of Buildings 1, 2, and 3. Similar to the vast majority of buildings in Kensington and Philadelphia at-large, Building 1 is part of a row, but it is distinctive in that it is a fully articulated architectural work with decorative features at each of the street-facing elevations.

The function, form, and style of the building is defined by exterior vertical brick posts with geometrically simplified capitals. This brick dressing disguises a structural system of reinforced concrete. The window bays have been articulated by the said brick posts and simple brick lintels and sills. The corner bays of the
structure have additional architectural distinction, forming pilasters with the use of posts of the same width. While restrained, the pilasters and/or posts within each elevation feature distinctive capitals in the form of terracotta plaques. The plaques feature a large "H" for the Harbison brand and are Arts and Crafts-inspired. This architectural motif is reflected in the cornice that rises above with a bracketed course followed by a recessed parapet decorated with corner capitols and stone squares within the brick fascia. Building 1 retains a flat concrete roof that is obscured by the said parapet wall, which, like the cornice, extends along the perimeter of the remaining elevations.

The brick masonry, reinforced concrete frame building is three stories high and rectangular in plan, designed to maximize the entire lot. The primary elevation consists of three bays that span approximately fifty feet along Dreer Street. The side elevation is five bays and extends one hundred ten feet along Coral Street, terminating at Abigail Street. The Abigail Street elevation reflects the fifty-foot width of the Dreer Street façade and contains several secondary entrances to the building. Each elevation is constructed to the property line. The roof of the building contains skylights.

Looking east at Building 1 of Harbisons’ Dairies. Courtesy Oscar Beisert.

Within the primary Dreer Street façade, the primary entrance is situated at the easternmost bay. While the original doorway appears to have been infilled with brick, this was done at an early date so that the two doors present are wooden, original-appearing features. The entrance is accessed by concrete steps that are set
within brick supports. The doorway is delineated by a surround of stylized concrete and pressed tin metal, the latter of which defines the lettering above the doorway, which reads “HARBISONS’ DAIRIES”. The style of lettering and the surround is also Arts and Crafts-inspired. Symmetrical windows are pair on each floor above, as is repeated on each floor in the western most bay. The central bay also contains pairs of windows at each floor; however, these appear to have been mullion windows. All of the windows are concealed by sheet metal.

The elevation facing onto Coral Street features five bays of windows delineated by the said brick posts with Harbisons’ capitals. From south to north, the bays feature three windows per floor in the first bay, while the additional bays feature two per floor. The windows within this symmetrical façade are also all concealed by sheet metal and a few appear to be filled with masonry.

The Abigail Street elevation features a fenestration of larger apertures, all of which are filled and/or obscured. There is one vehicle entrance at the westerly portion of the façade and the remaining openings may have featured multi-light industrial windows.

The entire base of Building 1 features a base course stone or concrete, which features basement windows. Much of the base course has been painted.
Looking northeast at Building 1 of Harbisons’ Dairies. Courtesy Oscar Beisert.

Looking northeast at Building 1 of Harbisons’ Dairies. Courtesy Oscar Beisert.
Looking southeast at the dairy facility. Courtesy Oscar Beisert.

Looking southwest at the dairy facility. Courtesy Melissa Chapman-Smith.
Building 2

Building 2 is one of three structures situated between Dreer and Abigail Streets that were constructed by Harbisons’ Dairies in 1914. Building 2 is also articulated at both the primary and secondary elevations with decorative features. The façade of Building 2 along Dreer Street is approximately 120 feet and is articulated with Arts and Crafts-inspired details and the typical Philadelphia medium-red brick.
Regarding the first section, the function, form, and style of the façade is defined by exterior brickwork with terracotta details. This brick dressing disguises a structural system of reinforced concrete. The first floor features a brick base course delineated by scalloped brick coping. The street level features two vehicle bays and one large window. The rectangular openings are defined by a projecting brick surround, which is detailed with solider coursing as lintels. At each corner of the said apertures are terra cotta blocks. The first and second levels are delineated by a string of terra cotta coursing serving also as the sills of the three large windows of the second floor fenestration. While the windows have been infilled with brick, each is distinguished by vertical bands of brick, featuring terra cotta Harbisons’ capitals set like plaques within the façade. The capitals are aligned with Arts and Crafts-inspired brackets of the terra cotta cornice above. A brick parapet rises above the projecting cornice and is stylized with geometric shapes of terra cotta. Terra cotta coping protects the top of the parapet.

To the east is the second section of the Dreer Street elevation of Building 2. The function, form, and style of the façade is defined by exterior brick work with terra cotta and pressed-tin details. The first floor features a brick base course delineated by bullion brick coping. There are five apertures within this level, all of which are arched. From west to east are four arched windows that begin immediately above the base course. The arched tops of the windows are formed by three-tiered brick lintels, which take form from a course of brick corbeling string and dentil details. The arched windows appear to contain early if not original wooden fabric with opaque glass that is divided into two large panes by wooden mullions. Set within its own recessed portion of the façade, the fifth and final aperture is a vehicle entrance with a replacement door. Each portion of the façade has its own symmetry.

The first and second floors are delineated by a string of projecting pressed-tin metal coursing, which follows the recession of the façade and is bracketed at each end. The fenestration of the second floor contains three large windows within the larger portion. Like the first section of Building 2, the windows are separated by vertical bands of brick. The three sections of windows are separated at center by Harbisons’ capitals that are set within the façade like plaques. From west to east, the fenestration features two-part, three-part, and two-part mullion windows, only one of which is visible in the eastern most aperture. The other windows are covered with sheet metal. The recessed portion of the façade features an additional two-part mullion window immediately above the vehicle entrance. A smooth-faced cornice serves also as the lintels of the said windows and follows the recession of the façade. A brick parapet wall rises above the projecting cornice and is finished with terra cotta coping. While the Arts and Crafts theme is largely present, the arched apertures at the first floor of this section of Building 2 is evocative of the Romanesque style.

The secondary rear façade of Building 2 along Abigail Street is only approximately 90 feet wide as southeastern corner is occupied by Building 3. This Abigail Street
elevation features a fenestration of 6 large apertures on the second floor, all of which are filled with brick. There are at least two loading docks at the westerly portion of the façade and the remaining openings appear to have once featured multi-light industrial windows. The terra cotta cornice and brick parapet with terra cotta coursing is repeated at this elevation. The parapets on this building conceal a clearstory that exists on the roof.

The Milk Bottle tank is situated atop the westerly (first) section of this building, but will be described after Building 4 as its own entity.

Looking east at Building 2 of Harbisons’ Dairies. Courtesy Oscar Beisert.
Looking north at Building 2 of Harbisons’ Dairies. Courtesy Oscar Beisert.
Looking southwest at Building 2 of Harbisons’ Dairies. Courtesy Oscar Beisert.

Looking south at Building 2 of Harbisons’ Dairies. Courtesy Oscar Beisert.
Looking east at Building 2 of Harbisons' Dairies. Courtesy Oscar Beisert.

Looking northeast at Building 2 of Harbisons' Dairies. Courtesy Oscar Beisert.
Looking southwest at Building 3 of Harbisons’ Dairies. Courtesy Oscar Beisert.

Building 3
The brick masonry, reinforced concrete frame building is two stories high and rectangular in plan, being surrounded by Building 2 and 4. The primary elevation consists of two bays that span approximately thirty feet along Dreer Street. The building extends to the southwest forty-two feet towards Dreer Street. The primary elevation is constructed at the property line. At the first floor is an arched aperture, which appears to have been a large window or vehicle opening with infilled at the bottom half and original window or door fabric at the top half and within the arch. Just beyond and to the west is a rectangular vehicle bay with its original wooden doors and metal bollards affixed to the corners at the base of opening. Rectangular windows rise above these openings on the second floor, but are obscured by sheet metal. The Arts and Crafts-inspired terra cotta cornice and brick parapet with terra cotta coping rise above the second floor. The parapet wall of Building 3 has its own height several feet below that of Building 4 and a foot or two above the easterly portion of Building 2.

Looking southwest at Building 3 of Harbisons' Dairies. Courtesy Oscar Beisert.
Building 4
Building 4 is the earliest of the structures situated between Dreer and Abigail Streets that were constructed by Harbisons’ Dairies. This portion of the complex was completed in 1895, being almost two decades older than the rest of the facility. Similar to the vast majority of buildings in Kensington and Philadelphia at-large, Building 4 is part of a row and is articulated similarly at both the primary and secondary elevations with understated decorative features, emulating nineteenth century architectural motifs in commercial and industrial architecture.

The brick, load-bearing masonry building is three stories high and rectangular in plan, designed to maximize the entire lot. The primary elevation consists of five bays that span approximately eighty feet along Dreer Street. The depth extends one hundred ten feet parallel to that of Building 1 along Coral Street and terminates at Abigail Street. The façade at Abigail Street reflects the eighty-foot width of the Dreer Street elevation and contains secondary entrances to the building. Each façade is constructed at the property line.

The function and form of the building is articulated as being of primary importance due to the muted style of the façade, which is limited to the basic structure of the building. Along the primary façade of Dreer Street, the second and third floors feature five apertures, while the ground floor features seven apertures. The central aperture at the ground floor served as a vehicle entrance, but appears to have been enlarged, altered, and/or obscured at some point in the second half of the twentieth century. This wide opening is emulated in the two floors above with smaller doorways for storage egress. These openings are flanked by sets of two windows per floor. All of the openings are delineated by arched brick lintels and brick sills. The roofline has a slight peak at the center, which is delineated with brick. The redbrick façade and its simple, but symmetrical fenestration is repeated at the secondary, rear elevation.

The roof originally contained a clearstory, which may be concealed today.
Looking northeast at Building 4 of Harbinsons’ Dairies. Courtesy Oscar Beisert.

Looking north at Building 4 of Harbinsons’ Dairies. Courtesy Oscar Beisert.
Looking west at Building 4 of Harbisons’ Dairies. Courtesy Oscar Beisert.
Looking west at Building 4 of Harbisons’ Dairies. Courtesy Oscar Beisert.
Looking south at Building 4 of Harbisons’ Dairies. Courtesy Oscar Beisert.
Looking south at the Milk Bottle tank of Harbisons' Dairies. Courtesy Oscar Beisert.

The Milk Bottle
Located on the roof of Building 2, the Milk Bottle is an important visual feature of Kensington—its own Eiffel Tower of sorts. The Milk Bottle was constructed as a 30,000-gallon tank, which was designed to appear in the form of a glass milk bottle, then a familiar feature of daily life in every Philadelphia household. The concrete structural system and roof of Building 2 enabled the placement of the 30,000-gallon tank in its current situation. The Milk Bottle stands twenty-five feet above the rooftop of Building 4 upon a stand of structural steel and wood planking that features a steel access ladder and railing related to the egress platform. The water pipe extending from the building to the Milk Bottle tank is encased in wooden planks.
Looking south at the Milk Bottle tank of Harbisons' Dairies. Courtesy Oscar Beisert.

Looking south at the Milk Bottle tank of Harbisons' Dairies. Courtesy Oscar Beisert.
Looking southwest at the Milk Bottle tank of Harbisons’ Dairies. Courtesy Oscar Beisert.
Harbisons’ Dairies, 2041-2055 Coral Street, Kensington, Philadelphia, Pa.
Nomination to the Philadelphia Register of Historic Places, Summer 2016 – Page 29
7. STATEMENT OF SIGNIFICANCE

Harbisons’ Dairies at 2041-2055 Coral Street 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 the following Criteria for Designation according to Section 14–1004 of the Philadelphia Code:

(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;*

(d) *Embodies distinguishing characteristics of an architectural style or engineering specimen;*

(f) *Contains elements of design, detail, materials or craftsmanship, which represent a significant innovation;*

(h) *Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; and*

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

CRITERION A and CRITERION J

Harbisons’ Dairies has significant character, interest or value as part of the development, heritage or cultural characteristics of the City of Philadelphia, as one of the largest and most important dairies. The complex at 2041-2055 Coral Street in the Kensington Section is the last intact complex of the company, as well as its first facility and regional headquarters, representing both the success of the company at this location and the larger enterprise. This location in the city was central to its business as it expanded throughout the city and beyond city limits. Because of the size and importance of Harbisons’ Dairies, the buildings at 2041-2055 Coral Street exemplify the cultural, political, economic, social, or historical heritage of the community.
Artist rendering of Robert Harbison, the founder of Harbisons’ Dairies in the early days of his business. Ca. 1960s. Courtesy John Harbison, a descendant.

Historic Context: History of Harbisons’ Dairies

In the early days, when Philadelphia was less dense, many people had a dairy cow, but as the city urbanized in the mid-nineteenth century, there was no longer room for the number of animals needed per house and the need for milk delivery increased dramatically. In 1865, Robert Harbison, Irish immigrant, moved his family from Gywnedd, Pennsylvania to Kensington in Philadelphia, where “...he began to serve milk to homes in his neighborhood.” Robert Harbison capitalized on this market and slowly grew his milk delivery business, ladling fresh milk to his customers who at this did not have access to home refrigeration. According to family lore, Robert James Harbison joined his father in 1869, delivering milk at nine years of age after school. In 1870, Robert Harbison was enumerated in the United

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States Federal Census as a “Dealer in Milk”, being then of relatively modest means—$400 in personal property.\textsuperscript{3} That same year “Milk” was listed as Robert Harbison’s profession in the city directory. Operations appear to have been from the family home at 415 Otis Street.\textsuperscript{4} Robert Harbison had three milk delivery business routes by 1874, when his son Robert J. Harbison began working full time as a “Milk Driver” as a teen.\textsuperscript{5}

By 1880, Robert Harbison was still being listed as a “Milk Dealer”; Robert J. Harbison was then a “Milk Driver”; James Griffith, his brother-in-law, was living with the Harbisons, working as a “Milk Driver”. Another boarder, Thomas P. Weaver was also a “Milk Driver”.\textsuperscript{6} Robert J. Harbison took over the family business in 1885, at which time his father moved to a more comfortable home at 2345 E. Cumberland Street, where he and his wife lived for the rest of their lives.\textsuperscript{7}

\begin{figure}[h]
\centering
\includegraphics[width=0.5\textwidth]{milk_delivery.png}
\caption{Artist rendering of early milk delivery service, completed 1965. Courtesy John Harbison, a descendant.}
\end{figure}

\textsuperscript{3} 1870 U.S. Census, population schedules. NARA microfilm publication M593, 1,761 rolls. Washington, D.C.: National Archives and Records Administration, n.d.

\textsuperscript{4} \textit{Philadelphia City Directory}. (Philadelphia: 1870), 690.


\textsuperscript{6} Tenth Census of the United States, 1880. NARA microfilm publication T9, 1,454 rolls. Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

\textsuperscript{7} \textit{Philadelphia City Directory} (Philadelphia: 1886); and \textit{Philadelphia City Directory} (Philadelphia: 1887), 728.
In 1890, Thomas Bartley Harbison joined his brother Robert J. Harbison as a partner. The dairy was first established in three small houses on Abigail Street, serving customers with nine routes. During the 1890s, business expansion led to the construction of the first building of the dairy complex (Building 4) that is the subject of this nomination.  

Becoming one of the prominent dairies in the area by the turn of the twentieth century, both Robert J. Harbison and Thomas B. Harbison were both involved in the Philadelphia Milk Exchange, as well as a larger regional conversation about pasteurization, dairy storage, icing, etc., which was an evolving national conversation. In 1904, glass bottles were first used, which largely ended the use of the old fashioned ladle to pitcher method. In 1910, Philadelphia’s Board of Health enacted local laws that required milk to be delivered with specifications as to the temperature. Building campaigns followed these laws over the years.  

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Robert J. Harbison, Jr. began working for the partnership of his father and uncle in 1912, and brought administrative and engineering skills to the enterprise. In 1912 and 1913, as a result of pasteurization and public health standards, the additional buildings of the dairy complex (Buildings 1, 2, and 3) were constructed as a modernly equipped plant. The “Front and Diamond” plant started operations in 1915 with 70 men serving many routes via horse-and-wagon.  

With the success of the Front and Diamond location, Harbisons’ expanded to a new location roughly three miles from the first location at Kensington and Hunting Park Avenues. This new plant, called the “Frankford Plant,” was built the same modern dairy departments as their first plant. Stables, pasteurization, and milk storage allowed the new plant to deliver dairy products to 70 routes and the original plant at Front and Diamond Streets with 71 routes.

The Harbisons’ continued to see success in their business and in 1927 they expanded yet again with the acquisition of a former Breyer’s Ice Cream Company

plant at 3325 Old York Road near the intersection of Rising Sun and Germantown Avenues, which became known as the Tioga Plant. In 1928 this plant took over 63 routes, expanding the total routes of the three (3) plants to 233 routes. Routes to South Philadelphia expanded operations to necessitate motorized vehicles and the total routes in 1933 included 268 routes. Robert James Harbison III, Wharton ’47, joined the family business and saw the expansion to West Philadelphia making the dairy a citywide operation. Harbisons’ capitalized on the growing popularity of ice cream and in 1948 began manufacturing ice cream for home delivery and distribution in retail stores with an ice cream plant at 1851 Torresdale Avenue. Harbisons’, known for their quality products, even supplied ice cream for other manufacturers, most notably Baskin-Robbins. The 1950s saw the end of the transition from horse-drawn carriages to delivery trucks. The business grew to 385 routes and roughly 700 employees in this time. In 1952, the untimely death of Helen Harbison, daughter of Thomas Harbison, who held a large share of the privately stock pressed a reevaluation of the company. Harbison family members bought out the ownership of the company and continued on in the dairy business. By 1957 a fourth plant was started in Bucks County. By 1963 the Harbisons’ plant was noted as “the most modern in America. By 1968, however, the Harbison family looked to sell the company and Southland Dairy became the new owner of Harbisons’. By 1990 Southland went bankrupt and the Harbisons’ plants were dissolved and sold. The only remaining plant is the Kensington Plant with the distinctive milk bottle water tower still standing.

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Historic Context: History of the Buildings of Harbisons’ Dairies at 2041-2055 Coral Street, Kensington

The buildings at what was known as the “Kensington Service Plant, Front & Diamond Streets,” represent a complex of structures built or expanded by the Harbison family between the years 1865-1940. The original business operated out of structures sitting at 2005-2009 Abigail Street (no longer extant). The early buildings were stables for the horses and carriages of the dairy delivery service.\(^{16}\)

The parcel at the corner of Abigail and Amber Streets was purchased by the Harbisons in 1893 and improved in 1895. Harbisons’ Dairies was incorporated briefly for a period lasting nine months as the "Consolidated Milk Company Ltd.,” but this partnership was short-lived. By 1896, the Harbison family regained exclusive ownership of the dairy.\(^{17}\) The parcel at 2046 Amber Street was leased to the Weimar brothers for "braids, tapes and bindings".\(^{18}\) The Harbisons purchased the properties at Abigail and Dreer Streets in 1905 to construct new buildings for the purpose of filling and washing glass bottles. The remaining properties facing Abigail, Dreer and Coral Streets were purchased in 1912 and 1913, and the modern


Harbisons' Dairy facility opened in 1915.\textsuperscript{19} Primary architect for these new buildings was the firm Stearns & Castor.\textsuperscript{20} Bids were received in June 1913 and contracts were awarded in July to Sterns & Castor.\textsuperscript{21} The deeds related to these purchases are attached as Appendix B.

Building 1 housed milk receiving tanks, pasteurizing equipment, milk storage as well as the making of butter with bottle washing and storage in the basement level. Building 1, facing Coral Street is the most ornately decorated exterior with terra cotta H cornices, as well as the name Harbisons’ Dairies over the entrance on Dreer Street closest to Coral Street. Building 2 served as space for delivery drivers, wagon storage and loading as well as ice production and office space. Building 3 served as the boiler room.\textsuperscript{22}

\textsuperscript{19}100 Years…,” [A Calendar Produced for] Harbisons’ Dairies Centennial. (Philadelphia: Harbisons’ Dairies, 1965).

Milk bottle caps advertising pasteurized service. Courtesy Hidden City Philadelphia.
CRITERION A
Located at 2041-2055 Coral Street, the last surviving complex of the important Philadelphia enterprise—Harbisons’ Dairies is associated with the life of the Harbison family—an old Philadelphia family, from the founder Robert Harbison to Thomas Bartley Harbison. As perhaps the most important representative of both the Harbison family and Harbisons’ Dairies, Thomas Barley Harbison is a person significant to the history of Philadelphia, who, in his role both as a business owner and a member of the Philadelphia Chamber of Commerce, championed the expansion of Philadelphia into the Northeast. His efforts were recognized when Aramingo Avenue was extended and renamed “Harbison Avenue”.

Historic Context: The Harbison Family
Born in County Antrim near Belfast, Ireland, Robert Harbison (1828-1901) arrived in America in 1842 with his brothers Thomas Harbison (ca. 1827/1829-Unknown) and James Harbison (ca. 1836-Unknown).23 Robert Harbison married fellow Irish immigrant, Isabella Griffith, known as Belle, on September 20, 1859 at the Protestant Episcopal Church of the Redemption.24 Isabella Harbison was also born

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in Ireland—in 1838—to Elias Griffith. The Harbisons had the following children: Robert Harbison, born in 1859; Elias Griffith Harbison, born in 1862; and Thomas Bartley Harbison in 1864. The family first lived in Gwynedd, Pennsylvania, but moved to Kensington in the 1860s for business opportunities.

Robert Harbison started his dairy business in 1865 in a small-scale by venturing to the nearby dairy farms outside of the city and returning to Philadelphia customers who, unable to keep livestock, still had a high demand for milk. Robert capitalized on this market and slowly grew his milk delivery business ladling fresh milk to his customers who at this did not have access to home refrigeration. James Griffith, Belle’s brother, was living with the Harbisons, then working in a mill. The family then lived at 415 Otis Street. Robert Harbison grew his milk delivery business to three routes by 1874 when his teenage son Robert James Harbison began working as a “Milk Driver.” By 1880, Robert Harbison was still a “Milk Dealer”; Isabella Harbison was a “housekeeper”; Robert J. Harbison was then a “Milk Driver”; Elias G. Harbison was a “Carpet Weaver”; and Thomas B. Harbison was a “Hardware Clerk.” James Griffith, still living with the Harbisons, had joined his brother-in-law as a “Milk Driver”. Another boarder, Thomas P. Weaver was also a “Milk Driver”. The Harbisons had one servant at this time—Mary Ann Johnson. Robert Harbison remained at 415 Otis Street until 1886 when the family moved to 2345 E. Cumberland Street, where the Harbisons would live for the rest of their lives.

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30 Philadelphia City Directory (Philadelphia: 1886); and Philadelphia City Directory (Philadelphia: 1887), 728.

Calvin Harbison, Thomas Harbison (rear), Isabella Harbison (front), and Walter Harbison. Ca. 1920s. Courtesy John Harbison, a descendant.
**Thomas Bartley Harbison (1863-1933)**

Thomas Bartley Harbison was born on July 12, 1863 in Gwynedd, Pennsylvania to Robert Harbison and Isabelle Griffith. Thomas B. Harbison appears to have first worked as a Hardware Clerk in Kensington, but this direction soon changed as Robert Harbison grew the family business. In his teenage years Thomas B. Harbison began working for his father as a “Milk Driver” and a “Milk Dealer”. He and his brother Robert J. Harbison would both have important roles in running the family business; however, Thomas B. Harbison would go on to establish himself as a representative of the Philadelphia milk industry on the national stage.

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In 1894, Thomas B. Harbison married Katherine McClennan. Their children included Helen Harbison, Marion Harbison, and Anna Harbison. In 1900 the family lived at 2109 Howard Street in Kensington. Katherine’s mother and brother, Eliza and Samuel McClennan, were in residence. During this time Harbisons’ Dairies came under the management of Thomas B. Harbison and Robert J. Harbison. The company grew exponentially around the time of the turn of the twentieth century.

As a testament to the success of the company, in 1901, Thomas B. Harbison commissioned a “handsome house” of brownstone and brick at 151-153 W. Susquehanna Avenue. Designed by Stearns & Castor, the construction contract was awarded to Builder W. R. Brown. The Harbisons and the McClennans resided there soon after the house was completed.

In the early twentieth century, Thomas B. Harbison became an important spokesperson and expert on dairy products, cold storage, and methods of distribution as related to pasteurization and storage. After the Philadelphia Board of Health took measures to ensure that milk and cream were to arrive at appropriate temperatures in 1910, he became a proponent of the “icing of milk and cream” and regularly talked on the process, as well as the mode of transportation for such products. He was also a proponent of specialized railroad cars for the transportation of dairy products. Thomas B. Harbison wrote on the subject regularly and gave testimony at public hearings at the Federal, state, and local levels on the aforementioned topics.

In 1917, Thomas B. Harbison authored Milk and Its Distribution in Philadelphia, which was issued by the Educational Committee of the Philadelphia Chamber of Commerce for the Schools of Philadelphia. The pamphlet was sponsored by the Philadelphia Milk Exchange. In the same period Thomas B. Harbison also published “Transportation of Milk and Cream.”

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Thomas B. Harbison died on September 7, 1933 at his home—151[6] Susquehanna Avenue in Kensington. Thomas B. Harbison was buried in Greenwood Cemetery at Addams Avenue and Arrott Street in Philadelphia.

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Harbisons’ Dairies was one of the most important businesses of its kind in Philadelphia. The company’s dairy facilities included the Main Office and Plant at Kensington and Hunting Park Avenues, the Kensington Service Plant at Front and Diamond Streets, the Tioga Service Plant (3325 Old York Rdoa), an Ice Cream Plant (1851 Torresdale Avenue), a Frankford Service Plant (4044 Kensington Avenue), and a plant serving Bucks County on Old Lincoln Highway in Langhorne. Only one of these facilities survives to-date, the original site at Front and Diamond Streets. Each dairy included facilities to pasteurize and bottle milk with specific areas for bottle washing, butter manufacturing, milk storage, milk pasteurization, receiving room/tanks, etc. There was often a stable at each location for milk delivery. Including Buildings Nos. 1, 2, 3, and 4, the facility at 2041-2055 Coral Street embodies distinguishing characteristics of a major local dairy and specifically Harbisons’ Dairies as both an architectural type and engineering specimen. Located on the roof of Building No. 2, the dairy included a 30,000-gallon tank known today as the Milk Bottle. The Milk Bottle became a landmark in the Kensington community after it was erected in 1914-15, containing elements of design and detail, which represent a significant innovation in use of water towers for advertising, and which was copied for many decades to come (See: Guaranteed Pure Milk Bottle, Montreal).
The Architecture of the Harbisons’ Dairies, 1914-1915

The brick-clad reinforced concrete loft structure of Harbisons’ Dairies, Building 1 falls within the period when Philadelphia and other architects nationwide explored modern materials and technologies, refined techniques, and added architectural details to otherwise utilitarian buildings. Some of these concrete factory designs were standardized, with entirely understated exterior finishes that only expressed their functional nature. The same was true of masonry buildings, such as Building 4, which was just two decades earlier. Buildings 2 and 3 were load-bearing masonry buildings so dressing these was more natural.

Commercial and industrial designs of this scale and size were of mixed structural systems. In the construction of Building 1, reinforced concrete construction was employed, a method chosen for its fireproofing, strength, and vibration-free qualities. This allowed for the use of grade floors of plank on timber on concrete beams, which was considered non-combustible. The roof of Building 1 was also reinforced concrete. Since Buildings 2 and 3 were typical Philadelphia masonry buildings, the floors and roofs were plank and timber.

By 1914, when Buildings 1, 2, and 3 of the Harbisons’ Dairies were designed, aesthetic trends in commercial and industrial architecture had begun to set certain designs apart from strictly utilitarian buildings. Harbisons’ Dairies retains distinctive exterior details that employ historic elements and materials in a modern style, setting these building apart from other concrete and brick commercial and industrial designs of the period. On Building 1, stylized concrete piers are clad in brick. The piers on Building 1 and the masonry walls of Buildings 2 and 3 feature distinctive modern ornamental capitols that adhere to the Arts and Crafts movement as applied to commercial and industrial buildings of the period. These capitols were produced in glazed terra cotta with a large “H” for Harbison, as to also...
tackle a sort of branding strategy of the day. The design of the capitals as used in Building 1 were versatile so that they could be employed as plaques in Building 2. Also Arts and Crafts inspired were other terra cotta features, such as the geometric shapes employed in the design of the façade and the impressive and continuous cornice and parapet wall, featuring stylistically appropriate brackets. The overall use of glazed terra cotta to complete this design is also an innovate approach to the over architectural style of the building. Glazed terra cotta was a typical, but distinctive feature of this type of design. Despite the diversity of structural systems employed, the three buildings maintain architectural unity in their overall feeling and style.

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Glazed architectural terra-cotta was significant in the development of important architectural idioms in this country—specifically, the “Chicago School,” the High Rise and the Historic or Beaux Arts styles. In fact, glazed architectural terra-cotta is one of the most prevalent masonry building materials found in the urban environment today. Popular between the late 19th century and the 1930s, glazed architectural terra-cotta offered a modular, varied and relatively inexpensive approach to wall and floor construction. It was particularly adaptable to vigorous and rich ornamental detailing. However, with changing vogues in materials and architectural styles and rising production costs, glazed architectural terra-cotta fell into disfavor and disuse by the mid-20th century.

The Architectural Design and Iconography of the Milk Bottle

Many of Philadelphia's most prominent buildings of the nineteenth and early twentieth centuries shared a common feature—a distinctive tower. However, rising from the roofline of Harbisons' Dairies is a far more emphatic and novel approach to the tower motif—this is the utilitarian 30,000-gallon tank in the form of a Milk Bottle.

The Milk Bottle was constructed and installed in 1915 to serve as a gravity fed supply of water for the sprinkler system.\textsuperscript{41} The tank could hold 30,000 gallons of water and also served as a source of advertising for the Harbisons' Dairies. A distinctive white bottle with the letter “H” and Harbisons’ name served as a method to promote the company's brand of dairy products. This bottle undoubtedly was deemed a success by the Harbisons’, as they ultimately employed this feature in all of their new locations. Other dairies took notice of the novel design and incorporated them into their own facilities in subsequent years. Most notably in Quebec, Canada, the construction of the Guaranteed Pure Milk bottle, designed in 1930, held more than two times the capacity of the Harbisons’ water tower.\textsuperscript{42}

The Milk Bottle is a high reaching tank or tower of sorts that has a commanding presence that became a signature feature for the company. Furthermore, the Milk Bottle is a source of pride, as well as a design icon in Kensington to-date. The visual recognition of the Milk Bottle as a familiar visual feature of the neighborhood will be discussed below under Criterion H.


\textsuperscript{42} The Guaranteed Pure Milk bottle is a landmark water tower in Montreal, Quebec, Canada, located at 1025 Lucien L'Allier Street. The 6 tonnes (13,000 lb), 10-metre (33 ft)-high Art Deco structure was designed in 1930 by architects Hutchison, Wood & Miller as advertising for the Guaranteed Pure Milk Company. The giant riveted steel quart of milk was built by Dominion Bridge Company of Lachine. It has a 250,000-litre (66,000 US gal; 55,000 imp gal) capacity. In 2009, it was restored after years of disrepair, thanks to the efforts of volunteers, $100,000 in private donations, and lobbying by Heritage Montreal.
Criterion H

The Milk Bottle, a 30,000-gallon tank, is situated atop Building 2 of Harbisons’ Dairies in Kensington. Standing 25 feet from the roofline of Building 4, the distinctive tank was designed in the form of a milk bottle and is unusual in the landscape of other industrial features in Kensington and Philadelphia at-large. This distinctive feature is visible from both the Frankford Elevated Train Line and almost any vantage point in the immediate area.

Owing to the unique design and location of the Milk Bottle, it stands as an established and familiar visual feature of the neighborhood, community or City.
8. BIBLIOGRAPHY


Philadelphia Real Estate Record and Builders' Guide, v. 28, n. 26, p. 408 (June 25, 1913)


U.S. Census, 1870, 1880, 1900, 1910.

Contributors.

Harbisons’ Dairies at 2041-2055 Coral Street is one of the most important sites in Kensington, as well as a rare surviving example of a dairy facility in Philadelphia. The associated Milk Bottle is an iconic feature of Kensington. Members of the Historic Preservation Committee of East Kensington Neighbors Association (EKNA), as well as the Keeping Society of Philadelphia, worked to complete this nomination in a timely fashion.

Oscar Beisert, Architectural Historian and Historic Preservationist
Melissa Chapman-Smith, EKNA Historic Preservation Committee
J.M. Duffin, Archivist and Historian
Amy Miller, EKNA Historic Preservation Committee
Bryan Thompsonowak, EKNA Historic Preservation Committee

Repositories Visited

City Archives of Philadelphia
Hathi Trust (online)
Historical Society of Pennsylvania
Appendix A: Criterion H

Visual Exhibit

Milk Bottle tank of the Harbisons’ Dairies. Ca. 1940s.
Courtesy Hidden City Philadelphia.
Appendix A

Introduction:
The Harbisons' Dairy Milk Bottle water tank has long been a distinctively Kensington landmark. The iconic structure is a point of local pride and identification, and has inspired a vast number of artistic interpretations, some of which are highlighted below.

Devilfish Ink.
Devilfish Ink, a local creative design agency and printing shop, has chosen the milk bottle to represent Kensington just as the iconic statue of William Penn represents Philadelphia, or the fish represents Fishtown. They sell pint glasses as well as T-shirts with the design.
Source: http://www.devilfishink.com/

Hidden City Philadelphia and Hog Island Press
Hidden City Philadelphia, the online magazine and public arts organization, collaborated with Hog Island Press, a design studio & print shop, to design tee shirts in a series about what architect Joel Spivak calls "commercial archaeology", including one featuring the Milk Bottle.
Source: www.hidden-city-philadelphia.myshopify.com/products/milk-bottle-t-shirt
Every May for more than a decade, East Kensington is host to the Trenton Ave Arts Festival, now known as the Kensington Kinetic Sculpture Derby & Arts Festival. The milk bottle has been incorporated into its branding since the beginning, and has even emerged as a reoccurring theme among contestants and patrons.

In 2015, participating derby teams created massive sculptures based around the milk bottle theme. Contestants pedaled a 20 foot replica of the Harbisons’ tank along the parade route.

Source: www.phillyphotoculture.wordpress.com/2015/05/19/two-for-tuesday-kensington-kinetic-sculpture-derby

2013 and 2011 event posters both use the milk bottle as a landmark, the only symbol used to identify the neighborhood. On each sign it reads, "JUST NORTH OF THE BERKS EL STOP" relying on the icon to confirm for visitors their entrance to the neighborhood.
SnapChat's geo-location feature provides this "EAST KENZO" filter with the Harbisons’ milk bottle in place of the "A" as the only distinguishing graphic option available for photos taken within the boundaries of East Kensington.
Source: www.snapchat.com

The East Kensington Neighbors Association (EKNA) displays the milk bottle on its website's landing page.
The milk bottle is prominently featured in a new mural on Dauphin Street between Frankford Avenue and Trenton Avenue recently unveiled by the Mural Arts Program with support from PFCU Bank. The mural represents neighborhood landmarks and characters to convey the eclectic history and distinctive culture of East Kensington.

Source: [www.pfcu.com](http://www.pfcu.com)

The milk bottle is also featured prominently in the Philadelphia-themed mural painted by artist Hawk Krall located at the local pizzeria Pizza Brain.

Source: [http://www.travelettes.net/wp-content/uploads/2015/05/9959388475_26665e0750_z.jpg](http://www.travelettes.net/wp-content/uploads/2015/05/9959388475_26665e0750_z.jpg)
Atlantis: the Lost Bar, a celebrated dive that serves as meeting place for the community, has a mural of the milk bottle prominently on its wall.
Source: Melissa Chapman-Smith

Local design studio 3D Printing Dog has produced keychain trinkets of the milk bottle reading "Harbisons". Also shown is a white nylon plastic polished collectible lithophanet.
Source: www.3dprintingdog.com/ category/ east-kensington/

A local artist has produced a linoleum cut print of the milk bottle.
Source: http://uniqueannick.com/2010 /1/03/representing-kensington/
Appendix B: Deeds
This Indenture Made the 19th day of August in the year of our Lord one thousand nine hundred and eighty-seven (1987)

Between NOVICK BROTHERS, a Pennsylvania General Partnership,

(herinafter called the Grantors), of the one part, and

FOZAN EHMEDI and ALI MOHAMAD, as Co-Partners

(herinafter called the Grantees), of the other part,

Witnesseth That the said Grantor s for and in consideration of the sum of ONE HUNDRED NINETY THOUSAND DOLLARS ($190,000.00) see recital in Deed to see what other properties this covers, lawful money of the United States of America, unto Grantee s well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns,

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Northeasterly side of Abigail Street at the distance of 65 feet 7-5/8 inches Southeastward from the Southeasterly side of Corn St. Street in the 31st Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Abigail Street 24 feet and extending of that width in length or depth Northeastward 60 feet.

BOUNDED Northeastwardly by ground now or late of Elam P. Witmer, Northwesterly by a certain 3 feet wide alley running into and from said Abigail Street, Southeastwardly by ground now or late of Ferdinand J. Dreer and Southwestwardly by Abigail Street aforesaid.

BEING Nos. 2005-7 Abigail Street.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the 31st Ward of the City of Philadelphia described as follows to wit:
BEGINNING at a point of intersection formed by the Southeasterly side of Coral Street (50 feet wide) and the Northeasternly side of Abigail Street (30 feet wide).

CONTAINING in front or breadth along said Coral Street 40 feet and extending of that width in length or depth Southeastwardly between parallel lines 62 feet 7-5/8 inches to the Northernerly side of a 3 feet wide alley which extends Northeastwardly from said Abigail Street.

BEING Nos. 2001 to 2003 Abigail Street.

PREMISES "C"

- BLOCK 21-LOT 297 -

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE at a corner formed by the intersection of the Southeasterly side of Coral Street and the Northeasternly side of Deer Street in the 31st Ward of the City of Philadelphia; thence extending Northeastwardly along the Southeasterly side of Coral Street 110 feet to a point a corner formed by the intersection of the Southwesterly side of Abigail Street; thence extending Southeastwardly along the Southwesterly side of said Abigail Street 248 feet 7-5/8 inches to a point; thence extending Southwardly 81 feet to a point; thence extending Northwardly 2 feet 1-5/8 inches to a point; thence extending Southwardly 29 feet to a point in the Northeasternly side of Deer Street and thence extending Northwardly along the Northeasternly side of Deer Street 246 feet 6 inches to the first mentioned point and place of beginning.

BEING Nos. 2041-55 Coral Street.

PREMISES "D" AND "E"

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected described according to a Survey and Plan thereof made on the 18th day of August A.D. 1919 by A. Zane Hoffman, Esquire Surveyor and Regulator of the 6th District as follows to wit:

- BLOCK 21-LOT 297 -

ONE THEREOF SITUATE on the Northeastwardly side of Abigail Street (laid out as of the width of 30 feet).

BEGINNING at the distance of 225 feet Northwestwardly from the Northwestwardly side of Amber Street (laid out as of the width of 50 feet) in the 31st Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Abigail Street 17 feet 5 inches and extending of that width in length or depth Northwardly between parallel lines at right angles to the said Abigail Street 46 feet 1 inch (the Northwesternmost line thereof passing through the center of a 2 feet 6 inches wide covered alley extending into and from the said Abigail Street.)

BEING No. 2009 Abigail Street.
AND THE OTHER THEREOF SITUATE on the Northeastwardly side of the said Abigail Street.

BEGINNING at the distance of 242 feet 5 inches Northwestwardly from the Northwestwardly side of the said Amber Street in the 31st Ward of the City of Philadelphia aforesaid; thence extending Northeastwardly on a line at right angles with the said Abigail Street and through the center of the said 2 feet 6 inches wide covered alley 46 feet 1 inch to a point; thence extending Southeastwardly 5 inches to a point; thence extending Northeastwardly 1 foot 11 inches to a point; thence extending Northwestwardly 17 feet to a point; thence extending Southwestwardly on a line at right angles with the said Abigail Street 48 feet to a point in the Northeastwardly side of the said Abigail Street and thence extending Southeastwardly along the said Northeastwardly side of the said Abigail Street 16 feet 7 inches to the first mentioned point and place of beginning.

BEING No. 2011 Abigail Street.

PREMISES "P"

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the 31st Ward of the City of Philadelphia described as follows to wit:

BEGINNING at a point on the Northeasternerly side of Abigail Street (30 feet wide) measured Northwestwardly along the said Northeasternerly side of Abigail Street the distance of 48 feet from the Northeasternerly side of Amber Street (50 feet wide).

CONTAINING in front or breadth along said Abigail Street 24 feet and extending of that width in length or depth Northeastwardly between parallel lines 58 feet 6 inches to the Southwesterly side of a 3 feet wide alley which extends Northwestwardly from said Amber Street.

BEING Nos. 2035 to 2039 Abigail Street.

PREMISES "Q"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Northeasternerly side of Abigail Street at the distance of two hundred eight feet Northwestwardly from the Northwesterly side of Amber Street, in the Thirty-first Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Abigail Street seventeen feet, and extending of that width in length or depth Northeastwardly sixty feet.

BOUNDED Northwestwardly by ground now or late of Isabelle Harbison, Southwesterly by ground now or late of Robert Mason, Northeastwardly by ground now or late of William Steel, and Southwardly
by Abigail Street, aforesaid.

BEING No. 2013 Abigail Street.

PREMISES "K" BLOCK 2127 LOT 63

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Thirty-first Ward of the City of Philadelphia, on
the Northeast side of Abigail Street, 178 feet five inches North- 
west of Amber Street.

CONTAINING in front 12 feet seven inches and having a depth North- 
eastward 54 feet to a point in a two foot nine inch wide alley.

BEING No. 2017 Abigail Street.

PREMISES "L" BLOCK 2127 LOT 64

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Thirty-first Ward of the City of Philadelphia, on
the Northeast side of Abigail Street, 153 feet Northwest of Amber
Street.

CONTAINING in front 12 feet five inches and having a depth North- 
eastward 54 feet to a point in a two foot nine inch wide alley.

BEING No. 2021 Abigail Street.

PREMISES "I" BLOCK 2127 LOT 216

ALL THAT CERTAIN lot or piece of ground with the buildings and im-
provements thereon erected.

SITUATE on the Northeast side of Abigail Street at the distance of
one hundred forty feet more or less Northwestward from the North-
west side of Amber Street.

CONTAINING in front or breadth on said Abigail Street thirteen
feet more or less and extending of that width in length or depth
Northeastward (including on the Northwest side a portion of a
certain two feet wide alley leading Southwestward into Abigail
Street) fifty-two feet seven and one-half inches more or less.

BEING No. 2023 Abigail Street.

PREMISES "K" BLOCK 2127 LOT 185

ALL THAT CERTAIN lot or piece of ground with the three story brick-
building or tenement thereon erected.

SITUATE on the Northerly side of a certain thirty feet wide street
called Abigail Street and Westerly side of Amber Street in the
Thirty-first Ward of the City of Philadelphia.

CONTAINING in front or breadth on said Abigail Street twelve feet
and extending in depth of that width Northwardly parallel with and along said Amber Street fifty-eight feet six inches to a certain three feet wide alley laid out and opened for the use of the hereby granted premises.

**BEING No. 2044 Abigail Street.**

**PREMISES "L"**

**- BLOCK 2127 LOT 240 -**

ALL THAT CERTAIN lot or piece of ground.

SITUATED on the Northwesterly side of Abigail Street in the 31st Ward of the City of Philadelphia at the distance of twelve feet Northwesterly from the Northeasternly corner of Abigail Street and Amber Street.

CONTAINING in front twelve feet on Abigail Street and extending in depth fifty-eight feet six inches to a three feet wide alley.

**BEING No. 2043 Abigail Street.**

**PREMISES "M"**

**- BLOCK 2127 LOT 241 -**

ALL THAT CERTAIN lot or piece of ground with the three story brick messuage thereon erected.

SITUATE on the Northwestwardly side of Abigail Street at the distance of twenty-four feet Northward from the Northeast corner of said Abigail and Amber Streets in the late District of Kensington in the City of Philadelphia in the Thirty-first Ward.

CONTAINING in front or breadth on said Abigail Street twelve feet and extending in length or depth Northwardly between parallel lines at right angles with said Abigail Street fifty-eight feet six inches to a three feet wide alley which extends into and from the said Amber Street laid out and opened by Prentice P. Gustine for the use of this and the lots bounding thereon.

**BEING No. 2041 Abigail Street.**

**PREMISES "N"**

**- BLOCK 4137 LOT 231 -**

ALL THAT CERTAIN lot or piece of ground.

SITUATED on the Northwesterly side of Abigail Street in the 31st Ward of the City of Philadelphia at the distance of thirty-six feet Northwesterly from the Northeasternly corner of Abigail Street and Amber Street.

CONTAINING in front twelve feet on Abigail Street and extending in depth fifty-eight feet six inches to a three feet wide alley.

**BEING No. 2039 Abigail Street.**

BEING as to Premises "A", "G", "C", "D", "E", AND "F" the same premises which Harbisons Dairies, a Pa. Corp. by Deed dated 11/8/1965 and recorded 11/10/1965 in the County of Philadelphia in Deed Book CAD 588 page 293 conveyed unto Frank Novick, Joseph Novick, Jack Novick, Morris Novick and Louis Frank and Jean Frank, his wife,
co-partners, trading as Novick Brothers, in fee.

BEING as to Premises "A" the same premises which George Durham and Dorothy C. Durham, his wife by Deed dated 9/20/1968 and recorded 9/25/1968 in the County of Philadelphia in Deed Book JRS 218 page 428 conveyed unto Novick Brothers Inc., a Partnership, in fee.


BEING as to Premises "J" the same premises which Nicholas Frascella and Alice L. Frascella, his wife by Deed dated 1/2/1968 and recorded 1/8/1968 in the County of Philadelphia in Deed Book JRS 4 page 502 conveyed unto Novick Bros., a Partnership, in fee.

BEING as to Premises "K", "L", "M" AND "N" the same premises which Rose L. Yank, Executrix under the Will of David Yank, deceased by Deed dated 1/16/1968 and recorded 1/18/1968 in the County of Philadelphia in Deed Book JRS 12 page 589 conveyed unto Novick Brothers, a Partnership, in fee.

UNDER AND SUBJECT to certain Restrictions as of record.

TOGETHER as respects to Premises "A" with the free and common use, right, liberty and privilege of the said 3 feet wide alley as and for a passageway and watercourse at all times hereafter forever.

TOGETHER as respects to Premises "H" with the free use, right, liberty and privilege of the said 2' 9" alley as a passageway and watercourse at all times hereafter forever.

TOGETHER as respects to Premises "I" with the free use, right, liberty and privilege of the said 2' 9" alley as a passageway and watercourse at all times hereafter forever.

TOGETHER as respects to Premises "K" with the free use, right, liberty and privilege of the said three feet wide alley as a passageway and watercourse at all times hereafter forever.

TOGETHER as respects to Premises "L" with the common use and privilege of the said three feet wide alley as and for a passageway and watercourse now and at all times hereafter forever.

TOGETHER as respects to Premises "M" with the common use and privilege of the said three feet wide alley as and for a passageway and watercourse now and at all times hereafter forever.

TOGETHER as respects to Premises "N" with the common use and privilege of the said three feet wide alley as and for a passageway and watercourse now and at all times hereafter forever.
The consideration in this Deed also covers property 2013 Abigail Street in Quit Claim Deed dated 8/19/87 intended to be recorded immediately hereafter. Transfer Tax thereon is included in this Deed.

The consideration in this Deed also covers property 2017 Abigail Street as in Quit Claim Deed dated 8/19/87 intended to be recorded immediately hereafter. Transfer Tax thereon is included in this Deed.

The consideration in this Deed also covers property 2021 Abigail Street in Quit Claim Deed dated 8/19/87 intended to be recorded immediately hereafter. Transfer Tax thereon is included in this Deed.
Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of them, the said Grantor S, as well at law as in equity, of, in, and to the same.

To have and to hold the said lots or pieces of ground with the buildings and improvements thereon erected and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, as Co-Partners, their heirs and assigns, to and for the only proper use and behoof of the said Grantee S, their heirs and assigns forever.

And the said Grantors, for themselves, their successors, executors and administrators do covenant, promise and agree, to and with the said Grantee S, their heirs and assigns, by these presents, that they, the said Grantors, heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee S, their heirs and assigns, against them, the said Grantors, their successors, heirs, and against all and every person and persons whomever lawfully claiming or to claim the same or any part thereof, by, from or under him, them, or any of them, shall and will warrant and forever defend.

In Witness Whereof, the parties of the first part have hereunto set their hand S and seal S. Dated the day and year first above written.

Sealed and Delivered

[Signature]

[Seal]

NOVICK BROTHERS, a Pennsylvania General Partnership

By: [Signature] (Seal)

By: [Signature] (Seal)
DEED

NOVICK BROTHERS, a Pennsylvania Partnership

to

FOZAN EHMEDI and ALI MOHANAD


Mark David Caplan, Notary Public,

To: The Commonwealth of Pennsylvania,

On this the 18th day of December, 2012, before me, the Subscriber, a Notary Public, particularly appointed for the purpose, personally appeared and acknowledged the said instrument to be the free act and deed of the above named parties, and theSeal being before me, I have hereunto set my hand and official seal.

[Signature]

NOTARY PUBLIC

The address of the above-named Grantee is: 2401 E. Norris St., Philadelphia, PA 19134.
HARRISON and ELIZABETH
his wife THOMAS J. HARRISON
HARRISON J. and SOPHIA E. his wife
THOMAS J. HARRISON CHRISTINE S.
HARRISON and CHRISTINE J. HARRISON J.
Trading as HARRISON J. HARRISON

TO

HARRISON J. HARRISON

HARRISON J. and CHRISTINE J. HARRISON J.
Trading as HARRISON J. HARRISON

HARRISON J. and CHRISTINE J. HARRISON J.
Trading as HARRISON J. HARRISON

ATTESTED THAT the said grantee for and in consideration of the sum of ONE DOLLAR lawful money of the UNITED STATES of AMERICA unto them in hand paid and truly made by the said grantor at and before the sealing and delivering of these presents the receipt whereof is hereby acknowledged have granted and conveyed and sold aliened and released and confirmed unto the said

ALL THAT TYPICAL lot or place of ground with the buildings and

Improvements thereon erected EUSTACE as a corner formed by the intersection of the Southerly side of Pearl street and the Northeastern side of

Pearl street in the Township west of the CITY of Philadelphia known
along the Northeastern

extending Northeasternly a side of Pearl street the distance ten feet to a
point a corner formed by the intersection of the Northeastern side of Pearl
street known extending Northeasternly along the Northeastern side of said

Ansgar street one hundred fifty feet seven and five-twentieths inches to a
point distance extending Southwesternly the distance two feet to a point
in the Northeastern side of said Pearl street and finally extending Southwesternly along the Northeastern side of said Pearl street ten hundred fifty feet seven and five-twentieths inches to a point mentioned until the place of

BEGINNING Composed of several lots or places of ground as follows

Lot of said EUSTACE J. EUSTACE one half nine and four-tenths acres of land situate in the Township west of the CITY of Philadelphia and containing the following acres

ANOTHER of said J. EUSTACE and CHRISTINE J. J. J.

AND TO INDENTURE dated the Twenty day of December A. D. 1819 and recorded at Philadelphia in Deed Book E, p. 39, in Precinct Book 2, p. 150, page 453, ete.
ANOTHER OF WHICH ARTHUR GIBBS was at us et al by Indenture dated the first day of February A. D. 1913 and recorded at Philadelphia in DEED BOOK B L T No. 178 page 472 etc. Granted and Conveyed unto ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH WILLIAM BOLTON was at us et al by Indenture dated the twenty-ninth day of January A. D. 1915 and recorded at Philadelphia in DEED BOOK X L T No. 199 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH WILLIAM HOPKINS was at us et al by Indenture dated the twentieth day of January A. D. 1915 and recorded at Philadelphia in DEED BOOK B L T No. 178 page 472 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH WILLOUGHBY JACKSON and HAZEL his wife by Indenture dated the twenty-fourth day of November A. D. 1912 and recorded at Philadelphia in DEED BOOK B L T No. 199 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH JOSEPH C. BIXLER and HANNAH his wife by Indenture dated the twenty-fourth day of November A. D. 1912 and recorded at Philadelphia in DEED BOOK B L T No. 199 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH JOHN C. SMITH and ANNA his wife by Indenture dated the twenty-first day of December A. D. 1912 and recorded at Philadelphia in DEED BOOK B L T No. 199 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH THEODORE REEVE was at us et al by Indenture dated the twenty-first day of December A. D. 1912 and recorded at Philadelphia in DEED BOOK B L T No. 199 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH GEORGE W. DAM was at us et al by Indenture dated the twenty-seventh day of January A. D. 1906 and recorded at Philadelphia in DEED BOOK B L T No. 199 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH JOHN N. HOPKINS and HAZEL his wife by Indenture dated the twenty-fifth day of April A. D. 1904 and recorded at Philadelphia in DEED BOOK B L T No. 155 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH WILLIAM M. MILLER and JOS. his wife by Indenture dated the forty-seventh day of May A. D. 1904 and recorded at Philadelphia in DEED BOOK B L T No. 199 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH MARIAH B. LIPPS was at us et al by Indenture dated the ninth day of April A. D. 1912 and recorded at Philadelphia in DEED BOOK B L T No. 199 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH CHARLEY A. HOPKINS and MARY his wife by Indenture dated the second day of October A. D. 1912 and recorded at Philadelphia in DEED BOOK B L T No. 199 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

ANOTHER OF WHICH GEORGE W. HOPKINS and HAZEL his wife by Indenture dated the seventeenth day of October A. D. 1906 and recorded at Philadelphia in DEED BOOK B L T No. 199 page 155 etc. Granted and Conveyed unto the said ROBERT J. HARRESON and THOMAS B. HARRESON in fee.

WHEREAS the premises herein described were conveyed to certain others as hereinbefore set forth and described the use of such lands was vested only in two tracts thereof and the said others have since been
abandoned and vacated and the title thereof vested absolutely in
the grantor herein.

ALSO ALL THAT CERTAIN lot or piece of ground with the
three story brick mansion or tenement thereon erected STANDING ON
the Southwesterly side of Coral street at the distance of ONE
HUNDRED EIGHT FEET Southwesterly from the Southwesterly side of
Susquehanna Avenue in the city of Philadelphia.

CONTAINING in front or frontage on said Coral street Twelve
feet and extending in length or depth of said front Southwesterly
at right angles to the said Coral street Thirty two feet seven
and five eighths inches to a certain three feet wide alley leading
Southwesterly into Ambshall street. Bound Northwesterly by
premises next abutting Southwesterly by said Ambshall street
Southwesterly by the three feet wide alley and Northwesterly
by Coral street.

ALSO ALL THAT CERTAIN lot or piece of ground with the
three story brick mansion or tenement thereon erected STANDING ON
the Southwesterly side of Coral street at the distance of ONE
HUNDRED SIXTEEN FEET Southwesterly from the Southwesterly side of
Susquehanna Avenue in the city of Philadelphia. CONTAINING in
front or frontage on said Coral street Twelve feet and extending of
said front width or depth Southwesterly at right angles with
said Coral street thirty two feet seven and five eighths inches to a
certain three feet wide alley leading Southwesterly into Ambshall
street. Bound Northwesterly by ground formerly of Messrs. C.
HINSON Southwesterly by the premises heretofore described
Southwesterly by said three feet wide alley and Northwesterly by
said Coral street aforesaid.

SIGNED the day and year above written

FRED. FALLON

HARRY J.

AS WITNESSES.

IN WITNESS WHEREOF the said parties have hereunto set their
dates the fourteenth day of July A.D. 1916 and recorded at
Philadelphia to W.B. P. A.D. 1916.

PURPOSE TO CERTAIN BUILDING RESTRICTIONS AS HEREBE
ALSO ALL THAT CERTAIN lot or piece of ground described above
in a survey and plan thereof made by JOHN R. HUGHES Engineer Surveyor and
Register of the Fifth District on the Southwesterly side of Kensington Avenue at the distance of fifty

of August A.D. 1916 by A. BASE HUGHES Engineer Surveyor and Register
of the Fifth District as follows to wit.

ONE THOUSAND SQUARE on the Southwesterly side of Powel street
(laid out as the site of a hotel) containing at the distance of two
hundred twenty five feet Southwesterly from the Southwesterly side of
Ambler street (laid out as the site of fifty feet) in the City of Philadelphia.

CONTAINING in front or frontage on the said Ambshall street

Seventeen feet five inches and extending of said front width or depth
Northwesterly between parallel lines at right angles to the said Ambshall
street forty six feet one inch (the Northwesterly line being passing
through the center of a five feet six inch wide covered alley extending
into and from the said Ambshall street).

AND the other four feet situates on the Northwesterly side of
the said Ambshall street containing at the distance of one hundred fifty
three feet Northwesterly from the Northwesterly side of the said Ambshall
street in the city of Philadelphia ten feet ten inches extending Northwesterly on
a line at right angles with the said Ambshall street and through the center
of the said Ambshall street, sixty inches wide covered alley forty six feet one inch to a
point ten feet extending Northwesterly five inches to a point twelve
inches Southwesterly along the Northwesterly side of the said Ambshall street and
through the center of the said Ambshall street along the Northwesterly side of the
said Ambshall street, sixteen feet seven inches to the first mentioned point and
place of beginning.

BE IT MINDOWN WHEREUPON J. J. HARRISON et al.

INDEEDATION dated the Sixteenth day of September A.D. 1916 and recorded at
Philadelphia to W.B. P. A.D. 1916.

THE ESTATE OF ROBERT J. HARRISON

PHILADELPHIA TO CERTAIN BUILDING RESTRICTIONS AS HEREBE

ALSO ALL THAT CERTAIN lot or piece of ground described above
in a survey and plan thereof made by JOHN R. HUGHES Engineer Surveyor and
Register of the Fifth District on the Southwesterly side of Kensington Avenue at the distance of fifty


six degrees fourteen minutes forty-five seconds East One hundred fifty-four feet nine inch and three-quarters of an inch from the South-western side of said from the South

CITY of Philadelphia - thence extending South Thirty-two degreesTwenty-four minutes twenty-three seconds East One hundred ninety-five feet to a point thence extending North fifty-six degrees fourteen minutes forty-five seconds East Seventy-six feet seven and seven-eighths inches to a point thence extending South forty-five degrees Twenty-four minutes thirty-eight seconds East One hundred forty-three feet and seven-eighths inches to a point in the Northernly side of Torrensale Avenue (same point is at the distance of One hundred twenty-five feet and three-quarters inches East from the Southernly side of Hunting Park Avenue) thence extending South eighty-nine degrees six minutes Seventeen seconds West along the Northernly side of said Torrensale Avenue One hundred eighty-eight feet six and one-quarter inches to the first mentioned point and place of beginning.

PAGE THEREOF BEING the same premises salute H. F. WILSON, JR. and

ANA R. his wife by Indenture dated the twenty-seventh day of MARCH A.D. 1929 and recorded at Philadelphia in Book J. N. 1. No. 398 on page 770 etc. granted and conveyed unto the said WALTER J. HARVEY

THOMAS B. HARVEY and ROBERT J. HARVEY Jr. trading as Harrave's

ętters in fee.

AND the said THOMAS B. HARVEY the same premises salute NY B.

ODORIS A. ST. CATHURN etc. by Indenture dated the thirty-first day of DECEMBER A.D. 1930 and recorded at Philadelphia in Book J. N. 1. No. 296 page 172 etc. granted and conveyed unto the said WALTER J. HARVEY THOMAS B. HARVEYN and ROBERT J. HARVEY Jr. trading as Harrave's

ętters in fee.

TOGETHER with all and all the buildings improvements thereon

Alleys Passages Ways Waters Water Courses Rights and Privileges

lands and every other easement whatsoever belonging thereto or in any wise appurtenant and all reversion and reemals rents and profits thereof and all the estate right title interest property site and easement whatsoever of the said lots or plots of ground in the aforesaid street or street or streets to certain Building Regulations above mentioned.

AND ALSO all that certain lot or piece of ground with the

buildings and improvements thereon erected described according to

a surveyor and plan thereof made by WALTER H. BOWEN surveyor and registered of the Fifth District on FEBRUARY 15, 1900 as follows - thence on the Northernly side of Torrensale Avenue at the distance of 98 one hundred fifty-nine feet six and five

eight inches Eastwardly from the southwestern side of Kensington Avenue in the said CITY extending North fifty-six degrees fourteen minutes forty-five seconds East One hundred sixty-five feet one inch and three-quarters of an inch from the point of a point thence extending South thirty-two degrees Two-forty-four minutes twenty-three seconds East one hundred ninety-five feet to a point thence extending North fifty-six degrees fourteen minutes forty-five seconds East Seventy-six feet seven and seven-eighths inches to a point thence extending South forty-five degrees Twenty-four minutes thirty-eight seconds East One hundred forty-three feet and seven-eighths inches to a point in the Northernly side of Torrensale Avenue (same point is at the distance of One hundred twenty-five feet and three-quarters inches East from the Southernly side of Hunting Park Avenue) thence extending South eighty-nine degrees six minutes Seventeen seconds West along the Northernly side of said Torrensale Avenue One hundred eighty-eight feet six and one-quarter inches to the first mentioned point and place of beginning.
ON THE SIXTH day of MAY ANNO DOMINI 1863 before me the undersigned A. MOYNTY PUBLIUE for the Commonwealth of Pennsylvania residing in Philadelphia personally appeared the above named ROBERT J. HARRISON and EDWARD M. his wife THOMAS B. HARRISON ROBERT J. HARRISON JR. and EDITH M. his wife and ROBERT J. HARRISON JR. taking as HARRISON’s dower and to the form of law acknowledged the above indentures to be their own and each of their act and deed and declared the same might be recorded as such.

WITNESS my hand and seal this 10th day of March 1863.

M. C. THOMPSON
NOTARY PUBLIC (SEAL)

O.A. & B. HARRISON NEAR 300 3rd St. PHILADELPHIA

RECEIVED the day of the date of the above Indenture of the above named grantee the sum of One Dollar being full consideration money above mentioned.

WITNESSES:

CARL H. HARRISON
H. E. THOMPSON

Tracing as Harisons’ Dower.

RECEIVED the day of the date of the above Indenture of the above named grantee the sum of One Dollar being full consideration money above mentioned.

WITNESSES:

CARL H. HARRISON
H. E. THOMPSON

Tracing as Harisons’ Dower.
This Indenture Made the 19th day of August in the year of our Lord one thousand nine hundred and eighty-seven (1987)

Between NOVICK BROTHERS, a Pennsylvania General Partnership,

(hereinafter called the Grantors), of the one part, and

FOZAN EHMEDI and ALI MOHAMAD, as Co-Partners

(hereinafter called the Grantees), of the other part,

Witnesseth That the said Grantor s for and in consideration of the sum of ONE HUNDRED NINETY THOUSAND DOLLARS ($190,000.00) see recital in Deed to see what other properties this covers lawful monies of the United States of America, unto said Grantees, well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns,

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Northeasterly side of Abigail Street at the distance of 85 feet 7 5/8 inches Southeastward from the Southeasterly side of Corn Street in the 31st Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Abigail Street 24 feet and extending of that width in length or depth Northeastward 60 feet.

BOUNDED Northeastwardly by ground now or late of Elam F. Witmer, Northwesterly by a certain 3 feet wide alley running into and from said Abigail Street, Southeastwardly by ground now or late of Ferdinand J. Dreer and Southwestward" by said Abigail Street aforesaid.

BEING Nos. 2005-7 Abigail Street.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the 31st Ward of the City of Philadelphia described as follows to wit:
BEGINNING at a point of intersection formed by the Southeasterly side of Coral Street (50 feet wide) and the Northeasterly side of Abigail Street (30 feet wide).

CONTAINING in front or breadth along said Coral Street 40 feet and extending of that width in length or depth Southeastwardly between parallel lines 62 feet 7-5/8 inches to the Northerly side of a 3 feet wide alley which extends Northeastwardly from said Abigail Street.

BEING Nos. 2001 to 2003 Abigail Street.

PREMISES "C"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE at a corner formed by the intersection of the Southeasterly side of Coral Street and the Northeasterly side of Deer Street in the 31st Ward of the City of Philadelphia; thence extending Northeastwardly along the Southeasterly side of Coral Street 110 feet to a point a corner formed by the intersection of the Southerly side of Abigail Street; thence extending Southeastwardly along the Southwesterly side of said Abigail Street 248 feet 7-5/8 inches to a point; thence extending Southwestwardly 81 feet to a point; thence extending Northwestwardly 2 feet 1-5/8 inches to a point; thence extending Southwestwardly 29 feet to a point in the Northeasterly side of Deer Street and thence extending Northwestwardly along the Northeasterly side of Deer Street 246 feet 6 inches to the first mentioned point and place of beginning.

BEING Nos. 2041-55 Coral Street.

PREMISES "D" AND "E"

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected described according to a Survey and Plan thereof made on the 18th day of August A.D. 1919 by A. Zane Hoffman, Esquire Surveyor and Regulator of the 6th District as follows to wit:

ONE THEREOF SITUATE on the Northeastwardly side of Abigail Street (laid out as of the width of 30 feet).

BEGINNING at the distance of 225 feet Northwestwardly from the Northwestwardly side of Amber Street (laid out as of the width of 50 feet) in the 31st Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Abigail Street 17 feet 5 inches and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Abigail Street 46 feet 1 inch (the Northwesternmost line thereof passing through the center of a 2 feet 6 inches wide covered alley extending into and from the said Abigail Street.)

BEING No. 2009 Abigail Street.
AND THE OTHER THEREOF SITUATE on the Northeasterly side of the said Abigail Street.

BEGINNING at the distance of 242 feet 5 inches Northwestwardly from the Northwestwardly side of the said Amber Street in the 31st Ward of the City of Philadelphia aforesaid; thence extending Northeastwardly on a line at right angles with the said Abigail Street and through the center of the said 2 feet 6 inches wide covered alley 46 feet 1 inch to a point; thence extending Southeastwardly 5 inches to a point; thence extending Northeastwardly 1 foot 11 inches to a point; thence extending Northwestwardly 17 feet to a point; thence extending Southwestwardly on a line at right angles with the said Abigail Street 40 feet to a point in the Northeastwardly side of the said Abigail Street and thence extending Southeastwardly along the said Northeastwardly side of the said Abigail Street 16 feet 7 inches to the first mentioned point and place of beginning.

-BEING Nos. 3911-Abigail Street.

PREMISES "F"  

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the 31st Ward of the City of Philadelphia described as follows to wit:

BEGINNING at a point on the Northeasterly side of Abigail Street (30 feet wide) measured Northwestwardly along the said Northeasterly side of Abigail Street the distance of 48 feet from the Northeasterly side of Amber Street (50 feet wide).

CONTAINING in front or breadth along said Abigail Street 24 feet and extending of that width in length or depth Northwestwardly between parallel lines 58 feet 6 inches to the Southwesterly side of a 3 feet wide alley which extends Northwestwardly from said Amber Street.

-BEING Nos. 3935 to 3939 Abigail Street.

PREMISES "G"  

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Northeasterly side of Abigail Street at the distance of two hundred eight feet Northwestwardly from the Northeasterly side of Amber Street, in the Thirty-first Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Abigail Street seventeen feet, and extending of that width in length or depth Northeastwardly sixty feet.

BOUNDED Northeastwardly by ground now or late of Isabelle Harbison, Southeastwardly by ground now or late of Robert Mason, Northeastwardly by ground now or late of William Steel, and Southwestwardly.
by Abigail Street, aforesaid.

BEING No. 2013 Abigail Street.

PREMISES "K" BLOCK 2127 LOT 63

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Thirty-first Ward of the City of Philadelphia, on the Northeast side of Abigail Street, 178 feet five inches Northwest of Amber Street.

CONTAINING in front 12 feet seven inches and having a depth Northeastward 54 feet to a point in a two foot nine inch wide alley.

BEING No. 2017 Abigail Street.

PREMISES "L" BLOCK 2127 LOT 64

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the Thirty-first Ward of the City of Philadelphia, on the Northeast side of Abigail Street, 153 feet Northwest of Amber Street.

CONTAINING in front 12 feet five inches and having a depth Northeastward 54 feet to a point in a two foot nine inch wide alley.

BEING No. 2021 Abigail Street.

PREMISES "J" BLOCK 2127 LOT 216

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Northeast side of Abigail Street at the distance of one hundred forty feet more or less Northwestward from the Northwest side of Amber Street.

CONTAINING in front or breadth on said Abigail Street thirteen feet more or less and extending of that width in length from the Northeastward (including on the Northwest side a portion of a certain two feet wide alley leading Southwestward into Abigail Street) fifty-two feet seven and one-half inches more or less.

BEING No. 2023 Abigail Street.

PREMISES "K" BLOCK 2127 LOT 185

ALL THAT CERTAIN lot or piece of ground with the three story brick building or tenement thereon erected.

SITUATE on the Northerly side of a certain thirty feet wide street called Abigail Street and Westerly side of Amber Street in the Thirty-first Ward of the City of Philadelphia.

CONTAINING in front or breadth on said Abigail Street twelve feet
and extending in depth of that width Northwardly parallel with and along said Amber Street fifty-eight feet six inches to a certain three feet wide alley laid out and opened for the use of the hereby granted premises.

**BEING No. 2045 Abigail Street.**

PREMISES "L"  

- BLOCK 2146 LOT 240

ALL THAT CERTAIN lot or piece of ground.

SITUATED on the Northwesterly side of Abigail Street in the 31st Ward of the City of Philadelphia at the distance of twelve feet Northwesterly from the Northeasternly corner of Abigail Street and Amber Street.

CONTAINING in front twelve feet on Abigail Street and extending in depth fifty-eight feet six inches to a three feet wide alley.

**BEING No. 2043 Abigail Street.**

PREMISES "M"  

- BLOCK 2127 LOT 241

ALL THAT CERTAIN lot or piece of ground with the three story brick messuage thereon erected.

SITUATE on the Northwestwardly side of Abigail Street at the distance of twenty-four feet Northward from the Northeast corner of said Abigail and Amber Streets in the late District of Kensington in the City of Philadelphia in the Thirty-first Ward.

CONTAINING in front or breadth on said Abigail Street twelve feet and extending in length or depth Northwardly between parallel lines at right angles with said Abigail Street fifty-eight feet six inches to a three feet wide alley which extends into and from the said Amber Street laid out and opened by Prentice P. Gustine for the use of this and the lots bounding thereon.

**BEING No. 2044 Abigail Street.**

PREMISES "N"  

- BLOCK 3127 LOT 331

ALL THAT CERTAIN lot or piece of ground.

SITUATED on the Northwesterly side of Abigail Street in the 31st Ward of the City of Philadelphia at the distance of thirty-six feet Northwestwardly from the Northeasternly corner of Abigail Street and Amber Street.

CONTAINING in front twelve feet on Abigail Street and extending in depth fifty-eight feet six inches to a three feet wide alley.

**BEING No. 2039 Abigail Street.**

BEING as to Premises "A", "B", "C", "D", "E", AND "F" the same premises which Harbigns Dairies, a Pa. Corp. by Deed dated 11/8/1965 and recorded 11/10/1965 in the County of Philadelphia in Deed Book CAD 588 page 293 conveyed unto Frank Novick, Joseph Novick, Jack Novick, Morris Novick and Louis Frank and Jean Frank, his wife,
co-partners, trading as Novick Brothers, in fee.

BEING as to Premises "A" the same premises which George Durham and Dorothy C. Durham, his wife by Deed dated 9/20/1968 and recorded 9/25/1968 in the County of Philadelphia in Deed Book JRS 218 page 428 conveyed unto Novick Brothers Inc., a Partnership, in fee.


BEING as to Premises "J" the same premises which Nicholas Frascella and Alice L. Frascella, his wife by Deed dated 1/2/1968 and recorded 1/8/1968 in the County of Philadelphia in Deed Book JRS 4 page 502 conveyed unto Novick Bros., a Partnership, in fee.

BEING as to Premises "K", "L", "M" AND "N" the same premises which Rose L. Yank, Executrix under the Will of David Yank, deceased by Deed dated 1/16/1968 and recorded 1/18/1968 in the County of Philadelphia in Deed Book JRS 12 page 589 conveyed unto Novick Brothers, a Partnership, in fee.

UNDER AND SUBJECT to certain Restrictions as of record.

TOGETHER as respects to Premises "A" with the free and common use, right, liberty and privilege of the said 3 feet wide alley as and for a passageway and watercourse at all times hereafter forever.

TOGETHER as respects to Premises "H" with the free use, right, liberty and privilege of the said 2' 9" alley as a passageway and watercourse at all times hereafter forever.

TOGETHER as respects to Premises "I" with the free use, right, liberty and privilege of the said 2' 9" alley as a passageway and watercourse at all times hereafter forever.

TOGETHER as respects to Premises "K" with the free use, right, liberty and privilege of the said three feet wide alley as a passageway and watercourse at all times hereafter forever.

TOGETHER as respects to Premises "L", "M" and "N" with the common use and privilege of the said three feet wide alley as and for a passageway and watercourse now and at all times hereafter forever.

TOGETHER as respects to Premises "M" with the common use and privilege of the said three feet wide alley as and for a passageway and watercourse now and at all times hereafter forever.

TOGETHER as respects to Premises "N" with the common use and privilege of the said three feet wide alley as and for a passageway and watercourse now and at all times hereafter forever.
The consideration in this Deed also covers property 2013 Abigail Street in Quit Claim Deed dated 8/19/87 intended to be recorded immediately hereafter. Transfer Tax thereon is included in this Deed.

The consideration in this Deed also covers property 2017 Abigail Street as in Quit Claim Deed dated 8/19/87 intended to be recorded immediately hereafter. Transfer Tax thereon is included in this Deed.

The consideration in this Deed also covers property 2021 Abigail Street in Quit Claim Deed dated 8/19/87 intended to be recorded immediately hereafter. Transfer Tax thereon is included in this Deed.
Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of them, the said Grantor S., as well as law as in equity, of, in, and to the same.

To have and to hold the said lots or pieces of ground with the buildings and improvements thereon erected and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, as Co-Partners, their heirs and assigns, to and for the only proper use and behoof of the said Grantee S., their heirs and assigns forever.

And the said Grantors, for themselves, their successors, executors and administrators do covenant, promise and agrees, to and with the said Grantee S., their heirs and assigns, by these presents, that they, the said Grantors, their successors, heirs, and all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee S., their heirs and assigns, against them, the said Grantors, their successors, heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them or any of them, shall and will WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hand S. and seal S. Dated the day and year first above written.

Sealed and Delivered

In the Presence of:

[Signature]

NOVICK BROTHERS, a Pennsylvania General Partnership

By: [Signature] (Seal)

By: [Signature] (Seal)
DEED

NOVICK BROTHERS, a Pennsylvania Partnership

TO

FOZAN EHMEDI and ALI MOHAMAD


\[ \frac{22/5}{19/50} = \frac{130}{50} \]

The address of the above-named Grantee is 10 Curves Court, Meadville.

[Signatures]

MARK DAVID CAPAL, notary public, witnessed this conveyance and administered the oaths of the parties.

[Notary Public Signature]

On behalf of the Grantees.

[Signature]
This Indenture Made the 8th day of November in the year of our Lord one thousand nine
hundred and sixty-five (1965), a Pennsylvania corporation

Between HARRISONS DAIRIES,

(hereinafter called the Grantor), of the one part, and
FRANK NOVICK, JOSEPH NOVICK, JACK NOVICK, MORRIS NOVICK and LOUIS
FRANK and JEAN FRANK, his wife, Co-partners, trading as Novick Brothers.

(hereinafter called the Grantees), of the other part,

Witnesseth, That the said Grantor

for and in consideration of the sum of
Sixty Thousand Dollars ($60,000.00) lawful
money of the United States of America, unto it well and truly paid by the said Grantees,

at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has
granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does
grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, their
successors and assigns, purchased with partnership funds and to be held as partnership property...
ALL THOSE CERTAIN six lots or pieces of ground described as follows:

FIRST ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected Situate on the Northeasterly side of Abigail Street at the distance of 65 feet 7-5/8 inches Southeastward from the Southeasterly side of Coral Street in the 31st Ward of the City of Philadelphia. CONTAINING in front or breadth on the said Abigail Street 24 feet and extending of that width in length or depth Northeastward 60 feet. C-3

BOUNDED Northeasterly by ground now or late of Elam E. Witmer; Northwestwardly by a certain 3 feet wide alley running into and from said Abigail Street, Southeastwardly by ground now or late of Ferdinand J. Dreer and Southwestwardly by Abigail Street aforesaid.

TOGETHER with the free and common use, right, liberty and privilege of the said 3 feet wide alley as and for a passageway and watercourse at all times hereafter forever.
No.2005-7 Abigail Street.
SECOND ALL THAT CERTAIN lot or piece of ground Situate in the 31st Ward of the City of Philadelphia described as follows to wit:-

BEGINNING at a point of intersection formed by the Southeasterly side of Coral Street (50 feet wide) and the Northeasterly side of Abigail Street (30 feet wide).

CONTAINING in front or breadth along said Coral Street 48 feet and extending of that width in length or depth Southeasterly between parallel lines 62 feet 7-3/8 inches to the Northeasterly side of a 3 feet wide alley which extends Northeasterly from said Abigail Street. /79

THIRD ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected Situate at a corner formed by the intersection of the Southeasterly side of Coral Street and the Northeasterly side of Dreer Street in the 31st Ward of the City of Philadelphia; thence extending Northeasterly along the Southeasterly side of Coral Street 110 feet to a point a corner formed by the intersection of the Southerly side of Abigail Street; thence extending Southeasterly along the Southwesterly side of said Abigail Street 248 feet 7-5/8 inches to a point; thence extending Southwesterly 81 feet to a point; thence extending Northwestwardly 2 feet 1-5/8 inches to a point; thence extending Southwesterly 29 feet to a point in the Northeasterly side of Dreer Street and thence extending Northwestwardly along the Northeasterly side of Dreer Street 246 feet 6 inches to the first mentioned point and place of beginning. /60

FOURTH AND FIFTH ALL THOSE TWO CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected described according to a survey and plan thereof made on the 18th day of August A. D. 1919 by A. Zane Hoffman Esquire Surveyor and Regulator of the 6th District as follows to wit:-

ONE THEREOF SITUATE on the Northeasterly side of Abigail Street (laid out as of the width of 30 feet) BEGINNING at the distance of 225 feet Northwestwardly from the Northwestwardly side of Amber Street (laid out as of the width of 50 feet) in the 31st Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Abigail Street 17 feet 5 inches and extending of that width in length or depth Northeasterly between parallel lines at right angles to the said Abigail Street 46 feet 1 inch (the Northwesternmost line thereof passing through the center of a 2 feet 6 inches wide covered alley extending into and from the said Abigail Street.) /54

AND THE OTHER THEREOF SITUATE on the Northeastwardly side of the said Abigail Street BEGINNING at the distance of 242 feet 5 inches Northwestwardly from the Northwestwardly side of the said Amber Street in the 31st Ward of the City of Philadelphia aforesaid; thence extending Northeasterly on a line at right angles with the said Abigail Street and through the center of the said 2 feet 6 inches wide covered alley 46 feet 1 inch to a point; thence extending Southeastwardly 5 inches to a point; thence extending Northeasterly 1 foot 11 inches to a point; thence extending Northwestwardly 17 feet to a point; thence extending Southwestwardly on a line at right angles with the said Abigail Street 48 feet to a point in the Northeastwardly side of the said Abigail
SECOND ALL THAT CERTAIN lot or piece of ground Situate in the 31st Ward of the City of Philadelphia described as follows to wit:-

BEGINNING at a point of intersection formed by the Southerly side of Coral Street (50 feet wide) and the Northerly side of Abigail Street (30 feet wide).

CONTAINING in front or breadth along said Coral Street 48 feet and extending of that width in length or depth Southeasterly between parallel lines 62 feet 7-3/8 inches to the Northerly side of a 3 feet wide alley which extends Northeasterly from said Abigail Street.

THIRD ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected Situate at a corner formed by the intersection of the Southeasterly side of Coral Street and the Northerly side of Dreer Street in the 31st Ward of the City of Philadelphia; thence extending Northeasterly along the Southerly side of Coral Street 110 feet to a point a corner formed by the intersection of the Southerly side of Abigail Street; thence extending Southeasterly along the Southerly side of said Abigail Street 248 feet 7-3/8 inches to a point; thence extending Southwastwardly 81 feet to a point; thence extending Northwestwardly 2 feet 1-5/8 inches to a point; thence extending Southwastwardly 29 feet to a point in the Northerly side of Dreer Street and thence extending Northwestwardly along the Northerly side of Dreer Street 246 feet 6 inches to the first mentioned point and place of beginning. /fo

FOURTH AND FIFTH ALL THOSE TWO CERTAIN contiguous lots or pieces of ground with the buildings and improvements thereon erected described according to a survey and plan thereof made on the 18th day of August A. D. 1919 by A. Zane Hoffman Esquire Surveyor and Regulator of the 6th District as follows to wit:-

ONE THEREOF SITUATE on the Northeasterly side of Abigail Street (laid out as of the width of 30 feet) BEGINNING at the distance of 225 feet Northwestwardly from the Northwestwardly side of Amber Street (laid out as of the width of 50 feet) in the 31st Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Abigail Street 17 feet 5 inches and extending of that width in length or depth Northeasterly between parallel lines at right angles to the said Abigail Street 46 feet 1 inch (the Northeasterlymost line thereof passing through the center of a 2 feet 6 inches wide covered alley extending into and from the said Abigail Street.) /fo

AND THE OTHER THEREOF SITUATE on the Northeasterly side of the said Abigail Street BEGINNING at the distance of 242 feet 5 inches Northwestwardly from the Northwestwardly side of the said Amber Street in the 31st Ward of the City of Philadelphia aforesaid; thence extending Northeasterly on a line at right angles with the said Abigail Street and through the center of the said 2 feet 6 inches wide covered alley 46 feet 1 inch to a point; thence extending Southwastwardly 5 inches to a point; thence extending Northeasterly 1 foot 11 inches to a point; thence extending Northwestwardly 17 feet to a point; thence extending Southwastwardly on a line at right angles with the said Abigail Street 48 feet to a point in the Northeasterly side of the said Abigail
Street and thence extending Southeastwardly along the said Northeastwardly side of the said Abigail Street 15 feet 7 inches to the first mentioned point and place of beginning.

SIXTH ALL THAT CERTAIN lot or piece of ground Situate in the 31st Ward of the City of Philadelphia described as follows to wit:-

BEGINNING at a point on the Northeasterly side of Abigail Street (30 feet wide) measured Northeastwardly along the said Northeasterly side of Abigail Street the distance of 48 feet from the Northwesterly side of Amber Street (50 feet wide).

CONTAINING in front or breadth along said Abigail Street 24 feet and extending of that width in length or depth Northeastwardly between parallel lines 58 feet 6 inches to the Southwesterly side of a 3 feet wide alley which extends Northwestwardly from said Amber Street.

BEING as to the first above described premises the same premises which Harry N. Thomson, singleman by Indenture dated the 21st day of August A. D., 1945, and recorded in Philadelphia County in Deed Book CUP 987, page 210, granted and conveyed unto Harbisons Dairies, in fee.

BEING as to part of the second above described premises and the third, fourth and fifth above described premises the same premises which Robert J. Harbison et ux et al., by Indenture dated the 6th day of May A. D., 1926, and recorded in Philadelphia County in Deed Book JMH 2380, page 1, granted and conveyed unto Harbisons Dairies, in fee.

BEING as to the remainder of the second above described premises the same premises which Robert G. Nelson and Lillian A., his wife by Indenture dated the 14th day of October A. D., 1955, and recorded in Philadelphia County in Deed Book CAB 682, page 74, granted and conveyed unto Harbisons Dairies, in fee.

BEING as to the sixth above described premises the same premises which George Edward Wright, unmarried by Indenture dated the 4th day of November A. D., 1925, and recorded in Philadelphia County in Deed Book JMH 2259, page 40, granted and conveyed unto Harbisons Dairies, in fee.

UNDER AND SUBJECT to certain restrictions and agreements of record.
Together with all and singular the Buildings, Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of it, the said Grantor, in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lots or pieces of ground above described, with the buildings and improvements thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantees, their successors and Assigns, to and for the only proper use and behoof of the said Grantees, their successors and Assigns, forever, purchased with partnership funds and to be held as partnership property.

UNDER AND SUBJECT, as aforesaid.

And the said Grantor, for itself and its Successors does by these presents, covenant, grant and agree, to and with the said Grantees, their Successors and Assigns, that it, the said Grantor, its Successors and Assigns, all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantees, their Successors and Assigns, against it, the said Grantor, its Successors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will UNDER AND SUBJECT, as aforesaid, WARRANT and forever DEFEND.

In Witness Whereof, the said Grantor has caused this Deed to be executed by its duly authorized officers and its corporate seal to be affixed the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

ATTEST - CORPORATE SEAL

HARBISONS DAIRIES

Secretary

President

The above is hereunto affixed
this day of 19__
Commonwealth of Pennsylvania  

County of Phila  

On this, the 5th day of September, 1965, before me, the subscriber, a  

the undersigned officer, who acknowledged himself (herself)  

personally appeared to be the President of HARBISONS DAIRIES,  

a corporation, and that he as such President  

the foregoing instrument for the purposes therein contained by signing the name of the corporation by  

himself (herself) as President.  

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

ALVIN M. GREENBERG, Jr.  
Notary Public, Philadelphia, Philadelphia Co.  
My Commission Expires March 31, 1967

My Commission Expires:

DEED

DECEMBER 29

HARBISONS DAIRIES

TO

NOVICK BROTHERS


SCHNADER, HARRISON, SEAGAL &  

The address of the above-named Grantee  
is 2041 Broad St., Phila.  

On behalf of the Grantee

[Signature]

[Signature]
Appendix C: Criterion E (Potential Significance)

CRITERION E
Buildings 1, 2, and 3 of Harbisons’ Dairies were designed by Stearns & Castor, Architects and Engineers. The information provided below shall show that this architectural firm was not only notable, but important in the context of Philadelphia. Buildings 1, 2, and 3 were completed in 1914-1915.

Stearns & Castor, Architects
Building 4 was used primarily to house the horses used for the delivery business with the survey noting a “suspended stable” as well as storage for feed hay, straw and harnesses. The original design of Building 4 was from the architects of Stearns & Castor known well in the Frankford section of the city.1

The work of Stearns & Castor reflected Stearns's abilities in structural engineering and Castor's strong ties to the Frankford neighborhood in Philadelphia. Commissions included a number of industrial projects, as well as hospitals, churches, and residences. Chief among the works of the office were the residence for John B. Stetson, Jr., in Melrose, PA, buildings for Methodist Hospital in Philadelphia, and the Philadelphia Consistory for the Masons at Broad and Race streets in Philadelphia, replaced in 1925 by Castor's Scottish Rite Temple. However, aside from these large commissions, Stearns & Castor were involved with a number of residential development projects, including a row of cottages for the Frankford Improvement Company (1895 and 1896) and 10 cottages in Atlantic City for W. Allen (1896). After 1896, however, this reliance on development enterprises lessened, and the office began to draw larger projects, including the Covenant Presbyterian Church in Williamsport, PA (1897). This does not mean, of course, that the firm totally divorced itself from development, and a look at the works reported by the Philadelphia Real Estate Record and Builders Guide will reveal that in one of their most prolific years (1901) the partners provided designs for 12 residences for E. S. Radley in the Oak Lane section of Philadelphia, 12 residences for the Dission Estate in Philadelphia, and residences for William Overington.

Although a signature architectural style for the firm's domestic work would be the colonial revival so popular at the turn of the century, Stearns & Castor were equally adept at many other styles, changing the face of the building to suit its use.

From 1905 to 1907 the Minute Books of the Philadelphia Chapter of the AIA report difficulties with Stearns & Castor regarding the right to

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Harbisons’ Dairies, 2041-2055 Coral Street, Kensington, Philadelphia, Pa.
Nomination to the Philadelphia Register of Historic Places, Summer 2016 – Page 1
advertise. This issue was brought to Chapter attention by the publication of a monograph of the office's works, no doubt intended indeed to advertise by demonstrating the designs which they had already successfully completed. Following the stern admonition of the Chapter's committee on ethics, Stearns & Castor withdrew the publication from circulation, and the matter was thus ended. However, in 1916 the Judiciary Committee of the national AIA brought charges of unprofessional conduct against the firm due to their participation in the competition for the design of the Masonic Home at Elizabethtown, PA, a competition, which had not been authorized by the AIA. In the wake of this controversy, Stearns & Castor dissolved; and Castor, by then operating independently, resigned from the AIA. It appears from the notes of the issue in the Archives of the American Institute of Architects that Stearns was not involved in the Masonic Home competition difficulty. (For other examples of ethical questions and the AIA, see Andrew Borzner and Emile G. Perrot).