

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

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

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

Street address: **2041-2055 Coral Street**

Postal code: **19122**

Councilmanic District: **7**

2. NAME OF HISTORIC RESOURCE

Historic Name: **Harbisons' Dairies**

Other Name: **NA**

3. TYPE OF HISTORIC RESOURCE

☒ Building

☐ Structure

☐ Site

☐ Object

4. PROPERTY INFORMATION

Condition: ☐ excellent ☐ good ☒ fair ☐ poor ☐ ruins

Occupancy: ☒ occupied ☐ vacant ☐ under construction ☐ unknown

Current use: **Warehouse**

5. BOUNDARY DESCRIPTION

Please attach a plot plan and written description of the boundary. **SEE ATTACHED SHEET.**

6. DESCRIPTION

SEE ATTACHED SHEET.

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

7. SIGNIFICANCE

Please attach the Statement of Significance.

[See Attached Sheet]

Period of Significance (from year to year): from

1895-1968

Date(s) of construction and/or alteration:

Building 4: 1895/Buildings 1,2, and 3: 1914

Architect, engineer, and/or designer:

Stearns & Castor

Builder, contractor, and/or artisan:

Unknown

Original owner:

Members of the Harbison Family

Other significant persons:

Thomas Bartley Harbison (1863-1933)

CRITERIA FOR DESIGNATION:

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

- X (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,**
 (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation;
 or
X (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
X (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
 (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
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 CHAPMAN-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**

Organization **Keeping Society of Philadelphia, LLC** Date **June 7, 2016.**

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: XXXXXXXX 12/13/2017

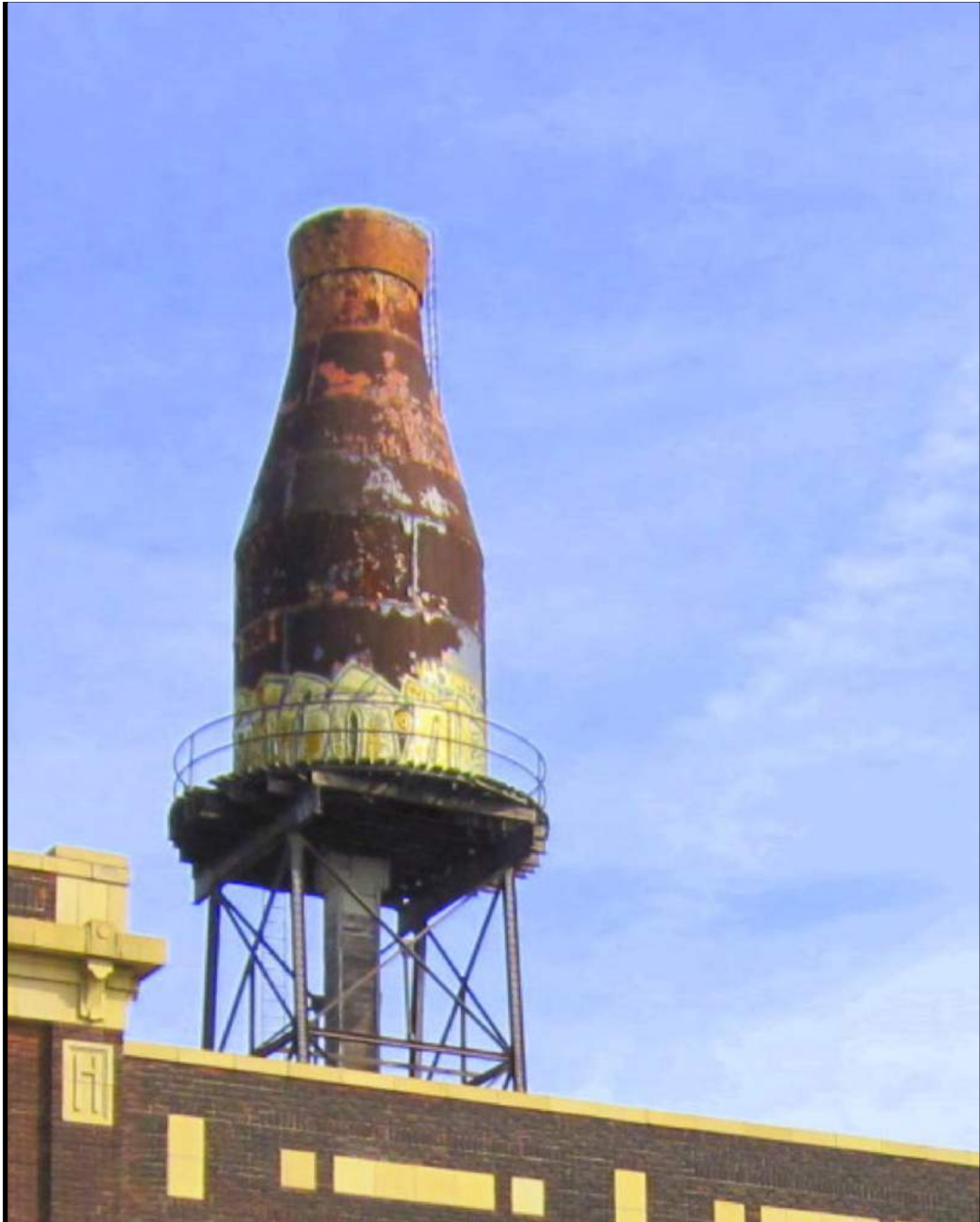
Date(s) Reviewed by the Historical Commission: XXXXXXXX 1/12/2018

Date of Final Action: 1/12/2018

☒ Designated ☐ Rejected

4/11/13

Proposed for Historic Designation in the Philadelphia Register of Historic Places



Looking north. Courtesy Philaplace.org.

**HARBISONS' DAIRIES
2041-55 Coral Street
Kensington, Philadelphia, Pennsylvania**

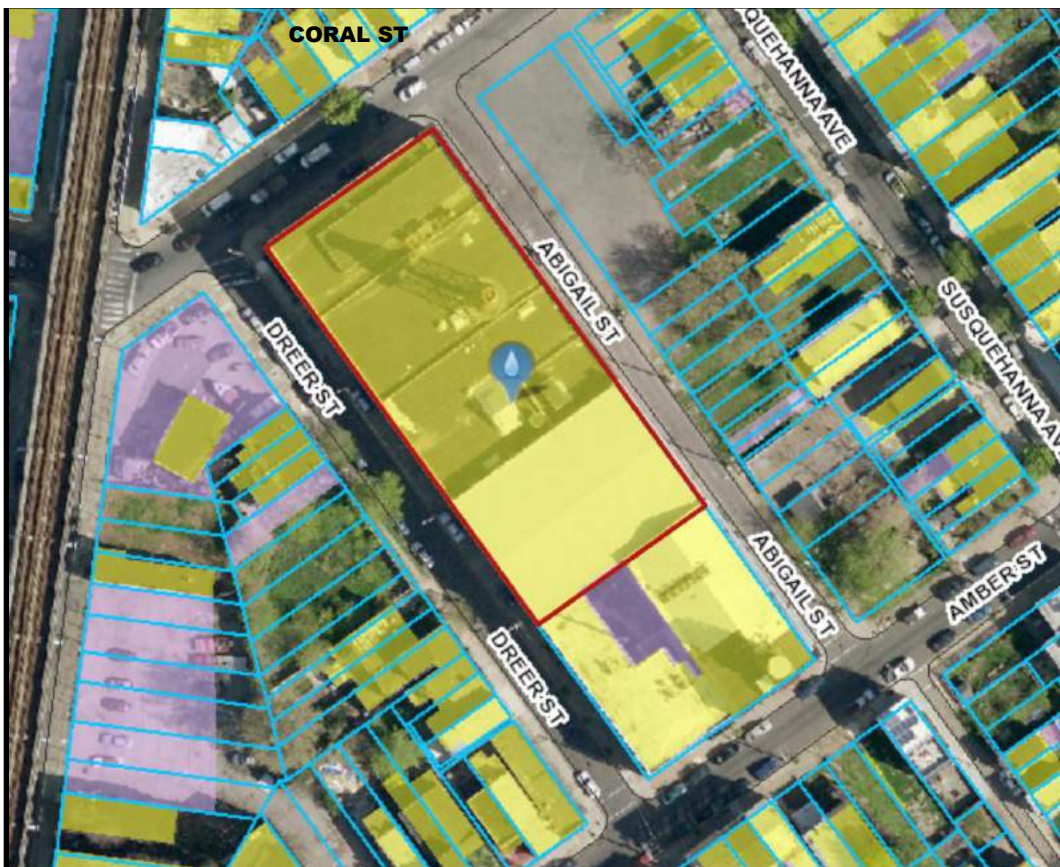
*Harbisons' Dairies, 2041-2055 Coral Street, Kensington, Philadelphia, Pa.
Nomination to the Philadelphia Register of Historic Places, Summer 2016 – Page 1*

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.



Looking northeast, Harbisons' Dairies and its distinctive Milk Bottle tank. Courtesy Oscar Beisert.

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 is beyond the Frankford Elevated. Courtesy Oscar Beisert.



Looking northeast, Harbisons' Dairies and its distinctive Milk Bottle tank. Courtesy Oscar Beisert.



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.



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

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 facade 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 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.



Looking east at Building 2 of Harbisons' Dairies along Dreer Street. Courtesy Oscar Beisert.

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 facade 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 soldier 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 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 Buildings 2 and 3 of Harbisons' Dairies. Courtesy Melissa Chapman-Smith.



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 Harbisons' Dairies. Courtesy Oscar Beisert.



Looking north at Building 4 of Harbisons' 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 roofline 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.



Looking northeast at the Milk Bottle tank of Harbisons' Dairies. Courtesy Oscar Beisert.



Looking southwest at the Milk Bottle tank of Harbisons' Dairies. Courtesy Oscar Beisert.

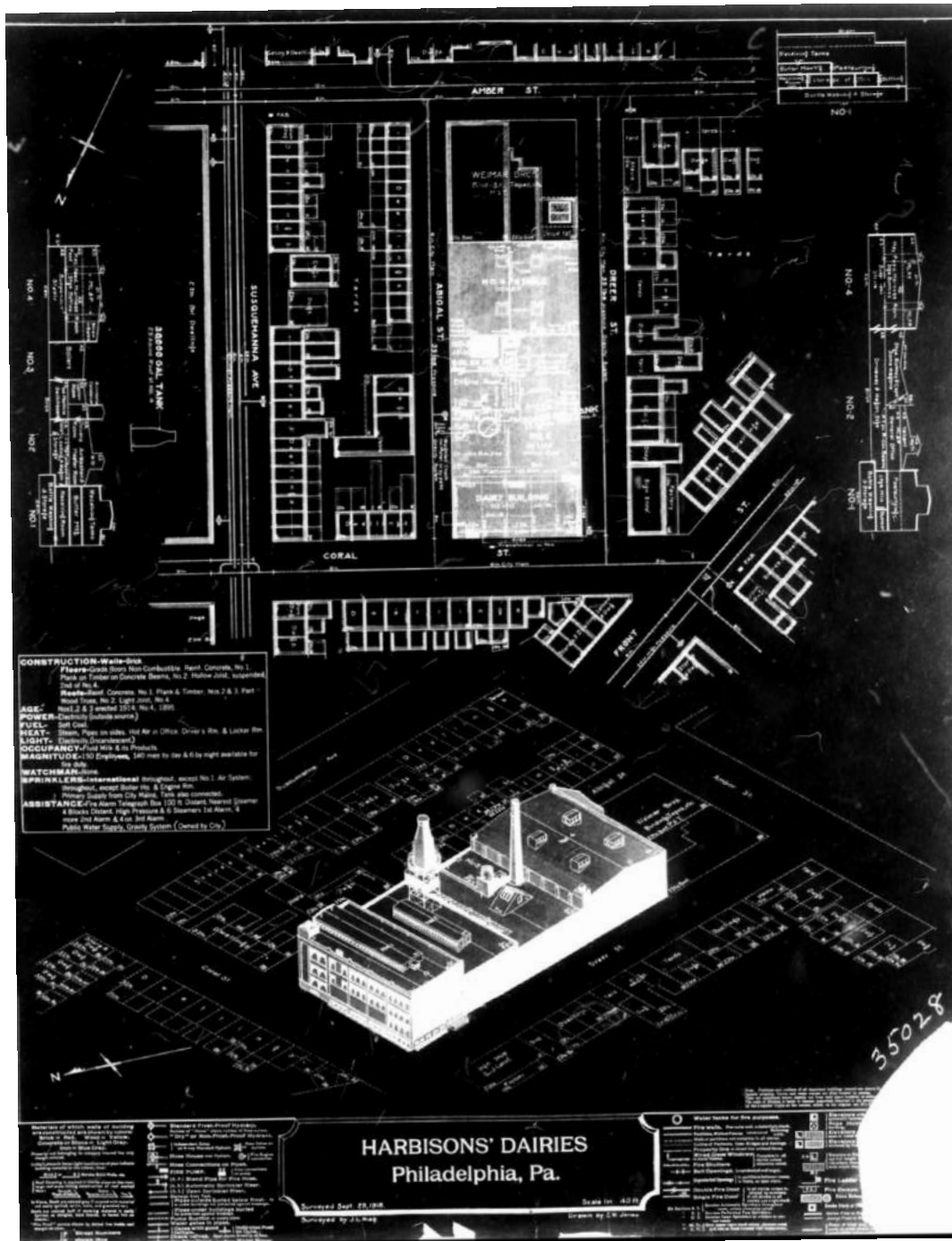


Harbisons' Dairies, ca. 1950s. Courtesy John Harbison, a descendant.

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.*



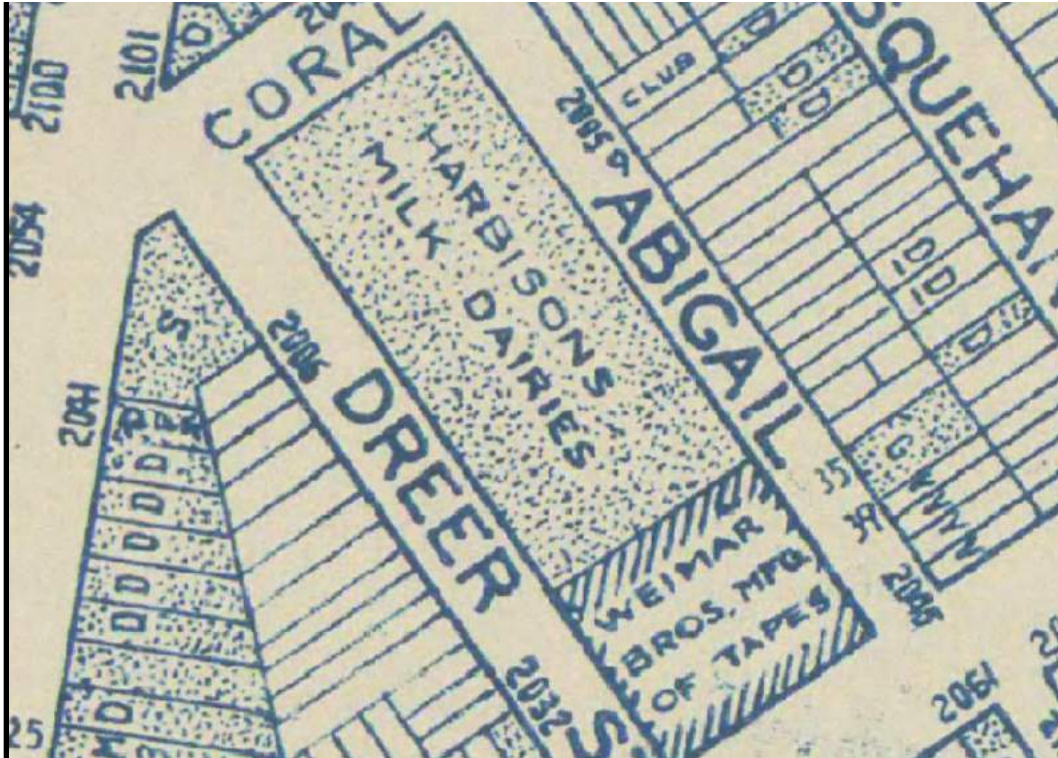
Survey of Harbisons' Dairies. Ca. 1918. Courtesy the University of Pennsylvania.
 Manufacturers Mutual Fire Insurance Company Industrial Site Maps. (Alexandria, Virginia: Chadwyck-Healey, 1991).



Philadelphia, Pa.
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A detailed historical map of a city block in Chicago, showing streets like Dreer, Milk Dairy, and Harbison. The map includes lot numbers, building footprints, and street names such as 'USQUEHA' and 'ST.'

*Harbisons' Dairies, 2041-2055 Coral Street, Kensington, Philadelphia, Pa.
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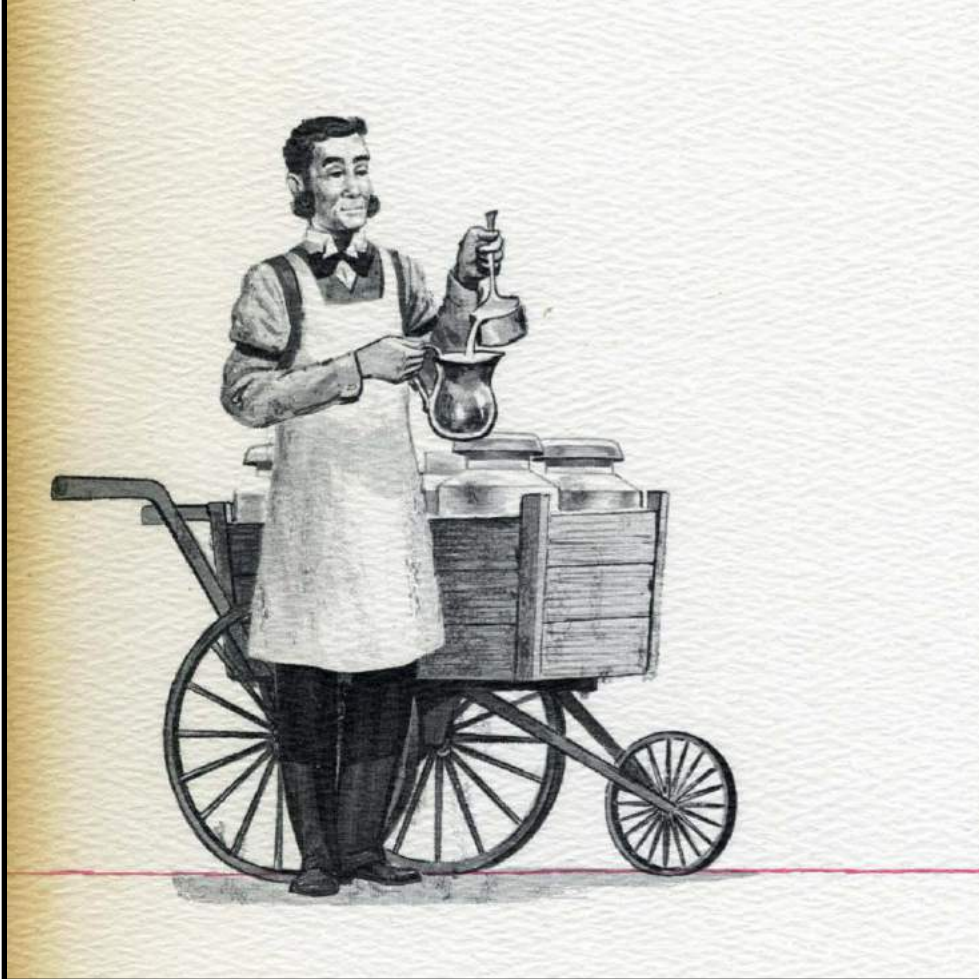
1942 Land Use Map, Works Progress Administration. Courtesy Greater Philadelphia Geo History Network.



Employees of Harbisons' Dairies atop a building with the Milk Bottle tank in the background. Ca. 1940s. Courtesy John Harbison, a descendant.

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.¹ 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.² In 1870, Robert Harbison was enumerated in the United

¹ Harbison, Thomas B. *Milk and Its Distribution in Philadelphia*. (Philadelphia: Philadelphia Chamber of Commerce, 1917), 1-2.

² "100 Years....," [A Calendar Produced for] Harbisons' Dairies Centennial. (Philadelphia: Harbisons' Dairies, 1965), 16.

States Federal Census as a “Dealer in Milk”, being then of relatively modest means—\$400 in personal property.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.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.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”.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.⁷



Artist rendering of early milk delivery service, completed 1965.
Courtesy John Harbison, a descendant.

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

⁴ *Philadelphia City Directory*. (Philadelphia: 1870), 690.

⁵ “100 Years...,” [A Calendar Produced for] Harbisons’ Dairies Centennial. (Philadelphia: Harbisons’ Dairies, 1965), 16.

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.

⁷ *Philadelphia City Directory* (Philadelphia: 1886); and *Philadelphia City Directory* (Philadelphia: 1887), 728.



Harbison Milk Depot and Teams. Ca. 1890s. Courtesy the Historical Society of Pennsylvania.

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.⁸

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.⁹ 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.¹⁰

⁸ "100 Years...," [A Calendar Produced for] Harbisons' Dairies Centennial. (Philadelphia: Harbisons' Dairies, 1965), 16.

⁹ "The Philadelphia Milk Exchange," *The Milk Reporter*, Vol. 29. (1913).

¹⁰ Harbison, Thomas B. *Milk and Its Distribution in Philadelphia*. (Philadelphia: Philadelphia Chamber of Commerce, 1917), 2-10.

THE PHILADELPHIA

MILK EXCHANGE

ROBERT J. HARBISON,	::	::	President
HENRY N. WOOLMAN,	::	::	Vice-President
HENRY DOLFINGER,	::	::	Treasurer
JOSEPH H. GRAVENSTINE,	::	::	Secretary

BOARD OF MANAGERS:

C. H. Supplee, Marvine & Jefferson St. F. A. Wills, 1206 Montgomery St. T. R. Harbison, 3013 Dreer St. W. J. Hufnagel, 1435 S. Juniper St. J. F. Mallon, 1405 N. 2nd St. L. D. Sloan, 45th St. & Lancaster Ave. H. W. Scott, 45th St. & Parrish St. Leo G. Balsest, 745 Parrish St. Milton W. Busby, 3093 Chestnut St.	Wm. C. Supplee, 1118 Jefferson St. Horace Yonker, 1431 Cayuga St. Peter Congrove, 1817 S. 7th St. Jos. L. Jones, 1206 Montgomery Ave. Jos. H. Miller, 1009 Columbia Ave. Dr. Thomas Kelly, 1904 Pine St. Ed. W. Woolman, 4709 Lancaster Ave. R. E. Powell, 884 N. 48th St. Q. G. Plumly, 1550 Franklin St.
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Board meets the third Wednesday of each month,
 afternoon. Chairman of Board, L. D. Sloan.

Exchange meets fourth Wednesday
 of each month at 3 30 p m

Secretary's Address. 1537-39 North 23 St., Philadelphia, Pa.

Advertisement for the Philadelphia Milk Exchange, published in *The Milk Reporter*, Vol. 29 in 1913. Courtesy Hathi Trust.

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.¹¹

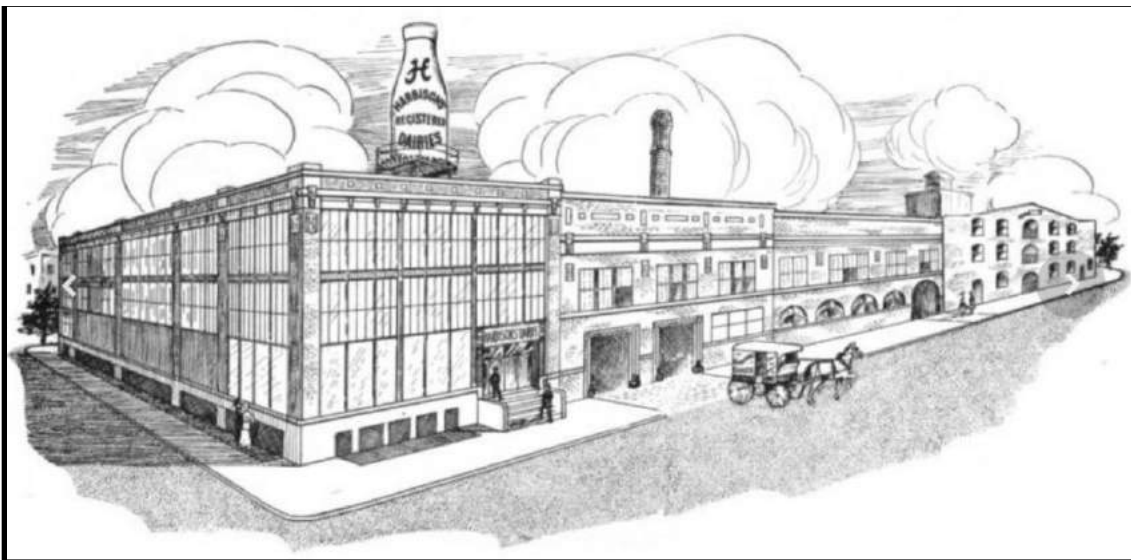
With the success of the Front and Diamond location, Harbisons' expanded to a new location roughly three miles from the first location at Kensington and Hunting Park Avenues. This new plant, called the "Frankford Plant," was built the same modern dairy departments as their first plant. Stables, pasteurization, 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.¹²

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

¹¹ "100 Years...", [A Calendar Produced for] Harbisons' Dairies Centennial. (Philadelphia: Harbisons' Dairies, 1965), 16-17.

¹² Harbison, John. "Story of the Harbisons' Dairies." (April 2014), 1-2.

plant at 3325 Old York Road near the intersection of Rising Sun and Germantown Avenues, which became known as the Tioga Plant.¹³ 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.¹⁴ 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.¹⁵ 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.



Drawing of Harbisons' Dairies. Ca. 1960s. Courtesy John Harbison, a descendant.

¹³ "100 Years...", [A Calendar Produced for] Harbisons' Dairies Centennial. (Philadelphia: Harbisons' Dairies, 1965).

¹⁴ Harbison, John. "Story of the Harbisons' Dairies." (April 2014), 1-2.

¹⁵ "100 Years...", [A Calendar Produced for] Harbisons' Dairies Centennial. (Philadelphia: Harbisons' Dairies, 1965).



Robert Harbison in front of Harbisons' Dairies on Amber Street. Ca. 1914-20. Courtesy Ancestry.com.

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

¹⁶"100 Years...", [A Calendar Produced for] Harbisons' Dairies Centennial. (Philadelphia: Harbisons' Dairies, 1965).

¹⁷ Harbison, John. "Story of the Harbisons' Dairies." (April 2014), 1-2.

¹⁸ Manufacturers Mutual Fire Insurance Company Industrial Site Maps. (Alexandria, Virginia: Chadwyck-Healey, 1991).

dairy facility opened in 1915.¹⁹ Primary architect for these new buildings was the firm Stearns & Castor.²⁰ Bids were received in June 1913 and contracts were awarded in July to Stearns & Castor.²¹ The deeds related to these purchases are attached as Appendix B.



Harbisons' Service Plants. Ca. 1960s. Courtesy John Harbison, a descendant.

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.²²

¹⁹100 Years..., [A Calendar Produced for] Harbisons' Dairies Centennial. (Philadelphia: Harbisons' Dairies, 1965).

²⁰*Philadelphia Real Estate Record and Builders' Guide*, v. 28, n. 26. (Philadelphia: 25 June 1913), pp. 408.

²¹*Philadelphia Real Estate Record and Builders' Guide*, v. 28, n. 31. (Philadelphia: 30 July 1913), pp. 499.

²² Manufacturers Mutual Fire Insurance Company Industrial Site Maps. (Alexandria, Virginia: Chadwyck-Healey, 1991).



William "Bill" Harbison, Robert "Bob" Harbison, Jr., and Robert "Bob" Harbison, III. Ca. 1960s. Courtesy John Harbison, a descendant.



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".



George Hauptfuhrer, Robert James Harison, Jr., Elizabeth Mason Harbison, and Robert James Harbison. Ca. 1910s. Courtesy Ancestry.com.

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

²³ J. Harbison, April, 2015; and United States of America, Bureau of the Census. *Twelfth Census of the United States, 1900*. Washington, D.C.: National Archives and Records Administration, 1900. T623, 1854 rolls.

²⁴ *Historic Pennsylvania Church and Town Records*. Philadelphia, Pennsylvania: Historical Society of Pennsylvania.

in Ireland—in 1838—to Elias Griffith.²⁵ 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.²⁶ 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.²⁷ The family then lived at 415 Otis Street.²⁸ 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.²⁹ 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.³⁰

²⁵ Pennsylvania (State). Death certificates, 1906–1963. Series 11.90 (1,905 cartons). Records of the Pennsylvania Department of Health, Record Group 11. Pennsylvania Historical and Museum Commission, Harrisburg, Pennsylvania.

²⁶ "100 Years..." [A Calendar Produced for] Harbisons' Dairies Centennial. (Philadelphia: Harbisons' Dairies, 1965).

²⁷ 1870 U.S. census, population schedules. NARA microfilm publication M593, 1,761 rolls. Washington, D.C.: National Archives and Records Administration, n.d.

²⁸ *Philadelphia City Directory*. (Philadelphia: 1870), 690.

²⁹ 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.

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



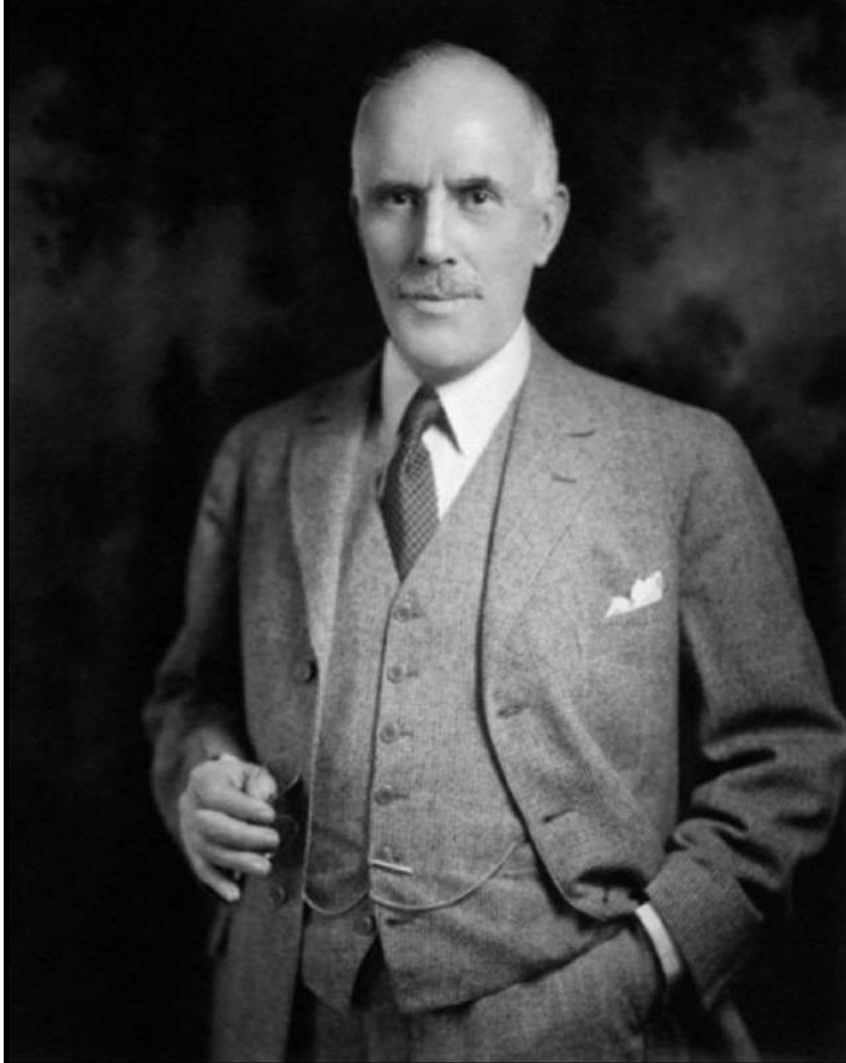
Elias G. Harbison. Ca. 1900 Courtesy John Harbison, a descendant.



Left: Robert James Harbison. Right: Helen Harbison, Robert James Harbison, Jr., Marion Harbison Thayer, and Robert Winchester Harbison, III. Courtesy John Harbison, a descendant.



Calvin Harbison, Thomas Harbison (rear), Isabella Harbison (front), and Walter Harbison. Ca. 1920s.
Courtesy John Harbison, a descendant.



Thomas Bartley Harbison (1863-1933). Ca. 1910-1920s. 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.³¹ 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.

³¹ Pennsylvania (State). Death certificates, 1906–1963. Series 11.90 (1,905 cartons). Records of the Pennsylvania Department of Health, Record Group 11. Pennsylvania Historical and Museum Commission, Harrisburg, Pennsylvania.

In 1894, Thomas B. Harbison married Katherine McClennan.³² 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.³³ 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.³⁴ The Harbisons and the McClennans resided there soon after the house was completed.³⁵

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.³⁶ 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.³⁷ In the same period Thomas B. Harbison also published "Transportation of Milk and Cream."

³² "Pennsylvania, Philadelphia Marriage Index, 1885-1951." Index. FamilySearch, Salt Lake City, Utah, 2009. Philadelphia County Pennsylvania Clerk of the Orphans' Court. "Pennsylvania, Philadelphia marriage license index, 1885-1951." Clerk of the Orphans' Court, Philadelphia, Pennsylvania.

³³ United States of America, Bureau of the Census. *Twelfth Census of the United States, 1900*. Washington, D.C.: National Archives and Records Administration, 1900. T623, 1854 rolls.

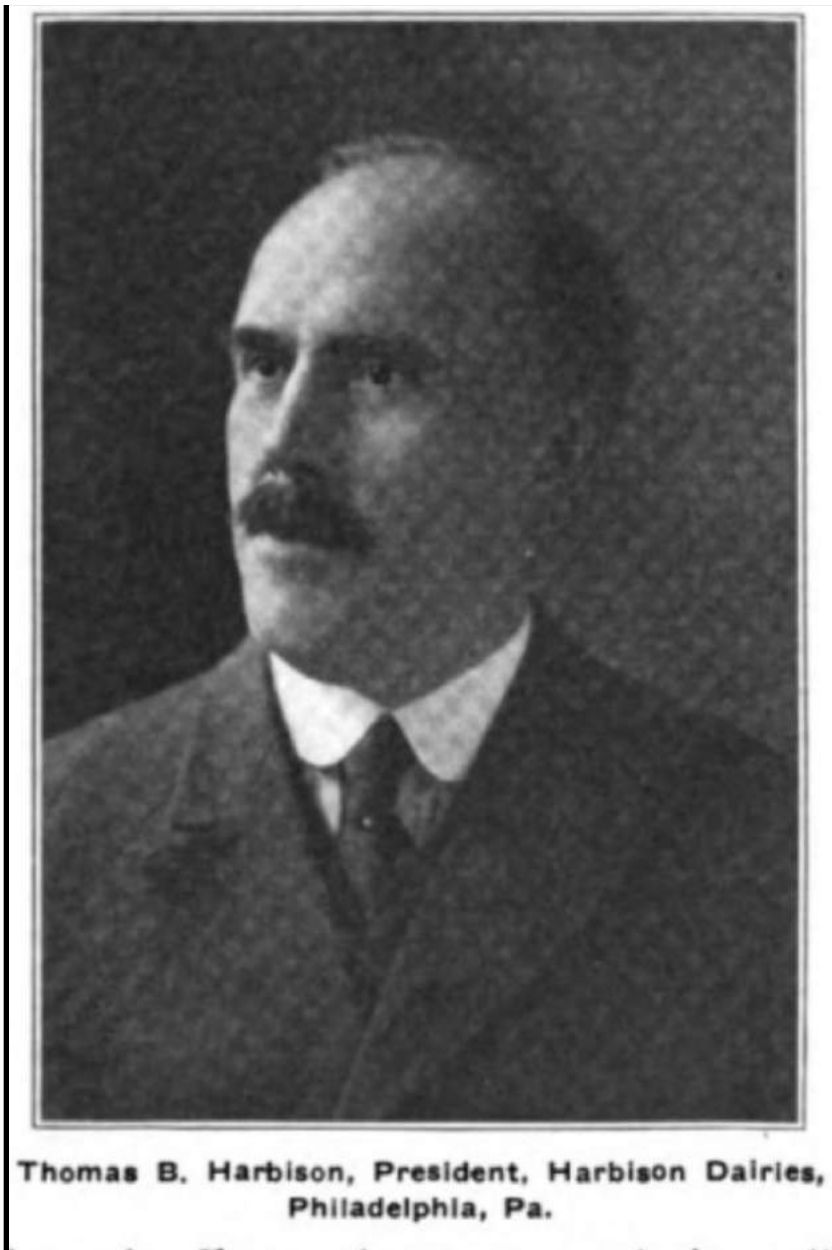
³⁴ "News and Notes of the Real Estate World," *The Times*. (Philadelphia: 12 March 1901), 8.

³⁵ Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.; and *Oliver H. Bair Funeral Records*. Philadelphia, Pennsylvania: Historical Society of Pennsylvania.

³⁶ "Transportation of Milk for Big Cities," *Milk Plant Monthly*, Vol. 4. (September 1915-July 1916), 21.

³⁷ Harbison, Thomas B. *Milk and Its Distribution in Philadelphia*. (Philadelphia: Philadelphia Chamber of Commerce, 1917, 1-12.

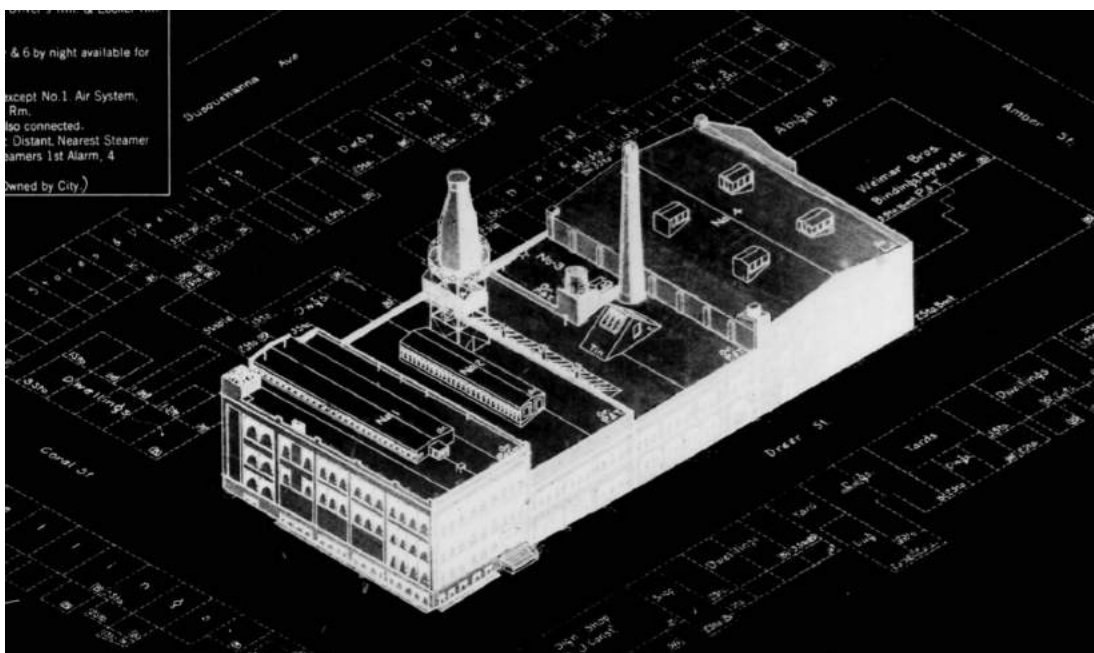
Thomas B. Harbison died on September 7, 1933 at his home—151[6] Susquehanna Avenue in Kensington.³⁸ Thomas B. Harbison was buried in Greenwood Cemetery at Addams Avenue and Arrott Street in Philadelphia.³⁹



Thomas B. Harbison. Ca. 1910s. Courtesy Hathi Trust.

³⁸ Pennsylvania (State). Death certificates, 1906–1963. Series 11.90 (1,905 cartons). Records of the Pennsylvania Department of Health, Record Group 11. Pennsylvania Historical and Museum Commission, Harrisburg, Pennsylvania.

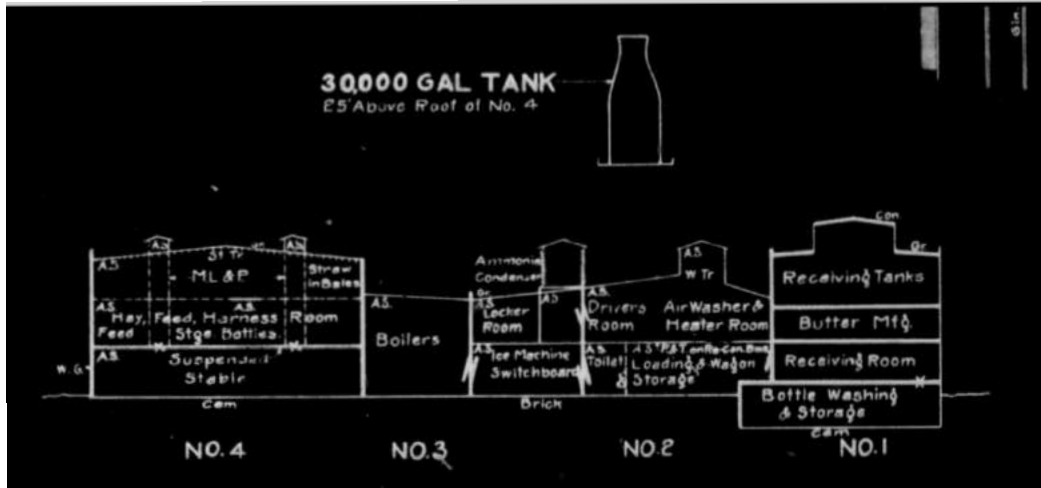
³⁹ *Historic Pennsylvania Church and Town Records*. Philadelphia, Pennsylvania: Historical Society of Pennsylvania.



Survey of Harbisons' Dairies. Ca. 1918. Courtesy the University of Pennsylvania. Manufacturers Mutual Fire Insurance Company Industrial Site Maps. (Alexandria, Virginia: Chadwyck-Healey, 1991).

CRITERION D and CRITERION F

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 Road), 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).



Survey of Harbisons' Dairies. Ca. 1918. Courtesy the University of Pennsylvania. Manufacturers Mutual Fire Insurance Company Industrial Site Maps. (Alexandria, Virginia: Chadwyck-Healey, 1991).

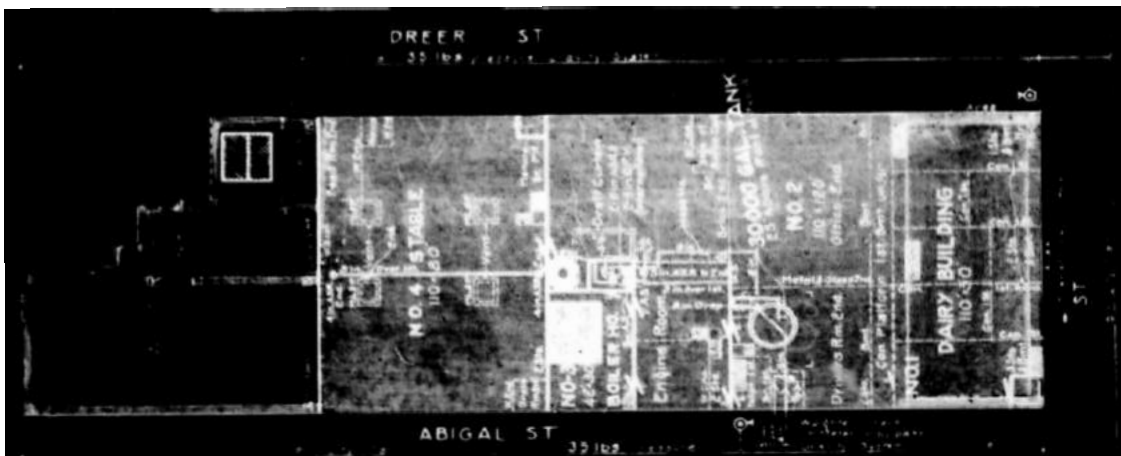
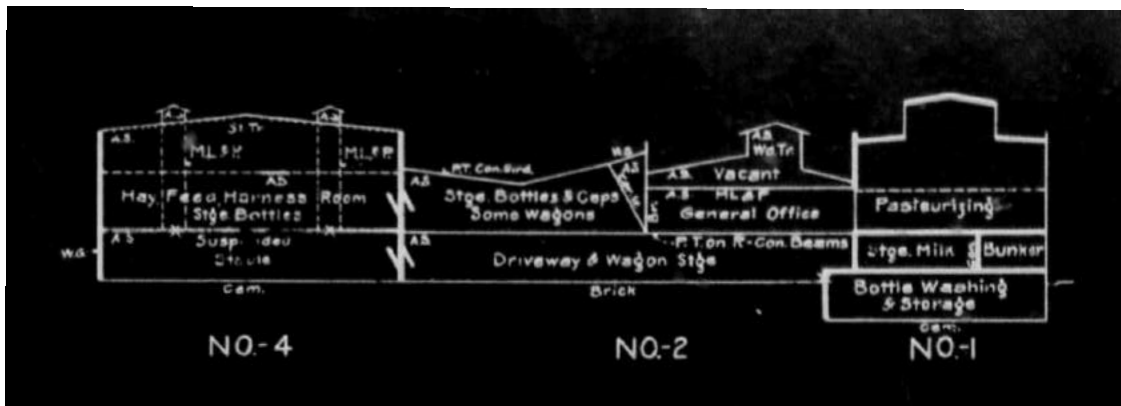
The Architecture of the Harbisons' Dairies, 1914-1915

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 innovative approach to the over architectural style of the building. Glazed terra cotta was a typical, but distinctive feature of this type of design.⁴⁰ Despite the diversity of structural systems employed, the three buildings maintain architectural unity in their overall feeling and style.



Survey of Harbisons' Dairies. Ca. 1918. Courtesy the University of Pennsylvania. Manufacturers Mutual Fire Insurance Company Industrial Site Maps. (Alexandria, Virginia: Chadwyck-Healey, 1991).

⁴⁰ 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.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.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.

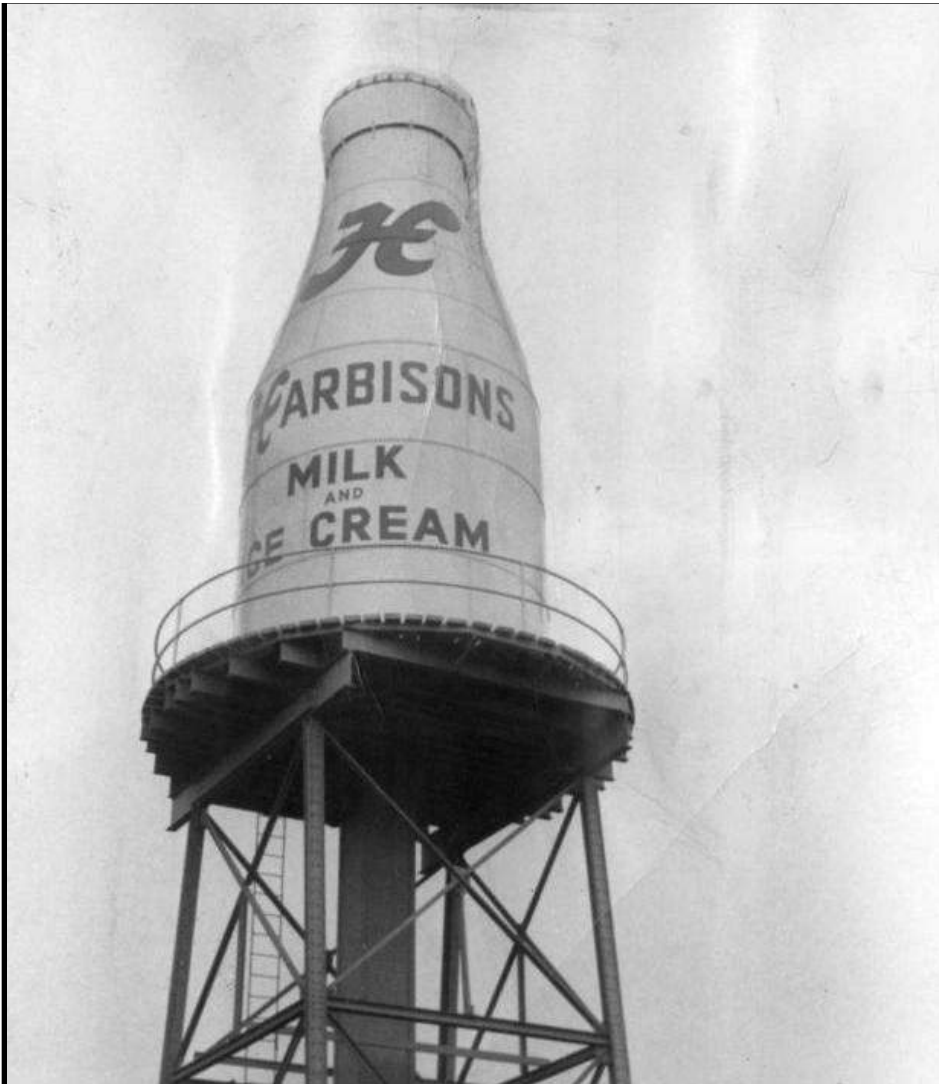
⁴¹ Manufacturers Mutual Fire Insurance Company Industrial Site Maps. (Alexandria, Virginia: Chadwyck-Healey, 1991).

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.



Milk Bottle tank of the Harbisons' Dairies. Ca. 1940s. Courtesy Hidden City Philadelphia.

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- 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.

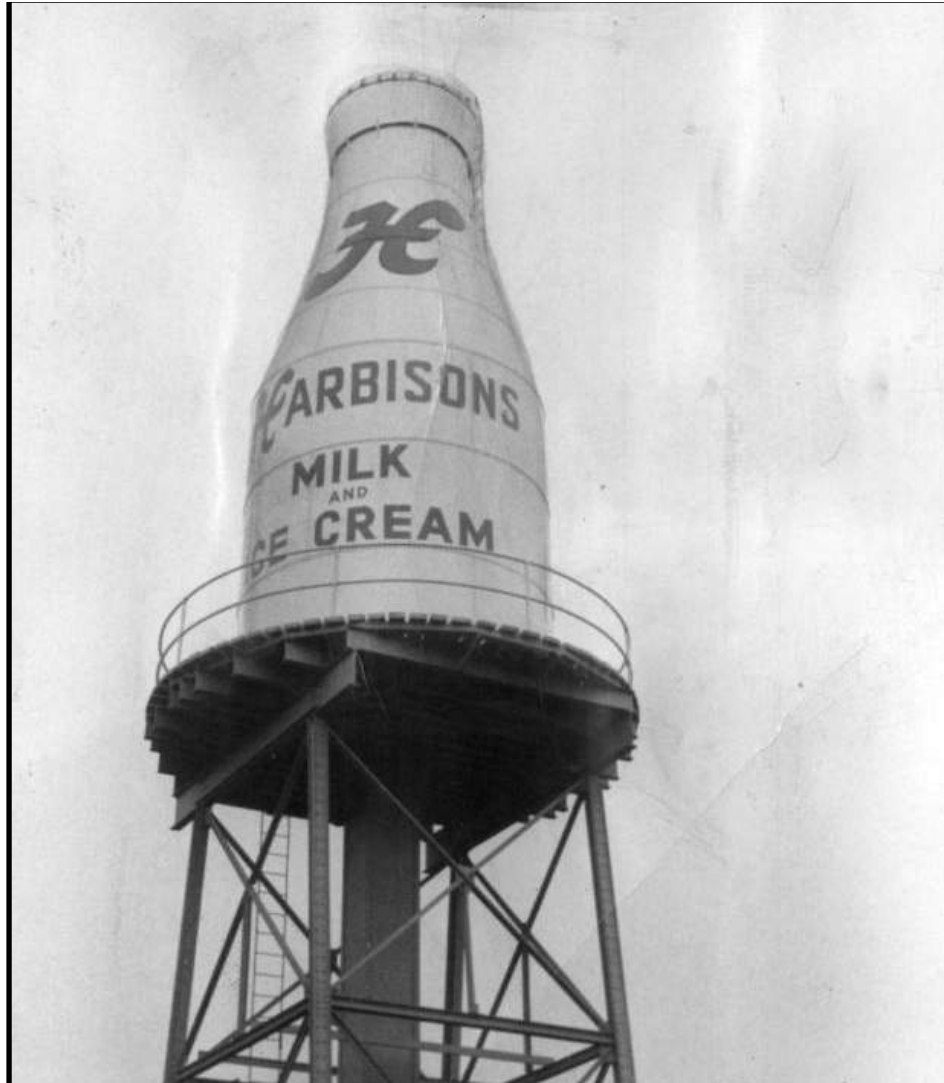
Oscar Beisert, Architectural Historian and Historic Preservationist
Melissa Chapman-Smith, EKNA Historic Preservation Committee
J.M. Duffin, Archivist and Historian
Amy Miller, EKNA Historic Preservation Committee
Bryan Thompsonowak, EKNA Historic Preservation Committee

Repositories Visited

City Archives of Philadelphia
Hathi Trust (online)
Historical Society of Pennsylvania

Appendix A: Criterion H

Visual Exhibit

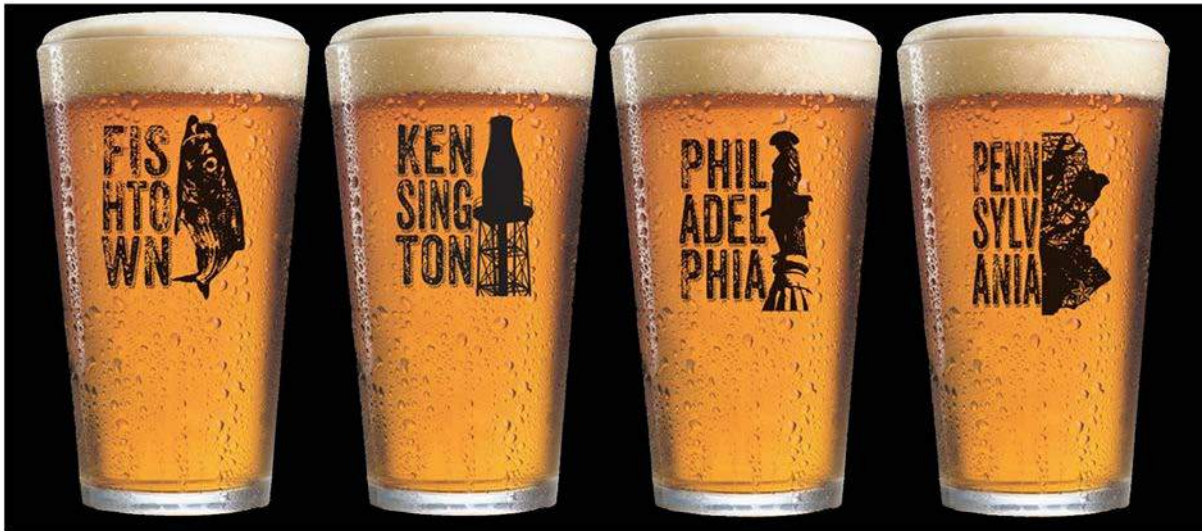


Milk Bottle tank of the Harbisons' Dairies. Ca. 1940s.
Courtesy Hidden City Philadelphia.

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.



2010 event branding



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



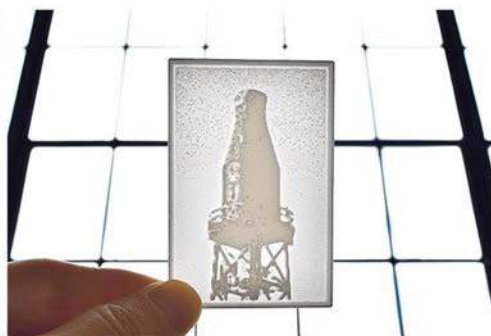
The milk bottle is also featured prominently in the Philadelphia-themed mural painted by artist Hawk Krall located at the local pizzeria Pizza Brain.

Source: http://www.travelettes.net/wp-content/uploads/2015/05/9959388475_26665e0750_z.jpg



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/](http://www.3dprintingdog.com/category/east-kensington/)



A local artist has produced a linoleum cut print of the milk bottle.

Source: <http://uniqueannick.com/2010/11/03/representing-kensington/>

Appendix B: Deeds

Fee Simple Deed No. 85-400

This Indenture Made the

August

in the year of our Lord one thousand nine hundred and eighty-seven (19 87)

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
money of the United States of America, unto them well and truly paid by the said Grantee s ,
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"

~~BLOCK 2127 LOT 276~~

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

SITUATE on the Northeastly side of Abigail Street at the distance
of 65 feet 7-5/8 inches Southeastward from the Southeastly 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.

BOUNDED Northeastwardly by ground now or late of Elam F. 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.

BEING Nos. 2005-7 Abigail Street.

PREMISES "B"

~~BLOCK 2127 LOT 195~~

ALL THAT CERTAIN lot or piece of ground.

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

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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 Southeastwardly between parallel lines 62 feet 7-5/8 inches to the Northwestwardly side of a 3 feet wide alley which extends Northeastwardly from said Abigail Street.

~~BEING Nos. 2001 to 2003 Abigail Street.~~ 18N21-179

PREMISES "C"

~~BLOCK 2127 LOT 207~~

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

140 25200204
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 North-eastwardly 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 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 North-easterly 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.

BEING Nos. 2041-55 Coral Street.

PREMISES "D" AND "E"

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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 2127 LOT 277~~

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.~~

~~BLOCK 2127 LOT 278~~

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 "F"

~~BLOCK 2127 LOT 279~~

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 Northwesternly 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 2037 Abigail Street.~~

PREMISES "G"

~~BLOCK 2127 LOT 109~~

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 Northwesternly 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, 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 "H"

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 "I"

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 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 message 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

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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 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 Northwestwardly from the Northeasterly 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 2127 LOT 242~~

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 Northeasterly 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 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 "G" 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 "H" the same premises which William M. Lennox, Sheriff by Deed Poll dated 9/9/1968 and recorded 10/7/1968 in the County of Philadelphia in Deed Book JRS 229 page 304 conveyed unto Novick Brothers Inc., a Pa. Corp., in fee.

~~BEING as to Premises "I" the same premises which William M. Lennox, Sheriff by Deed Poll dated 9/9/1968 and recorded 10/7/1968 in the County of Philadelphia in Deed Book JRS 229 page 308 conveyed unto Novick Brothers Inc., a Pa. Corp., 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.

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10-1-87 10-1-87 10-1-87
Protect from the elements by Xerox

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.

D 0002 195

NOT A COPY OF THE ORIGINAL
PROJECT FROM THE RECORDS OF THE
COUNTY OF YORK

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 improvments thereon erected hereditaments 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, heirs, their heirs and assigns, by these presents, that they, the said Grantors, their successors, 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 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 US:

Jerold J. Novick

NOVICK BROTHERS, a Pennsylvania General Partnership

By: *Monica Novick* (SEAL)

By: *Joel Novick* (SEAL)

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sent. W. O. R.

MARK DAVID CAPLAN, Notary Public
Whitmarsh Twp., Montgomery Co.
My Commission Expires March 28, 1990

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NOVICK BROTHERS, a Pennsylvania
Partnership

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FOZAN EHMEDI and ALI

MOHAMAD

Premises: 2005-2007 Abigail Street, inter alia Philadelphia, Pa.

	226	19.00
01 N.H.		
03 WED		15.00
24 H/Tax		0.00
08-11-87 \$304.11 Total		
07-21-87 \$304.11 R000003 9440		
CASH		

$$\frac{22/5}{16/50} = \frac{22 \cdot 10}{16 \cdot 1} = \frac{220}{16} = 13.75$$

The address of the above-named Grantee
C/O Cousins Food Markets

2101 E. Norris St

Collection of 1925

On behalf of the Grantee

Unit of the Grades

ROBERT J. HARRISON and ELIZABETH M. his wife THOMAS B. HARRISON ROBERT J. HARRISON JR. and SOPHIA E. his wife and ROBERT J. HARRISON THOMAS B. HARRISON and ROBERT J. HARRISON JR. Trading as HARRISON DAIRIES.

TO

HARRISON DAIRIES.

ROBERT J. HARRISON JR. and SOPHIA E. his wife and ROBERT J. HARRISON ON THOMAS B. HARRISON and ROBERT J. HARRISON JR. TRADING AS Harrison Dairies all of the CITY of Philadelphia (hereinafter called the Grantors) of the one part. and HARRISON DAIRIES a corporation formed under the laws of the state of Pennsylvania (hereinafter called the Grantee) of the other part.

WITNESSETH THAT the said Grantors for and in consideration of the sum of ONE Dollar lawful money of the UNITED STATES of AMERICA unto them in hand well and truly said by the said Grantee at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged have granted bargained sold aliened enfeoffed released and confirmed and by these presents do grant bargain sell alien enfeoff release and confirm unto the said Grantee its successors and Assigns.

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 Southeastern side of Coral street and the Northeastern side of Drexel street in the Thirty first ward of the CITY of Philadelphia thence along the southeastern side of Coral street One hundred ten feet to a point a corner formed by the intersection of the Southeastern side of Abigail street thence extending Southeastwardly along the Northwestern side of said Abigail street Two hundred forty eight feet seven and five eighths inches to a point thence extending Southwestwardly One hundred ten feet to a point in the Northeastern side of said Drexel street and thence extending Northwestwardly along the Northeastern side of said Drexel street Two hundred forty eight feet seven and five eighths inches to the first mentioned point and place of beginning.

BEING Composed of several lots or pieces of ground as follows.

Part of piece THOMAS B. HARRISON and MAY ROSE his wife by Indenture dated the Sixteenth day of OCTOBER A. D. 1912 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 175 page 577 etc granted and conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of piece FRANK J. SAVILA and THEOPHILA J. his wife by Indenture dated the Ninth day of December A. D. 1912 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 150 page 455 etc granted and

(THIS INDENTURE MADE THE SIXTH DAY OF MAY in the year of our LORD one thousand nine hundred and TWENTY SIX (1926) BETWEEN ROBERT J. HARRISON and ELIZABETH M. his wife THOMAS B. HARRISON widow ROBERT J. HARRISON JR. and SOPHIA E. his wife and ROBERT J. HARRISON ON THOMAS B. HARRISON and ROBERT J. HARRISON JR. TRADING AS

Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which ARTHUR GENTSCH et ux et al by Indenture dated the First day of FEBRUARY A. D. 1913 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 175 page 472 etc Granted and Conveyed unto ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which SAMUEL SUTCLIFFE and ROSE his wife by Indenture dated the Twenty ninth day of JANUARY A. D. 1913 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 199 page 155 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which WILLIAM RITCHIE Unmarried by Indenture dated the Twenty third day of JANUARY A. D. 1913 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 151 page 470 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which WILLIAM JACKSON and MATILDA his wife by Indenture dated the Twenty third day of JANUARY A. D. 1913 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 198 page 204 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which JOSEPH T. Beardwood and MARGARET S. his wife by Indenture dated the thirtieth day of OCTOBER A. D. 1912 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 115 page 468 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which JOHN G. STIMPPE and ANNA his wife by Indenture dated the Ninth day of NOVEMBER A. D. 1912 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 109 page 492 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which THEODORE REBER Unmarried by Indenture dated the Sixteenth day of OCTOBER A. D. 1912 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 146 page 516 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which REBECCA MORRISON Widow et al Devisees under the Will of WILLIAM MORRISON Deceased by Indenture dated the Twenty fourth day of FEBRUARY A. D. 1900 and recorded at Philadelphia in DEED BOOK W. S. V. NO. 1083 page 271 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which GEORGE M. DAMS Unmarried by Indenture dated the Twenty seventh day of JANUARY A. D. 1900 and recorded at Philadelphia in DEED BOOK W. S. V. NO. 1109 page 337 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which JOHN HETZ and MARGARET his wife by Indenture dated the Twenty fifth day of APRIL A. D. 1904 and recorded at Philadelphia in DEED BOOK W. S. V. NO. 515 page 238 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which WILLIAM T. HUGHES and JANE his wife by Indenture dated the Twelfth day of MAY A. D. 1903 and recorded at Philadelphia in DEED BOOK W. S. V. NO. 164 page 509 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which MATILDA B. LUKENS Widow et al by Indenture dated the Ninth day of APRIL A. D. 1904 and recorded at Philadelphia in DEED BOOK W. S. V. NO. 512 page 55 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER thereof being part of the same premises which PETER KERNIG JOHN B. LONGSHORE and GEORGE T. Gravenstone Liquidating Trustees et al by Indenture dated the Thirtieth day of December A. D. 1909 and recorded at Philadelphia in DEED BOOK J. V. NO. 122 page 131 etc Granted and Conveyed unto the said ROBERT J. HARRISON in fee AND the said ROBERT J. HARRISON by Indenture dated the Twenty seventh day of FEBRUARY A. D. 1900 and recorded at Philadelphia in DEED BOOK J. V. NO. 116 page 84 etc Granted and Conveyed a one full equal undivided moiety or half part of in and to the said premises unto the said THOMAS B. HARRISON.

ANOTHER of which CHARLES P. WURZELT and EMMA W. his wife by Indenture dated the Fourth day of JANUARY A. D. 1913 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 203 page 63 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

TWO OTHERS of which WILLIAM WURZ and ANNETTA his wife by Indenture dated the Seventeenth day of OCTOBER A. D. 1912 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 173 page 139 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

ANOTHER of which WILLIAM M. HILL and ANNIE his wife by Indenture dated the Sixteenth day of OCTOBER A. D. 1912 and recorded at Philadelphia in DEED BOOK E. L. T. NO. 164 page 196 etc Granted and Conveyed unto the said ROBERT J. HARRISON and THOMAS B. HARRISON in fee.

WHEREIN the property therein described were conveyed to certain alleys as therein more particularly described the use of which said alleys was vested only in the grantors herein and the said alleys have since been

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abandoned and vacated and the title thereof vested absolutely in the Grantors herein .

ALSO ALL THAT CERTAIN lot or piece of ground with the three story brick messuage or tenement thereon erected SITUATE ON the Southeastwardly side of Coral street at the distance of ONE HUNDRED eight feet Southwestwardly from the Southwestwardly side of Susquehanna Avenue in the Ward and CITY aforesaid .

CONTAINING in front or breadth on said Coral street Twelve feet and extending in length or depth of that breadth Southeastwardly at right angles to the said Coral street Sixty two feet seven and Five eighths inches to a certain three feet wide alley leading Southwestwardly into Abigail street . Bounded Northeastwardly by premises next hereinafter described Southwestwardly by said Abigail street Southeastwardly by the three feet wide alley and North WESTwardly by Coral street .

ALSO ALL THAT CERTAIN lot or piece of ground with the three story brick messuage or tenement thereon erected SITUATE ON the Southeastwardly side of Coral street at the distance of OF Ninety six feet Southwestwardly from the Southwestwardly side of SUSQUEHANNA Avenue in the Ward and CITY aforesaid . CONTAINING in front or breadth on said Coral street Twelve feet and extending of that width in length or depth Southeastwardly at right angles with said Coral street Sixty two feet seven and five eighths inches to a certain Three feet wide alley leading Southwestwardly into Abigail street . Bounded Northeastwardly by ground formerly of Miers C HUDSON Southwestwardly by the premises hereinbefore described Southeastwardly by said Three feet wide alley and Northwestwardly by Coral street aforesaid .

BEING the same premises which SAMUEL POLLOCK and MARY C . his wife by Indenture dated the Fourteenth day of AUGUST A . D . 1915 and recorded at Philadelphia in DEED BOOK J . M . H . No . 1 Page 555 etc Granted and Conveyed unto the said ROBERT J . HARRISON and THOMAS B . HARRISON in fee .

TOGETHER with the free and common use right liberty and privilege of the aforesaid three feet wide alley as and for a passageway and water course at all times hereafter forever .

ALSO 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 Eighteenth day

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of AUGUST A . D . 1919 by A . ZANE HOFFMAN Esquire Surveyor and Regulator of the Sixth District as follows to wit .

ONE THEREOF SITUATE on the Northeastwardly side of Abigail street (laid out as of the width of Thirty feet) BEGINNING at the distance of Two hundred twenty five feet Northwestwardly from the Northwestwardly side of Amber street (laid out as of the width of Fifty feet) in the Thirty first Ward of the CITY of Philadelphia .

CONTAINING in front or breadth on the said Abigail street . Seventeen feet five inches and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Abigail street Forty six feet one inch (the Northwestwardmost line thereof passing through the center of a Two feet six inches wide covered alley extending into and from the said Abigail street) .

AND the other thereof situate on the Northeastwardly side of the said Abigail street BEGINNING at the distance of Two hundred forty two feet five inches Northwestwardly from the Northwestwardly side of the said Amber street in the Ward and CITY aforesaid thence extending Northeastwardly on a line at right angles with the said Abigail street and through the center of the said TWO FEET six inches wide covered alley Forty six feet one inch to a point thence extending Southeastwardly five inches to a point thence extending Northeastwardly one foot eleven inches to a point thence extending Northwestwardly Seventeen feet to a point thence extending Southwestwardly on a line at right angles with the said Abigail street Forty eight 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 Sixteen feet seven inches to the first mentioned point and place of beginning .

BEING the same premises which ROBERT J . HARRISON et ux et al by Indenture dated the Sixteenth day of DECEMBER A . D . 1919 and recorded at Philadelphia in DEED BOOK J . M . H . No . 671 Page 406 etc Granted AND Conveyed unto the said ROBERT J . HARRISON THOMAS B . HARRISON and ROBERT J . HARRISON JR . co -Partners and trading as the Harrisons Dairies in fee .

SUBJECT to certain Building Restrictions as therein mentioned .

ALSO ALL THAT CERTAIN lot or piece of ground described according to a Survey and plan thereof made by WALTER SPINTON Esquire Surveyor and Regulator of the Fifth District on DECEMBER 21 1910 as follows SITUATE on the Southeastwardly side of Kensington Avenue at the distance of Fifty five

feet nine and seven -eighths inches Southwestwardly from the South - westerly side of old Front Street Road in the Forty fifth Ward of the CITY of Philadelphia . thence extending South Thirty two degrees Twenty four minutes Twenty three seconds East Two hundred ninety feet to a point thence extending South Fifty six degrees fourteen minutes forty five second West One hundred five feet ten inches to a point in the Northeastern side of Hunting PARK Avenue (Eighty feet wide) THENCE extending Northeastwardly along the Northeastern side of said Hunting Park Avenue Two hundred ninety two feet eight and one quarter inches to a point a corner in the Southeastern side of Kensington Avenue thence extending Northeast - wardly along the Southeastern side of said Kensington Avenue Seventy two feet five and seven -eighths inches to the first mentioned point and place of beginning .

ALSO ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected described according to the last above mentioned Survey and plan as follows . SITUATE AT a corner formed by the intersection of the Southeastern side of Kensington Avenue and the Southwestern side of Hunting Park Avenue in the Ward and CITY aforesaid thence extending Southeastwardly along the Southwestern side of Hunting Park Avenue Three hundred Sixty eight feet nine and five eighths inches to a point a corner formed by the intersection of the Northern side of Torresdale Avenue thence extending South Eighty nine degrees six minutes Seventeen seconds West along the North side of said Torresdale Avenue Two hundred Twenty five feet two and three -quarters inches to a point thence extending North Thirty two degrees twenty four minutes twenty three seconds West Two hundred forty three feet two and quarter inches to a point in the Southeastern side of Kensington Avenue and thence extending North Fifty six degrees fourteen minutes Forty five seconds West along the Southeastern side of said Kensington Avenue Two hundred thirty four feet one inch to the first mentioned point and place of beginning .

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 BRINTON Esquire Surveyor and Registrar of the Fifth District on FEBRUARY 5 . 1920 as follows . SITUATE on the Northern side of Torresdale Avenue at the distance of OF One hundred fifty nine feet six and five eighths inches Eastwardly from the Southeastern side of Kensington Avenue in the Ward and CITY aforesaid Thence extending North Fifty

six degrees Fourteen minutes Forty five seconds East One hundred Sixty nine feet and three quarters of an inch to a point thence extending South Thirty three degrees forty five minutes fifteen seconds East Thirteen feet five and one -eighth inches 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 two degrees Twenty four minutes TWENTY THREE SECONDS East One hundred forty three feet one and seven -eighths inches to a point in the Northern side of Torresdale Avenue (which point is at the distance of Two hundred Twenty five feet two and three -quarters inches West from the Southwest side of Hunting Park Avenue) thence extending South Eighty nine degrees six minutes Seventeen seconds West along the Northern side of said Torresdale Avenue Two hundred Eighty -eight feet six and one quarter inches to the first mentioned point and place of beginning .

PART THEREOF BEING the same premises which W . FREDERICK SNYDER and ANNA H . his wife by Indenture dated the Twenty seventh day of DECEMBER A . D . 1919 and recorded at Philadelphia in DEED BOOK J . M . N . No . 294 page 370 etc Granted and Conveyed unto the said ROBERT J . HARRISON THOMAS B . HARRISON and ROBERT J . HARRISON JR . trading as Harrisons' Dairies in fee .

AND THE REMAINDER THEREOF BEING the same premises which MAY B . GATHER Widow by Indenture dated the Twenty sixth day of FEBRUARY A . D . 1920 and recorded at Philadelphia in DEED BOOK J . M . N . No . 726 page 378 etc Granted and Conveyed unto the said ROBERT J . HARRISON . THOMAS B . HARRISON and ROBERT J . HARRISON JR trading as Harrisons' Dairies in fee .

TOGETHER with all and singular the Buildings Improvements Streets Alleys Passages Ways Waters Water Courses Rights Liberties Privileges Hereditaments and appurtenances whatsoever thereto 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 Grantors in law equity or otherwise howsoever in and to the same and every part thereof .

TO HAVE AND TO HOLD the said lots or piece of ground with the buildings and improvements thereon erected above described hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said Grantee its Successors and Assigns to and for the only proper use and behoof of the said Grantee its Successors and Assigns forever UNDER AND SUBJECT HOWEVER as respects premises 2009 -11 Abigail Street to certain Building Restrictions above mentioned .

AND the said ROBERT J. HARRISON THOMAS B. HARRISON and
~~ROBERT J. HARRISON and THOMAS B. HARRISON and ROBERT J. HARRISON JR.~~ ~~and THOMAS B. HARRISON and ROBERT J. HARRISON JR.~~ TRADING AS HARRISON'S DAIRIES for
 themselves their heirs Executors and Administrators DO by
 these presents covenant grant and agree to and with the said
 Grantee its Successors and Assigns that they the said ROBERT J.
 HARRISON THOMAS B. HARRISON ROBERT J. HARRISON JR. and
 ROBERT J. HARRISON THOMAS B. HARRISON and ROBERT J. HARRISON JR.
 JR. TRADING AS Harrison Dairies and their heirs 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 Grantee its Successors and Assigns against them the said
 ROBERT J. HARRISON THOMAS B. HARRISON ROBERT J. HARRISON
 JR. and ROBERT J. HARRISON THOMAS B. HARRISON and ROBERT J.
 HARRISON JR. trading as HARRISON'S Dairies and their heirs and
 against all and every other person or persons whomsoever lawfully
 claiming or to claim the same or any part thereof by from or under
 them or any of them.

SHALL and WILL SUBJECT as aforesaid WARRANT and forever DEFEND.

IN WITNESS WHEREOF the said parties of the first part to these pre-
 sents have hereunto set their hands and seals Dated the day and year
 first above written.

SEALED AND DELIVERED
 in the presence of us

CARL H. KENNEDY
 H. E. THOMSON

ROBERT J. HARRISON (SEAL)
 ELIZABETH M. HARRISON (SEAL)
 THOMAS B. HARRISON (SEAL)
 ROBERT J. HARRISON JR (SEAL)
 SOPHIA E. HARRISON (SEAL)
 ROBERT J. HARRISON (SEAL)
 THOMAS B. HARRISON (SEAL)
 ROBERT J. HARRISON JR (SEAL)

Trading as Harrison's Dairies.

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

WITNESS AT SIGNING.

CARL H. KENNEDY
 H. E. THOMSON

ROBERT J. HARRISON
 THOMAS B. HARRISON
 ROBERT J. HARRISON JR.
 ROBERT J. HARRISON
 THOMAS B. HARRISON
 ROBERT J. HARRISON JR.
 Trading as Harrison's Dairies.

ON THE SIXTH day of MAY ANNO DOMINI 1926 before me the subscriber A
 NOTARY PUBLIC for the Commonwealth of Pennsylvania residing at Philadelphia
 personally appeared the above named ROBERT J. HARRISON and ELIZABETH
 M. his wife THOMAS B. HARRISON ROBERT J. HARRISON JR. and SOPHIA
 E. his wife and ROBERT J. HARRISON THOMAS B. HARRISON and ROBERT
 J. HARRISON JR. Trading as HARRISON'S Dairies. and in due form of law
 acknowledged the above Indenture to be their and each of their act and deed
 and desired the same might be recorded as such.
 WITNESS my hand and NOTARIAL seal this day and year aforesaid.

HARRY E. THOMSON

NOTARY PUBLIC (SEAL)

COM. EXP. MARCH 10 1929

RECORDED MAY TENTH NINETEEN HUNDRED AND TWENTY SIXTH AT ONE THIRTY FIVE P. M.

TRANSCRIBED BY CHAS. E. HARRIS COMPARED BY *Heinrich & Blies*

JOSEPH A. ADDINGER

TO

CHARLES A. DOUGHERTY

DOUGHERTY of the Ward and CITY aforesaid Singleman (hereinafter called the
 Grantee) of the one part. and JOSEPH A.

WITNESSETH that the said Grantor for and in consideration of the
 sum of ONE Dollar (\$1.00) lawful money of the UNITED STATES of AMERICA unto
 him well and truly paid by the said Grantee at or before the sealing and
 delivery hereof the receipt whereof is hereby acknowledged hath granted
 bargained and sold released and confirmed and by these presents doth grant
 bargain and sell release and confirm unto the said Grantee his heirs and
 Assigns.

ALL THAT CERTAIN lot or piece of Ground SITUATE in the Twenty
 first Ward of the CITY of Philadelphia and described according to a survey
 and plan thereof made MAY 1. 1925 by W. H. GRANLUND Esq. Surveyor and
 Regulator of the Eighth Surveyor District as follows. BEGINNING at a point
 on the Northeastly side of Ridge Avenue (fifty feet wide)
 at the distance of Eighty feet eight and one fourth inches Northeastly
 from the Northwestly side of Summit Avenue (fifty feet wide) thence
 extending along Ridge Avenue North ten degrees twenty four minutes thirty six
 seconds West eleven feet eight and one half inches to a point thence still
 along Ridge Avenue North Twenty two degrees forty eight minutes Twenty seven
 seconds West thirty feet three and one half inches to a point thence extending

Fee Simple Deed No. 85-400

This Indenture Made the

August

in the year of our Lord one thousand nine hundred and eighty-seven (19 87)

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
money of the United States of America, unto them well and truly paid by the said Grantee s ,
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"

~~BLOCK 2127 LOT 276~~

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

SITUATE on the Northeastly side of Abigail Street at the distance
of 65 feet 7-5/8 inches Southeastward from the Southeastly 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.

BOUNDED Northeastwardly by ground now or late of Elam F. 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.

BEING Nos. 2005-7 Abigail Street.

PREMISES "B"

~~BLOCK 2127 LOT 195~~

ALL THAT CERTAIN lot or piece of ground.

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

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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 Southeastwardly between parallel lines 62 feet 7-5/8 inches to the Northwestwardly side of a 3 feet wide alley which extends Northeastwardly from said Abigail Street.

~~BEING Nos. 2001 to 2003 Abigail Street.~~ 18N21-179

PREMISES "C"

~~BLOCK 2127 LOT 207~~

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

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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 North-eastwardly 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 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 North-easterly 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.

BEING Nos. 2041-55 Coral Street.

PREMISES "D" AND "E"

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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 2127 LOT 277~~

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.~~

~~BLOCK 2127 LOT 278~~

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 "F"

~~BLOCK 2127 LOT 279~~

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 Northwesternly 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 2037 Abigail Street.~~

PREMISES "G"

~~BLOCK 2127 LOT 109~~

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 Northwesternly 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, 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 "H"

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 "I"

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 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 message 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

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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 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 Northwestwardly from the Northeasterly 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 2127 LOT 241~~

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 Northeasterly 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 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 "G" 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 "H" the same premises which William M. Lennox, Sheriff by Deed Poll dated 9/9/1968 and recorded 10/7/1968 in the County of Philadelphia in Deed Book JRS 229 page 304 conveyed unto Novick Brothers Inc., a Pa. Corp., in fee.

~~BEING as to Premises "I" the same premises which William M. Lennox, Sheriff by Deed Poll dated 9/9/1968 and recorded 10/7/1968 in the County of Philadelphia in Deed Book JRS 229 page 308 conveyed unto Novick Brothers Inc., a Pa. Corp., 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.

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10-1-87 10-1-87 10-1-87
Protect from fire, theft, and loss
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.

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Project from Philadelphia Master of Key

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 improvments thereon erected hereditaments 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, heirs, their heirs and assigns, by these presents, that they the said Grantors, their successors, 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 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 US:

Jerold J. Novick

NOVICK BROTHERS, a Pennsylvania General Partnership

By: *M. Novick* (SEAL)

By: *Jan. Novick* (SEAL)

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Cell. 0. 76

MARK DAVID CAPLAN, Notary Public
Whitmarsh Twp., Montgomery Co.
My Commission Expires March 26, 1990

41-41-5725

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**NOVICK BROTHERS, a Pennsylvania
Partnership**

01

FOZAN EHMEDI and ALI

MOHAMAD

Premises: 2005-2007 Abigail Street, inter alia Philadelphia, Pa.

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03 WED 15.00
24 ME TAX 0.00
05-11-87 2041 10.00
07-1-87 2041 60000.00
YASH

$$\begin{array}{r} 22 \overline{) 510} \\ \underline{44} \\ 70 \\ \underline{66} \\ 40 \\ \underline{38} \\ 20 \\ \underline{19} \\ 10 \\ \underline{9} \\ 10 \\ \underline{9} \\ 10 \end{array}$$

The address of the above-named Grantee is: C/O Cousins Food Market

2101 E. Norris St
Culver City, CA 91525
On behalf of the Grantees
WKS

18N21-63,154,155,160 TRANSFER
179 COVERS 99,103,108,159
180 COVERS 13,97

D- 588 293

No. 750-S CORPORATION DEED.

This Indenture Made the

day of

November

in the year of our Lord one thousand nine

hundred and sixty-five (1965),
a Pennsylvania corporation

Between HARBISONS 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 Grantee s,
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 Grantee s, 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:

31 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. G 3

BOUNDED Northeastwardly by ground now or late of Elam F. 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.

18N21-63

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 Southeastwardly between parallel lines 62 feet 7-5/8 inches to the Northwest side of a 3 feet wide alley which extends Northeastwardly from said Abigail Street. 179

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 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 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. 160

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 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.) 154

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

18 N 21-182

18 N 21-160

18 N 21-154

18 N 21-155

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 Southeastwardly between parallel lines 62 feet 7-5/8 inches to the Northwest side of a 3 feet wide alley which extends Northeastwardly from said Abigail Street. 179

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 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 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. 160

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 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.) 154

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

18 N 21-182

18 N 21-160

18 N 21-154

18 N 21-155

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. 155

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 Northwestwardly along the said Northeasterly side of Abigail Street the distance of 48 feet from the Northwesternly 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 CJP 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

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

W. H. Kennedy
Secretary

By R. J. Harrison, Jr.
President

The Seal of the said corporation affixed
and the same duly attested
this 1st day of January, 1908.

D-588 296

Commonwealth of Pennsylvania

D- 588 297

County of *Phila*

On this, the *8th* day of *November*

Notary Public,

, 19 65, before me, the subscriber, a
the undersigned officer,

personally appeared *R. J. Harrison III*
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

Alvin M. Greenberg, Jr.
Notary Public

My Commission Expires:

0237811-10

COMMONWEALTH OF PENNSYLVANIA
TITLE INSURANCE COMPANY

DEED.

HARBISONS DAIRIES

To

NOVICK BROTHERS

Premises: 31st Ward,
Philadelphia, Pa.

750-S John C. Clark Co., Phila 7-64

SCHNADER, HARRISON, SEGAL &
LEWIS,
1719 Packard Building,
Philadelphia, Pennsylvania.

1.25
4.10
1.10

The address of the above-named Grantee

is *2041 Locust St., Phila.*

Sanford M. Packard
On behalf of the Grantee

NOV 19 65 15 56 1965

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 Disston 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

¹ Manufacturers Mutual Fire Insurance Company Industrial Site Maps. (Alexandria, Virginia: Chadwyck-Healey, 1991).

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](#)).²

² (www.philadelphiabuildings.org, May 29, 2016)