

ADDRESS: 527-37 W GIRARD AVE

Name of Resource: North Sixth Street Farmers Market House and Hall

Proposed Action: Designation

Property Owner: Franklin Berger

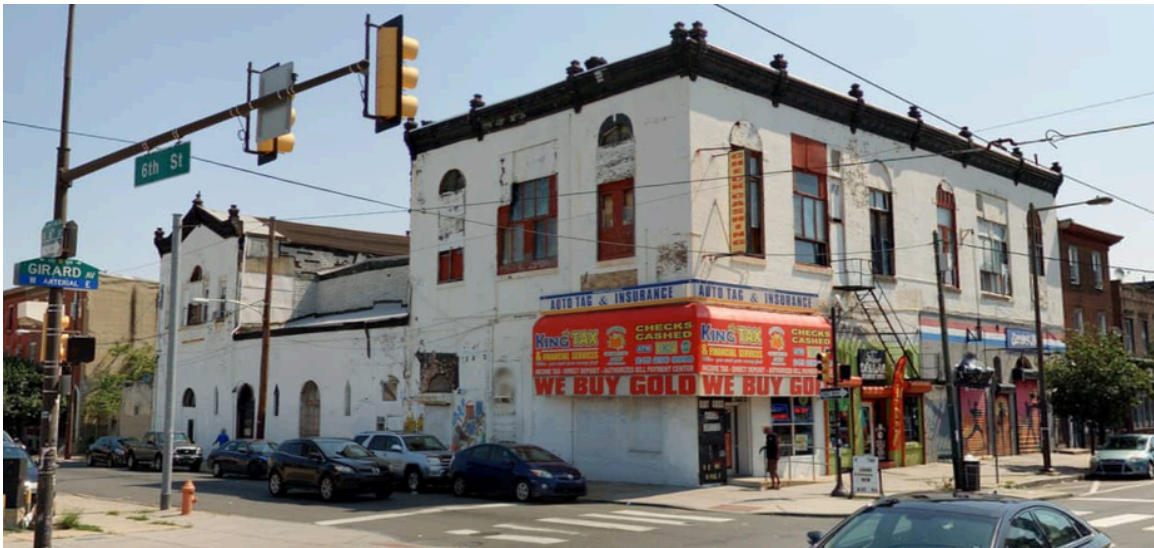
Nominator: Oscar Beisert, Keeping Society of Philadelphia

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 527-37 W Girard Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the former North Sixth Street Farmers' Market House and Hall, which is composed of several interconnecting masses constructed between 1886 and 1887, is significant under Criteria for Designation A, E, and J. Under Criterion A, the nomination argues that the property represents the development of Philadelphia in the second half of the nineteenth century as the city transitioned from the use of outdoor, public food markets to privately-owned, multi-purpose, indoor markets and halls. Under Criterion J, the nomination asserts that the mixed-use building played an important role in the cultural, social, and economic lives of the local and predominantly German-American community. The nomination also argues that the building is significant as the work of architects Hazelhurt & Huckel, satisfying Criterion E.

The nomination places the period of significance between the date of construction in 1886 and 1908, the year it ceased operations as a farmers' market, but notes that the community significance may extend through the 1940s, until which time the building remained in use as a public hall and movie theater.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 527-37 W Girard Avenue satisfies Criteria for Designation A, E, and J.



**REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION
PHILADELPHIA HISTORICAL COMMISSION**

**20 MAY 2020, 9:30 A.M.
REMOTE MEETING ON WEBEX
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN WEBEX RECORDING: 00:00:00

The Chair called the meeting to order at 9:34 a.m. The following Committee members joined her:

Committee Member	Present	Absent	Comment
Emily Cooperman, Ph.D., chair	X		
Suzanna Barucco	X		
Jeff Cohen, Ph.D.	X		
Bruce Laverty	X		
Elizabeth Milroy, Ph.D.	X		
Douglas Mooney	X		

* Owing to public health concerns surrounding the COVID-19 virus, all Committee members, staff, and public attendees participated in the meeting remotely via Cisco Webex video and audio conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- Randal Baron, Historic Preservation Planner III
- Kim Chantry, Historic Preservation Planner II
- Laura DiPasquale, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner I
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Leonard Reuter, Esq., Law Department
- Megan Schmitt, Historic Preservation Planner II

The following persons attended the online meeting:

- Alex Balloon
- David Gest, Esq., Ballard Spahr
- Ralph Marano
- Patrick Grossi, Preservation Alliance
- Paul Boni
- Susan Wetherill
- George Poulin
- Carl Primavera, Esq., Klehr Harrison
- Paul Steinke, Preservation Alliance
- Ben Leech
- Franklin Berger
- Brandi Levine

Reed Slogoff, Pearl Properties
Jennifer Robinson, Preservation Alliance
Deena Gothelf
John Manton
Dan Rosin
Oscar Beisert, Keeping Society
Geoff DiMasi
Marco Gorini
J.M. Duffin
Steven Peitzman
Nancy Pontone
Josh Nadel
Gussie O'Neill, Esq., Klehr Harrison
Scott Welden
Matthew McClure, Esq., Ballard Spahr
Kelly Wiles
Kevin Block
Jay Farrell
Eugene Desyatnik
Celeste Morello

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- Architect Charles Oelschlager’s work has not significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or nation, and therefore Criterion E should be excluded.
- The period of significance should be revised to end in 2000 rather than the present.

The Committee on Historic Designation concluded that:

- The church and Sunday School building embody distinguishing characteristics of both the Romanesque Revival and Italianate styles of architecture, satisfying Criterion D.
- The church building exemplifies the cultural, political, economic, social and historical heritage of the community, as part of development of South Philadelphia’s ethnic and religious diversity, particularly the Italian Protestant community but also the Southeast Asian immigrant community, satisfying Criterion J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1601 S. 13th Street satisfies Criteria for Designation D and J, and that the period of significance should end in 2000.

ITEM: 1601 S 13TH ST					
MOTION: Designate, D and J, revise end date of period of significance to 2000					
MOVED BY: Cohen					
SECONDED BY: Laverty					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	5				1

ADDRESS: 527-37 W GIRARD AVE

Name of Resource: North Sixth Street Farmers Market House and Hall

Proposed Action: Designation

Property Owner: Franklin Berger

Nominator: Oscar Beisert, Keeping Society of Philadelphia

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This nomination proposes to designate the property at 527-37 W Girard Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the former North Sixth Street Farmers’ Market House and Hall, which is composed of several interconnecting masses constructed between 1886 and 1887, is significant under Criteria for Designation A, E, and J. Under Criterion A, the nomination argues that the property represents the development of Philadelphia in the second half of the nineteenth century as the city

transitioned from the use of outdoor, public food markets to privately-owned, multi-purpose, indoor markets and halls. Under Criterion J, the nomination asserts that the mixed-use building played an important role in the cultural, social, and economic lives of the local and predominantly German-American community. The nomination also argues that the building is significant as the work of architects Hazelhurst & Huckel, satisfying Criterion E.

The nomination places the period of significance between the date of construction in 1886 and 1908, the year it ceased operations as a farmers' market, but notes that the community significance may extend through the 1940s, until which time the building remained in use as a public hall and movie theater.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 527-37 W Girard Avenue satisfies Criteria for Designation A, E, and J.

START TIME IN WEBEX RECORDING: 03:37:08

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Committee on Historic Designation.
- Property owner Franklin Berger and his daughter Deena Gothelf represented the property owner.
- Oscar Beisert represented the nomination.

DISCUSSION:

- Ms. DiPasquale noted that the staff distributed four letters of support for the nomination to the Committee members ahead of the meeting.
- Mr. Berger read a prepared statement, noting that the property has been in his family for 62 years. He noted that the building had been home to many businesses and divided into several units, renovated, repaired, and evolved many times. He noted that the nomination asserts that the property only serves as the North Sixth Street Farmers Market House and Hall for approximately 21 years. Addressing the Criteria cited in the nomination, he argued that the building does not have any more significant character, interest or value than any of the other private market houses that were developed during the time. He opined that designating the property would halt the economic development and improvement of the neighborhood. He argued that Hazelhurst & Huckel were best known for their suburban and country house residential architecture, and that this building was designed in the firm's early years and is understated in comparison to many of their designs. He noted that the nomination contends that this building was like many other private market houses of the time, built as an open space market house with a meeting hall on the second floor.
- Mr. Berger explained that he has a BA in History and general love of history, and can recognize and appreciate beautiful and historical architecture. He opined that the architectural details of this property pale in comparison to many of the rich cultural and historical properties in the area.
- Mr. Berger explained that the property was under contract for sale when he received notice of the nomination, noting that the agreement of sale was signed on 15 January 2020, and the notice letter was dated 11 February 2020. As a result of the nomination, the buyer backed out of the negotiations on 12 March 2020, as they had plans to demolish and redevelop the property.

- Mr. Cohen expressed appreciation for Mr. Berger's concerns in terms of the financial implications on him, but contended that such matters are not within the purview of the Committee. He opined that this building represents community-centered buildings like markets that had function halls above, which are very significant aspects in neighborhood development and expansion historically.
- Mr. Cohen explained that Hazelhurst & Huckle were a very significant firm, and that, if one strips away the paint and some of the signage on the property, it is still remarkably intact.
- Mr. Cohen noted that the building was constructed in opposition to the open market sheds, which was a citywide occurrence beginning in the 1850s and which had made it to this area in the 1880s. He opined that the depth of research in the nomination looking at markets across the city makes the case for the property's significance.
- Mr. Farnham explained to the property owner that the Committee is advisory only and has a narrow purview related to the technical aspects of the nomination. The Historical Commission has a broader purview and can take other factors into account.

PUBLIC COMMENT:

- Marco Gorini, president of South Kensington Community Partners, spoke in support of the nomination. A letter from the association was submitted in advance of the meeting.
- Paul Steinke of the Preservation Alliance for Greater Philadelphia spoke in support of the nomination. He noted that the history of public markets in Philadelphia is remarkable and sometimes forgotten, but this building well exemplifies the privately owned public markets at a time when they were being built throughout the city. Very few of them are survive. He opined that it does reflect an important social and culture chapter of Philadelphia's history, and is remarkably intact.
- John Manton spoke in support of the nomination, noting that his research corroborates that in the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The Committee's purview is limited to the merits of the nomination and the historic nature of the property.
- Despite some minor alterations and the obscuring of historic features behind paint and signage, the property is remarkably intact.

The Committee on Historic Designation concluded that:

- The property represents the development of Philadelphia in the second half of the nineteenth century as the city transitioned from the use of outdoor, public food markets to privately-owned, multi-purpose, indoor markets and halls, satisfying Criterion A.
- The mixed-use building with markets below and a function hall above played an important role in the cultural, social, and economic lives of the community, satisfying Criterion J.
- The building is the work of architects Hazelhurst & Huckel, a significant architectural firm whose work influenced the development of the city, satisfying Criterion E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 527-37

W. Girard Avenue satisfies Criteria for Designation A, E, and J, and should be listed on the Philadelphia Register of Historic Places.

ITEM: 527-37 W GIRARD AVE					
MOTION: Designate, A, E, and J					
MOVED BY: Cohen					
SECONDED BY: Lavery					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	6				

ADJOURNMENT

The Committee on Historic Designation adjourned at 1:29 p.m.

PLEASE NOTE:

- Minutes of the Committee on Historic Designation are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

A building, complex of buildings, structure, site, object, or district may be designated for preservation if it:

- (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;
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation;
- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen;
- (e) Is the work of a designer, architect, landscape architect or designer, or professional engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or nation;
- (f) Contains elements of design, detail, materials, or craftsmanship that represent a significant innovation;
- (g) Is part of or related to a square, park, or other distinctive area that should be preserved according to a historic, cultural, or architectural motif;
- (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City;

**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 (CD, EMAIL, FLASH DRIVE)
ELECTRONIC FILES MUST BE WORD OR WORD COMPATIBLE

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

Street address: 527-37 W Girard Ave

Postal code: 19123

2. NAME OF HISTORIC RESOURCE

Historic Name: North Sixth Street Farmers' Market House & Hall

Current/Common Name: King Tax & Financial Services/Silver Dollar Discount Store/Everybody Hits

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: Commercial

5. BOUNDARY DESCRIPTION

Please attach a narrative description and site/plot plan of the resource's boundaries.

6. DESCRIPTION

Please attach a narrative description and photographs of the resource's physical appearance, site, setting, and surroundings.

7. SIGNIFICANCE

Please attach a narrative Statement of Significance citing the Criteria for Designation the resource satisfies.

Period of Significance (from year to year): from 1886 to 1908

Date(s) of construction and/or alteration: Built: 1886; Enlarged: 1887

Architect, engineer, and/or designer: Hazelhurst & Huckel, Architects

Builder, contractor, and/or artisan: E.C. Shepherd, Contractor

Original owner: John F. Grimm & James G. Conway

Other significant persons: _____

CRITERIA FOR DESIGNATION:

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

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

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

9. NOMINATOR

Organization Keeping Society of Philadelphia Date 12/18/2019

Name with Title Oscar Beisert, architectural historian Email keeper@keepingphiladelphia.org

Street Address 1315 Walnut St, Suite 320 Telephone 717-602-5002

City, State, and Postal Code Philadelphia, PA 19107

Nominator is is not the property owner.

PHC USE ONLY

Date of Receipt: 12/18/2019

Correct-Complete Incorrect-Incomplete Date: 2/11/2020

Date of Notice Issuance: 2/11/2020

Property Owner at Time of Notice:

Name: Franklin Berger

Address: 1205 N 6th St

City: Philadelphia State: PA Postal Code: 19122

Date(s) Reviewed by the Committee on Historic Designation: _____

Date(s) Reviewed by the Historical Commission: _____

Date of Final Action: _____

Designated Rejected

NOMINATION
FOR THE
PHILADELPHIA REGISTER OF HISTORIC PLACES



Figure 1. The northeast corner of N. 6th Street and Girard Avenue, showing the Side (west) and Primary (South) Elevations of the subject property. Source: Loopnet.

NORTH SIXTH STREET
FARMERS' MARKET HOUSE & HALL

COMPLETED 1886
ENLARGED 1887

ALSO KNOWN AS

6TH & GIRARD AVE. FARMERS' MARKET &
KREUZNACHER SANGERBUND HALLE

527-37 WEST GIRARD AVENUE
PHILADELPHIA, PENNSYLVANIA 19123-1428

5. BOUNDARY DESCRIPTION

The parcel and building portion subject to this nomination is limited to the following boundaries:

Situated on the northeasterly corner of Girard Avenue and 6th Street, in the City of Philadelphia, the Commonwealth of Pennsylvania; THENCE extending Northwardly along the Easterly side of 6th Street one hundred twenty-three feet, eleven and seven-eighths inches to a point; THENCE extending eastwardly on a line at right angles to said 6th Street eighty-six feet, eleven and one-eighths inches to a point; THENCE extending southwardly on a line parallel with 6th Street one hundred twenty-five feet, six and one-eighth inches to the northerly side of Girard Avenue and THENCE extending westwardly along Girard Avenue eighty-six feet, eleven and one-quarter inches to the first mentioned point and place of BEGINNING.

The property is known as Philadelphia Department of Records Plan 009N14-0148 and under Office of Property Assessment Account No. 882009340.

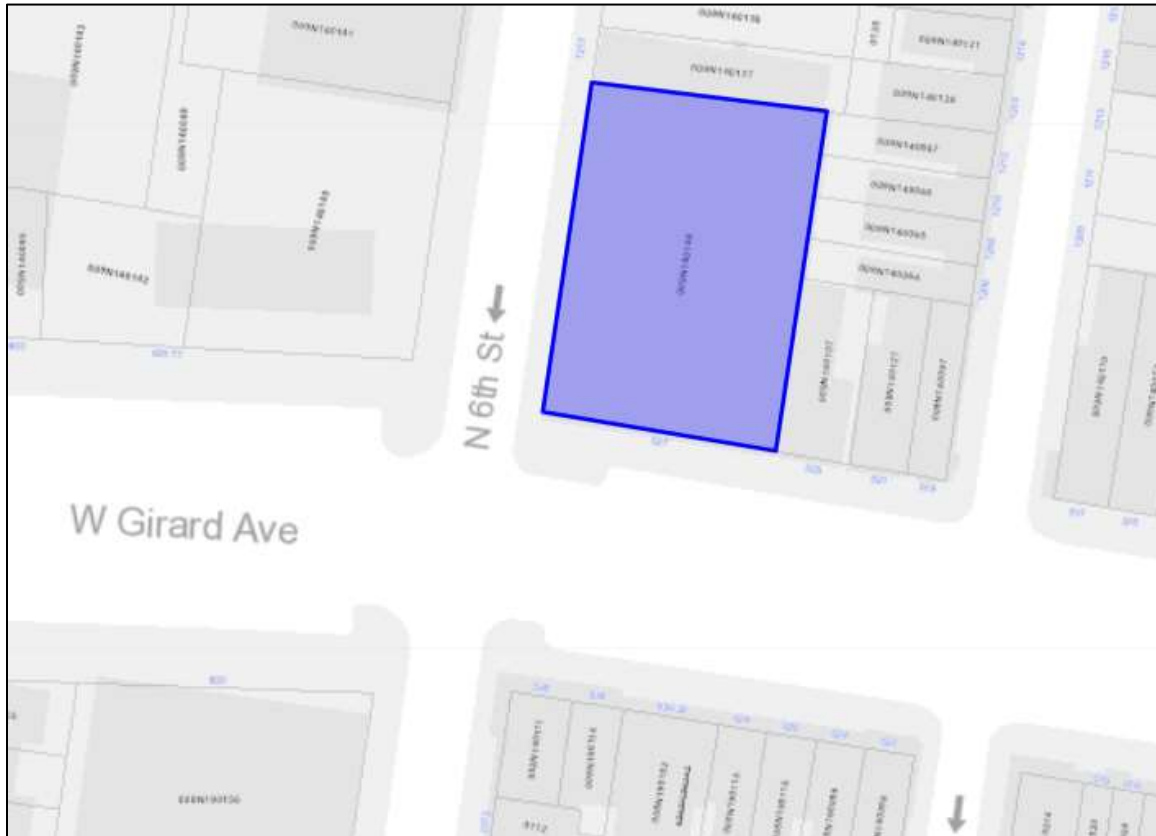


Figure 2. Proposed boundary of the subject designation (in blue). Source: Philadelphia Atlas.

6. PHYSICAL DESCRIPTION

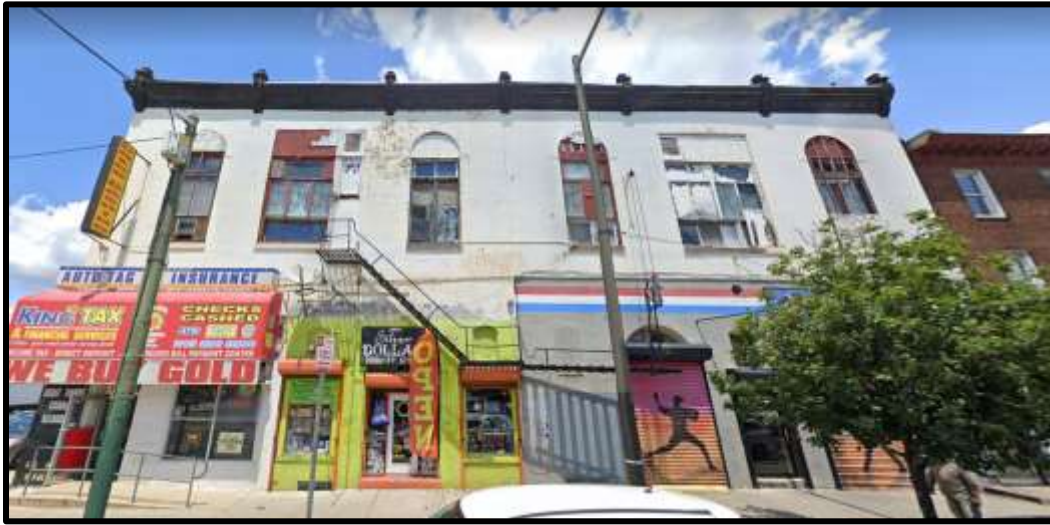


Figure 3. The side (west) and the primary (south) elevations. Source: Google.

The former North Sixth Street Farmers' Market House & Hall is an unusual one- and two-story building that consists of three main components: the two-story Headhouse at the northeast corner of Girard and N. Sixth Street (Figures 3, 6, 7, and 8); the two one-and-one-half-story Market Sheds appending the Headhouse to the north (Figures 7, 8, 9, 10, and 11); and a small two-story Rear Hall component facing onto N. Sixth Street (Figures 8 and 9).

The Headhouse of the subject property is of load-bearing, brick masonry construction with a relatively flat roof (Figures 4, 5, 6, and 7). The building is constructed on a rectangular plan with the long end facing onto Girard Avenue. The primary (south) elevation is six bays in width featuring an asymmetrical fenestration on the ground floor (Figure 4). Of the nine openings on the ground floor, at least eight appear to be original, though many of the associated fixtures have been replaced. Left to right, the primary (south) elevation of the first floor features a storefront entrance at the corner, with a shop window connected at the east, followed by large rectangular window, then a round-arched doorway with a fanlight flanked by two small windows defined by low arched tops at the level of the fanlight, then followed by two sets of the same configuration, both including a round-arched doorway and fanlight with the same flanking windows defined by low arched tops. Finally, the fenestration includes a single pedestrian door that may have been added later. Left to right, the primary (south) elevation of the second-floor features six openings, which includes a floor to ceiling round arch opening, followed by a rectangular opening, followed by two round arch openings, another rectangular opening, and the final round arch opening. The round-arch openings are defined by soldier brick arches with rusticated keystones, rusticated key blocks, and smooth stone sills. Some original or historic window fabric may survive underneath modern materials but would require further investigation. The original cornice, appearing to be pressed-tin metal,

survives featuring seven brackets, which delineate the bays of the primary (south) elevation.



Figures 4. and 5. Two views of the primary (south) elevation. Source: Google.

The side (west) elevation consists of the west elevation of the Headhouse, the Market Sheds, and the Rear Hall (Figures 8, 9, 10, and 11). The Headhouse section is three bays in width with a round-arch doorway (Figure 14) and other irregular apertures. The Market Shed is three bays in width with the doorways that feature double door entrances that are defined by small pane fanlights. Left to right, the northern-most doorway features original or early double wooden paneled doors with a fanlight above, a small window defined by a triangular arch (Figure 13), a doorway with early infill in the form of a counter with beadboard at the bottom and shutters at the top, then another small window with a triangular arch, and an infilled round-arch opening. The side (west) elevation of the Rear Hall features a central round-arch doorway flanked small, triangular arched

windows. The second floor features a central Palladian windows flanked by smaller triangular windows, some with Queen Anne Revival small pane windows. All of this is beneath a low-slung gable front with a similar cornice that is original, comprised of pressed-tin metal.

The triangular arches that define the small windows feature are formed by soldier brick (Figure 13). The round-arch openings feature soldier brick surrounds accented with rusticated keystones and key blocks, as well as stone sills (Figure 12).



Figure 6. Top: Looking north at the primary (south) elevation. Figure 7. Bottom: Looking south at the market sheds of the subject property. Source: Pictometry, City of Philadelphia.



Figure 8. Top: Looking east at the side (west) elevation of the subject property. Source: Pictometry, Atlas, City of Philadelphia, 2019. Figure 9. Upper middle: The side (west) elevation of the Rear Hall. Figure 10. Lower middle: The side (west) elevation of the Market Shed. Figure 11. Bottom: The side (west) elevation of the Headhouse. Source: Google.



Figure 12. Top left: A representative brick arch with keystones and key blocks within the side (west) elevation. Figure 13. Top right: A window within the side (west) elevation featuring a triangular arch. Figure 14. Bottom: Original or early materials in one of the intact round arch doorways within the side (west) elevation. Source: Oscar Beisert, 2019.



Top: Figure 15. A round-arch opening with flanking windows, showing the use of the low, arched top. Figure Center: 16. Another round-arch opening with flanking windows, showing the employment of the low, arched top, as well as the keystone in the round arch. Bottom: Figure 17. Another round-arch opening and its flanking windows. Source: Oscar Beisert, 2019.

7. STATEMENT OF SIGNIFICANCE

The former North Sixth Street Farmers' Market House & Hall at 527-37 Girard Avenue is a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. The building satisfies 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;*
- (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; and*
- (j) *Exemplifies the cultural, political, economic, social, or historical heritage of the community.*

The period of significance for aforementioned criteria starts in 1886 when the subject building was originally designed by Hazelhurst & Huckel, Architects, after which time it was enlarged in 1887, and used as a market house and hall until 1908, when the original owners sold the building.¹ The committee on historic designation may find that there is sufficient evidence presented to extend the period of significance to 1940s, until which time the building remained in use as a movie theater and public hall.



Figure 18. 1895 Bromley Philadelphia Atlas. Source: Greater Philadelphia GeoHistory Network.

¹ *The Philadelphia Real Estate Record & Builders' Guide* [hereafter *PRERBG*] 1 (30 August 1886): 404; *Boyd's Philadelphia City Directory...1908* (Philadelphia: C.E. Howe Co., 1908), City Register p. 31 – the last year the market is listed.



Figure 19. The North Sixth Street Farmer's Market House & Hall in the background on Girard Avenue in 1961. Source: Phillyhistory.org.

CRITERIA A & J

The North Sixth Street Farmers' Market House & Hall is a neighborhood market house and meeting hall that represents the development and improvement of the neighborhoods of the City of Philadelphia in the late nineteenth century, as well as the cultural, economic, and social history of the local community.² The establishment of the North Sixth Street Farmers' Market House & Hall was a direct result of the removal of the street market sheds in 1885 that stood in the center of Girard Avenue between Lawrence and North Fifth Streets. The abolishment of the street market sheds in this neighborhood was part of a larger movement that began in the 1850s to improve the cleanliness and general appearance of principal streets, while also opening these thoroughfares for passenger railway service. Established by members of the Grim and Conway families, the subject property was also built as part of a city-wide privatization of market houses. The subject building was constructed in 1886 and enlarged in 1887, at the northeast corner of North Sixth Street and West Girard Avenue.³ The market house was founded as a direct result of the removal of the street market sheds that stood in the center of Girard Avenue between Lawrence and N. Fifth Streets.

In the age before grocery stores and refrigeration, market places played a significant role in the daily lives of most city residents—especially in a dense industrial metropolis like Philadelphia. Prior to the 1850s, almost all of the established and recognized public markets were owned and managed by the municipal and district governments; served the oldest and densest parts of the city; and were limited to open street and curb markets. Sheds constituted the primary market building type. Demolished in 1859, the largest

² Helen Tangires. *Public Markets and Civic Culture in Nineteenth Century America* (Baltimore and London: The Johns Hopkins University Press, 2003), 108-10.

³ "Building Permits," *PRERBG* 1 (30 August 1886): 404; "Building Permits," *PREBG* 2 (29 August 1887): 402.

market place in the city were the sheds that stood in the center of Market Street (then known as High Street), some of which dated to the colonial period.⁴

A major change in the type and form of markets occurred in the 1850s. Referred to by architectural historian Helen Tangires in her book *Public Markets and Civic Culture in Nineteenth Century American* as the “Market House Company Mania in Philadelphia,” many private market house companies were established in 1859 with many to follow throughout the remaining century. While several of these private companies served downtown locations with impressive market house buildings, others were less pretentious, yet unique structures geographically distributed, like the subject building, in neighborhoods that were densely populated and/or undergoing residential, commercial and industrial development. Initiating with the removal of the sheds in Market Street and the incorporation of thirteen private market house companies in 1859, the construction and operation of enclosed market houses across the city led to a significant cultural, economic, and social evolution of Philadelphia’s local “market place” in the decades after the Civil War.⁵

Of the market houses established in neighborhoods, it was not uncommon that the building would be more than just a market house with stalls or sheds on the first floor, but often included community space on upper floors. Of the thirteen market houses authorized in 1859, only a few of the neighborhood locations offered this amenity, including the Green Hill Market Company, North Seventeenth and Poplar Streets (extant), and the Manayunk Market Company, Main and Cotton Streets (extant). The popularity of these multi-purpose community centers, offering both market and meeting space for the neighborhood, increased as the nineteenth century progressed. Such spaces provided a diversified revenue stream for the private market house owners.

Between 1860 and 1890, the group of thirteen private market house companies grew to more than forty. The locations chosen for these companies and their market houses was no doubt a reaction to and speculation on the physical development of the newly consolidated City of Philadelphia. Of the thirteen incorporated in 1859, only two buildings are extant. And of those incorporated or established between 1860 and 1890, only eight survive intact, including the North Sixth Street Farmers’ Market House & Hall. The subject building also has the distinction of being both a former market house and community hall.⁶ Even in the 1910s, when the market house was no longer viable and the vendor space was used for other purposes, several organizations continued to use the upstairs hall: the Society of Spiritual Unfoldment; the John Hopkins Memorial Association; the Fraternal Order of Beavers – Ladies Lodge; and the Fraternal Order of Beavers Lodge No. 2.⁷

⁴ Tangires. *Public Markets and Civic Culture*, 95-102.

⁵ Tangires. *Public Markets and Civic Culture*, 108-10.

⁶ “Opposing the Sheds,” *The Philadelphia Inquirer*, 15 October 1886.

⁷ 1929 Philadelphia City Directory.

The North Sixth Street Farmers Market House & Hall represents a building type that, while relatively common in Philadelphia and other major cities, has become a rare surviving example in the extant built environment. This building represents the development of the neighborhoods of the City of Philadelphia, as well as the cultural, economic, and social heritage of the local community. Completed by 1886-87, the subject building offered public market space comprised of ninety-three stalls on the first floor and a community hall above on the second for societies, lodges, and various meetings of public and private character.⁸

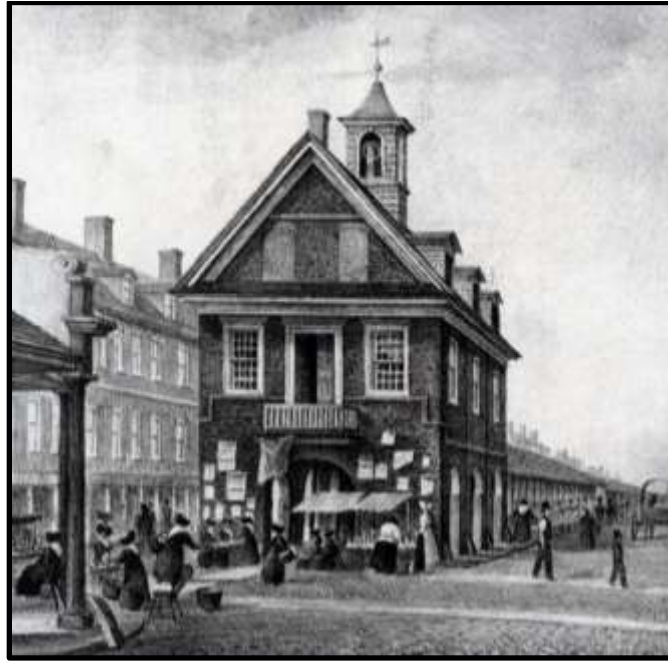


Figure 20. William L. Breton. *N. E. View of the Old Court House in Market St. Philada.* (Philadelphia: Lehman & Duval lithrs., 1837). Lithograph. Source: The Library Company of Philadelphia.

Historic Context: The Development of Market House Companies and the Establishment of Enclosed Market Houses in Philadelphia

Prior to the 1850s, market facilities for produce and meat in Philadelphia were public, i.e. owned by the municipal government, and were limited to street and curb markets. In 1709, Philadelphia's first "market-house" was authorized and built adjacent to the court house, standing in the middle of Market Street (known as High Street until 1858), west of Second. This largely open market structure eventually extended down the center of Market Street as far west as Sixteenth.⁹ Other markets were constructed in the eighteenth century on Second Street, one at Pine Street (today known as Head House Square) and one at Fairmount Avenue (demolished), and at Callowhill and New Market Street. Physically, the market facilities of this period consisted of one- and two-story headhouses that hosted long, one-story sheds of various styles. Market sheds were largely open to the elements, some having the option to winterize, likely using sashes to enclose the

⁸ "A New Market House." *The Philadelphia Inquirer* (Philadelphia: 23 December 1861), p. 8.

⁹ Tangires. *Public Markets and Civic Culture*, 95-98.

structure. While the largest of these public market facilities was located in Market Street, this type of public market was also known in many parts of the city with wide streets, continuing at other locations into the 1890s.¹⁰ Other types of market facilities included curb markets, like the Italian or South Ninth Street Market, and enclosed market houses in the middle of the street. However, the primary marketplace was in High Street (now Market Street). The timing of the name change in 1858 was ironic considering that most of the sheds would be removed the next year.¹¹



Top: Figure 21. Appearing as an open shed that was later enclosed, this photograph depicts “The Old Market House,” Callowhill and New Market Streets. The photograph was likely taken in the mid- to late nineteenth century. Source: Castner Collection, the Free Library of Philadelphia. Bottom: Figure 22. Looking east from 6th Street at the market sheds in the center of Market Street. This photograph was likely taken in the late 1850s. Source: the Castner Collection, the Free Library of Philadelphia.

¹⁰ For many years the “City Coporation” would maintain ownership of the following “Street Markets”: South Second Street, middle of the street from Pine to South Street; North Second Street, or Northern Liberties, Fairmount Avenue to Poplar Street; Callowhill Street, from Fourth to Seventh Streets; Spring Garden Street, from Marshall to Twelfth Street; Girard Avenue, east from Hancock to Third, from Lawrence to Eighth, from Tenth to Twelfth; Bainbridge Street, from Third street to Fifth; and Wharton, Moyamensing road, from Prime to Wharton Street

¹¹ Tangires. *Public Markets and Civic Culture*, 98.

The decade of the 1850s witnessed Philadelphia's one great periods of population growth to date. The city's population of roughly 340,045 increased to 565,529, representing a 66% rise.¹² This increase required Philadelphia to not only enlarge its housing capacity, but also to improve its overall infrastructure. Part of its archaic infrastructure was the system of municipal public markets. Beginning to appear in other American cities, enclosed market houses were almost unknown in Philadelphia until various circumstances and pressures compounded to abandon the public market sheds in Market Street.

The removal of the market sheds in Market Street was a topic of great debate and controversy in Philadelphia for many years and would result in a profound shift in the entire structure of produce and meat markets in the city. The factors at play were various private and presumably public interests. A segment of the rising merchant and business community wanted to see the unsightly market sheds and the attendant smells and trash removed from one of Philadelphia's principal streets, allowing it to become a centerpiece of a modern city with new grand stores and business. The railroad and trolley interests were also pushing to have unimpeded access to the right-of-way to bring West Philadelphia's new street-car lines and the Pennsylvania Railroad's train route directly into the heart of the city over the Market Street Bridge. The 1854 Act of Consolidation provided the final push for the City providing the means to fund the construction of four new large enclosed market houses to replace the sheds.

Two months prior to the passage of the Act of Consolidation, City Council authorized the acquisition of four sites for new market houses, the first step in removing the Market Street sheds, and a month later authorized the funding. The passage of these ordinances ignited public outcry, petitions, and lawsuits but ultimately the sheds were removed in 1859.¹³ These facilities, despite their historic importance and various physical pros and cons, had in the end proved insufficient for a city that was undergoing tremendous growth.¹⁴

Councilmanic turbidity and the mayor's privatization desires resulted in none of the four replacement market houses being built by the City by the time of the Market Street stalls removal in 1859. The City did purchase a failed private market house at Juniper and Race Streets but it was woefully inadequate for marketing needs of Philadelphians.¹⁵ It was clear that the City was turning its back on running large public market facilities so it fell to the private sector to serve this need.

¹² Seventh Census of the United States, 1850; (National Archives Microfilm Publication M432, 1009 rolls); Records of the Bureau of the Census, Record Group 29; National Archives, Washington, D.C.; and Eighth Census of the United States, 1860; (National Archives Microfilm Publication M653, 1,438 rolls); Records of the Bureau of the Census, Record Group 29; National Archives, Washington, D.C.: National Archives and Records Administration, n.d.

¹³ Tangires. *Public Markets and Civic Culture*, 102-04. One law suit went all the way to the Pennsylvania Supreme Court which decided in the City's.

¹⁴ Tangires. *Public Markets and Civic Culture*, 98, 108-10.

¹⁵ Tangires. *Public Markets and Civic Culture*, 103.

It is not surprising that by 1859 there was a “Market House Company Mania in Philadelphia.” The construction of much needed new market houses fell to newly formed private corporations. The Commonwealth of Pennsylvania incorporated thirteen private market house companies in 1859, including: the Delaware Avenue Market Company, the Eastern Market Company, the Western Market Company, the Franklin Market Company, the Fairmount Market Company, the Farmers’ Market Company, the Northern Market Company, the Green Hill Market Company, the Union Market Company, the Germantown Market Company, the Manayunk Market Company, and the South-Western Market Company.¹⁶



Figure 23. Fairmount Market House, Spring Garden and Twenty-second Streets. Photograph taken c. 1870s. Source: Phillyhistory.org.

Market house companies commissioned the design and construction of “spacious market-house buildings, perfectly ventilated and arranged, large, solid, and costly” all across the city.¹⁷ By 1862, the following markets companies had been incorporated by the Commonwealth of Pennsylvania:

Incorporated in 1853:

Broad Street Market House (Demolished)¹⁸

Incorporated in 1859:

Delaware Avenue Market Company, extending from Dock to Water Streets (Demolished) Eastern Market Company, 5th & Ludlow Streets (Demolished)¹⁹

¹⁶ *Report of the Auditor General on the Finances of the Commonwealth of Pennsylvania.* (Harrisburg: 1858-1859).

¹⁷ Thompson Westcott. *The Official Guide Book to Philadelphia* (Philadelphia: Porter and Coates, 1876), p. 71.

¹⁸ Unless otherwise noted, the dates of incorporation are from: “Hall and Market Companies,” *A Digest of Titles of Corporations Chartered by the Legislature of Pennsylvania, Between the Years 1700 and 1873.* (J. Campbell & Son, 1874), 252-63.

¹⁹ The Eastern Market Company was later incorporated as the Fifth Street Market Company in 1867. Source: “Fifth Street Market, Late Eastern Market,” *The Evening Telegraph* (Philadelphia), 26 June 1867, p. 5.

Fairmount Market Company, Spring Garden & 22nd Streets (Demolished)
Farmers' Market Company, Market to Filbert Streets above 11th (Demolished)
Franklin Market Company, 10th & Ludlow Streets (Demolished)²⁰
Germantown Market Company, Germantown Avenue, below Coulter Street (Demolished)
Green Hill Market Company, 17th & Poplar Streets (Extant)
Manayunk Market Company, Main Street below Cotton Streets (Extant)
Mantua Hall and Market Company, Haverford & 36th Streets (Demolished)
Northern Market Company, North of Market and east of Broad Street (Demolished)
South-Western Market Company, 19th & Market Streets (Demolished)
Union Market Company, Second Street to St. John, below Callowhill (Demolished)
Western Market Company, Sixteenth and Market Streets (Demolished).²¹

Incorporated in 1860:

N. Second Street Market Company, Vine Street, between 2nd & 3rd (Demolished)
Farmers' Western Market Company, Market & 21st Streets (NW) (Demolished)
Robert Morris Hall & Market Co., Catherine Street bet. 7th & 8th (Demolished)²²
West Philadelphia Market Company, Market and 40th Streets (Extant)²³

Incorporated in 1861:

North-Eastern Market Company, Delaware Avenue, below Columbia (Demolished)
Philadelphia Market Company, 30th and Market Streets (Demolished)²⁴

Despite the large number of market houses that came to fruition between 1859 and 1862, the trend continued. The following market house companies were incorporated between 1864 and 1868:

Incorporated in 1864:

Kater Market Company, South Street between 15th and 16th (Demolished)²⁵
Twelfth Street Market Company, 12th & Market Streets (Demolished)

Incorporated in 1865:

Farmers' Union Market of Philadelphia, Market & 17th Streets (Demolished)

Incorporated in 1868:

²⁰ The Franklin Market House was later located at Market and Twelfth Streets (Demolished) and the Tenth Street building became the Mercantile Library.

²¹ *McElroy's Philadelphia City Directory for 1862*. (Philadelphia: E.C. & J. Biddle & Co., 1862), p. 887.

²² The Robert Morris Hall and Market Company was likely later renamed the Farmers and Butchers' Market House between Christian and Catherine Streets, between Seventh and Eighth.

²³ The West Philadelphia Market Company was incorporated as the Twenty-Fourth Ward Market Company in 1868, which also included the West Philadelphia Hall and Market Company as well.

²⁴ The Philadelphia Market Company was later located at 30th and Market Street. That structure is also no longer extant.

²⁵ Later known as the Fidelity Market, located where the Royal Theater currently is at 1524–34 South Street.

United Hall, Market, Co-operative Company of Germantown (Location/Status Unknown)

By 1869, most of these companies had completed building market houses, which is evident in the listings of *Smith's Hand-book and Guide in Philadelphia*. The *Hand-Book and Guide* also reflects municipal versus private market facilities in the city as of 1869.²⁶ At the same time there were then roughly ten public markets owned and operated by the City, which were primarily street and curb markets.²⁷

Between 1870 and 1890 several more private market house companies were established in Philadelphia, including the following:

Incorporated in 1870:

Lincoln Market Company of Phila, (Demolished), Broad Street and Fairmount Avenue.

Established between 1871 and 1890:

Black Horse, rear 350 North 2nd Street (Demolished)
Callowhill Market Company, Callowhill Street, 16th to 17th (Demolished)²⁸
Centennial Market Company, 23rd and South Streets (Possibly Extant)
Central Market Co., Market Street, between 16th & 17th (Demolished)²⁹
Columbia Avenue Market Company, Columbia Avenue & 12th Street (Demolished)
Continental Market House, Callowhill & 16th Streets (Demolished)
Delaware & Schuylkill Market Co., Broad Station (Demolished)
Dock Street Fish Market, S. Delaware Avenue and Dock Street (Demolished)
Farmers' & Butchers Market House, Christian and 8th Street (Demolished)
Farmers' Market House, 1720 N. Broad Street (Demolished)
Farmers' Columbia Market House, Columbia Avenue & 23rd St. (Demolished)
Farmers' Hay Market House, 12th and Cambria Streets (Demolished)
Farmers' Tioga Market House, 17th and Venango (Demolished)
Farmers' Union Market House, 410 N. 2nd Street (Demolished)
Federal Market House, 17th & Federal Streets (Demolished)
Fidelity Market House, South and 16th Streets (Demolished)
Fortieth Street Market House, 40th & Filbert Streets (Extant)
Frankford Market House, Ruan Street, bet. Frankford Ave. & Paul (Demolished)
Federal Market Company, 17th & Federal Streets (Demolished)
Girard Avenue Farmers' Market House, 9th & Girard Avenue (Demolished)
Globe Market House, Montgomery Avenue & 10th Street (Demolished)
Kensington Market Company, Kensington Avenue, near 5th & 6th (Demolished)
Keystone Market House, 1204 Germantown Avenue (Demolished)

²⁶ *Smith's Hand-book and Guide in Philadelphia*. (Philadelphia: G. Delp, 1869), pp. 24-25.

²⁷ *Smith's Hand-book and Guide in Philadelphia* (Philadelphia: G. Delp, 1869), 24-25.

²⁸ Later known as the Continental Market House.

²⁹ The Central Market Company may be a new incorporation of the Farmers' Union Market Company.

Mantua Market House, 36th and Haverford Avenue (Demolished)
 Norris Street Market House, 3rd & Norris Street (Demolished)
 Northern Liberties Market Co., Delaware Avenue & Callowhill Street
 (Demolished)
 Northwestern Market House, 26th Street & Girard Avenue (Demolished)
 Oxford Street Market House, Oxford & 20th Streets (Demolished)
 Passyunk Avenue Market House, 1532-44 Passyunk Avenue (Demolished)
 People's Market Company, Pine Street near 19th (Demolished)
 Philadelphia Market House, 30th and Market Streets (Demolished)
 Red Lion Market House, 466 N. 2nd Street (Demolished)
 Red Star Market House, 23rd & Christian Streets (Demolished)
 Ridge Avenue Farmers' Market House, Ridge Avenue below Girard
 (Demolished)
 South Eleventh Street Market House, 11th St. near Catherine (Possibly Extant)
 Southwestern Market House, 1844 Market Street (Demolished)
 Spring Garden Farmers' Market House, Spring Garden & 11th Streets (Extant)
 [Reading] Terminal Market House, 12th & Arch Street (Extant)
 Washington Market House, Bainbridge Street, 3rd to 5th Streets (Demolished)



Figure 24. Left: The photograph above appears to be the former Columbia Avenue Market House, while in use as Christian Hope Church, on the north side of Cecil B. Moore Avenue, west of Twelfth Street. Now the site of a large parking lot, the design of the building was also influenced by the *Rundbogenstil* movement. Source: Phillyhistory.org. Figure 25. Right: An intact section of the West Philadelphia Market House reflects its public use and also incorporates characteristics of the *Rundbogenstil*. Source: Google Earth.

The popularity of privately-owned off-street market houses which occurred between 1859 and 1862 was merely the inauguration of a larger movement.³⁰ By the time of the Centennial Exhibition there were nearly thirty “principal corporation market-house” buildings and approximately forty by 1890. This process which started in Philadelphia spread throughout the state, with many small cities and towns getting out of the market house business, allowing private companies to take over.

³⁰ Tangires. *Public Markets and Civic Culture*, 95.

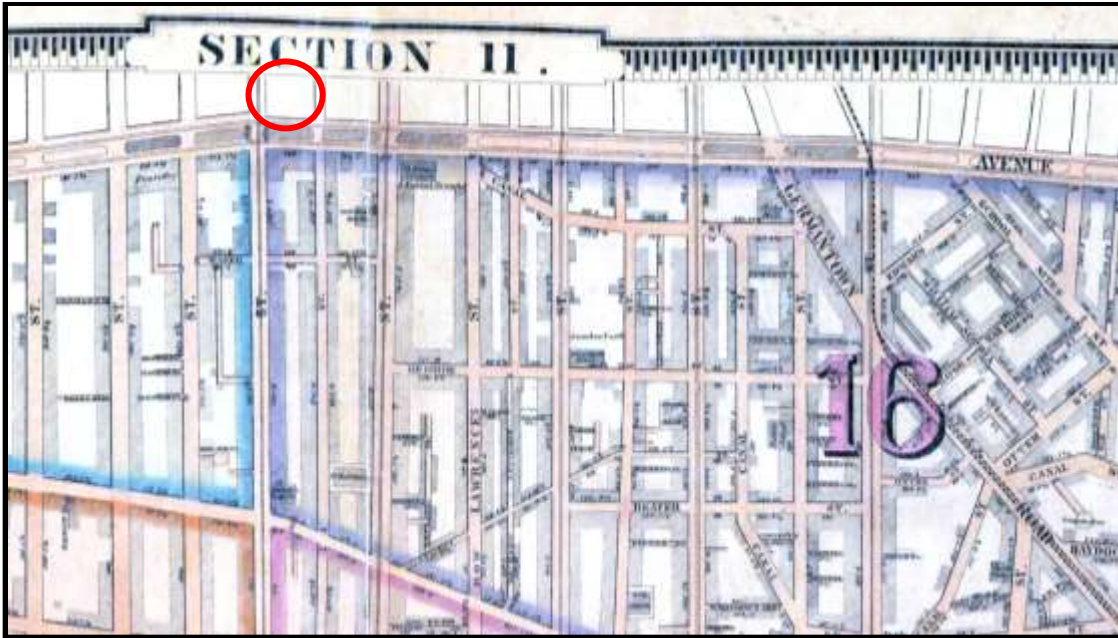


Figure 26. Detail of *Smedley's Atlas of the City of Philadelphia*, 1862, showing the location of street market sheds in the middle of Girard Avenue (at top of map) from New Market Street to Franklin Street. The site of the subject property marked with a circle red.

Historic Context: North Sixth Street Farmers' Market House and Hall

The establishment of the North Sixth Street Farmers' Market House and Hall is the result of several factors that relate to the development of the city and the cultural, economic, and social heritage of the community. One primary factor was the City of Philadelphia's gradual efforts to divest of public markets, a process that began in 1859. In addition, many of the market places were located in the center of principal streets, often occupying run-down market buildings and sheds.

In the decades after the Civil War, there was a growing movement across the city to remove street market houses and sheds, as the municipal government had retreated from the regular care and cleaning of these types of facilities that attracted trash and garbage.³¹ Seeing the improved conditions on Market Street, many people wanted to bring the same results to the wide streets in their own neighborhoods. Opened in the late 1840s and early 1850s, Girard Avenue was a wide thoroughfare that included several street market houses and sheds at its center.³² The utility and attraction of these markets, however, was short lived.

³¹ "Filthy Markets, Reeking With Decaying Matter and Dangerous to the Public Health," *The Times* (Philadelphia), 23 November 1884.

³² The original plans for the wide street date back to at least 1838 ("Plan of the First Section of the survey of Penn Township, agreeably to an Act of the General Assembly of the Commonwealth of Pennsylvania, passed the third day of May anno Domini One thousand eight hundred and thirty-two, Surveyed and returned Jan. 2nd 1838, Joseph Fox, Philip M. Price, 1838," Philadelphia Department of Streets Plans, City Archives of Philadelphia). The markets were authorized in 1847 (10th to 13th), 1850 (Lawrence to 5th St.), 1852 (5th to 12th) (*A Digest of the Laws And Ordinances, Relating to the City of Philadelphia, In Force on the Twelfth Day of December, A.D. 1868* [Philadelphia: King & Baird, Printers, 1869], 232).

Beginning in 1880 residents petitioned the Philadelphia City Councils to remove certain street market sheds in this section of the city.³³ Petitioners complained that the market sheds on Callowhill Street were “foul and unsightly, and used by low characters for sleeping purposes.”³⁴ The street market houses and sheds in Girard Avenue were also considered undesirable, which led to yet another petition for removal in 1881. This resulted in the passage of an ordinance for removal by the Philadelphia City Councils, which effectively led to the demolition of the market houses and sheds in Girard Avenue between North Fifth 5th and Lawrence Streets.³⁵ In 1883 and 1884 the sheds in the Fishtown segment of Girard Avenue were also removed.³⁶ Similar efforts along the area west of Fifth Street were initiated in part by the Chicago Beef Company.³⁷ In this case, a City Council member complained that “the finest avenue in the northern part of the city was blocked and reduced practically to a narrow thoroughfare [and] the smell from the market houses was intolerable, and none but second and third-class buildings could be erected along the street.”³⁸ A petition, along with a draft bill to remove the market sheds from North Sixth to North Twelfth Streets, was presented to the Philadelphia Common Council in April 1885. The bill was passed in September on a vote of thirty-seven to one and signed by the Mayor, leading to removal by 1886.³⁹



Figure 27. View of the market sheds in 700 block of Girard Avenue in 1884. Source: B.R. Evans, “S.E. Cor. Franklin St. & Girard Avenue, 1884,” Library Company of Philadelphia.

Private market house companies quickly formed to take up the business of the dispossessed market vendors. In 1884 the Chicago Beef Company opened a wholesale meat market near the Reading Railroad at northwest corner of North Ninth Street and

³³ The first petition was to remove the sheds between Frankford Avenue and 8th Street (*Journal of the Common Council of the City of Philadelphia, for 1880-1881* [Philadelphia: E.C. Markley & Son, 1881, 44).

³⁴ “Market-Shed War,” *The Times* (Philadelphia), 17 November 1880.

³⁵ *Philadelphia Inquirer*, 20 May 1881.

³⁶ Ordinances approved 3 April 1883 and 17 June 1884.

³⁷ “All Sorts,” *Philadelphia Inquirer*, 18 March 1884.

³⁸ “City Councils,” *Philadelphia Inquirer*, June 13, 1884.

³⁹ *Journal of the Common Council of the City of Philadelphia, for April 6, 1885–September 24, 1885* (Philadelphia: Dunlap & Clarke, 1885) 1:53, 296

Girard Avenue.⁴⁰ In June 1885 the Girard Avenue Farmer's Market Company was formed to build a market house by the railroad at the northeast corner of North Ninth Street and Girard Avenue. This market house, which also included a hall on the upper floors, opened in October 1886.⁴¹

The subject property was also created to meet the needs of the large population near the eastern end of Girard Avenue. John F. Grim and his brother-in-law James G. Conway, wholesale tea dealers, decided to replace the "second and third-class buildings" on their corner property with a new market house and hall in 1886, which was designed by the architectural firm of Hazelhurst and Huckel.⁴² In August they applied for a building permit for a "two-story market house" 44 by 125 feet.⁴³ This building had 93 market stalls and second floor hall, 45 by 45 feet.⁴⁴ The next year the market space was nearly doubled to the west side of the original building.⁴⁵



Figure 28. Advertisement to attract farmers to sell at the North Sixth Street Farmer's Market which appeared in an upper Bucks County newspaper ("Important to Farmers," *The Central News* [Perkasie, PA], 30 September 1888).

Grim and Conway called their facility a farmer's market to emphasize the direct connection between the growers and sellers of the produce sold in the market.⁴⁶ They

⁴⁰ "Local Intelligence: Food From the West," *Philadelphia Inquirer*, January 3, 1884.

⁴¹ "A Market Company Sued," *Philadelphia Inquirer*, 2 November 1885; "Girard Avenue Farmers' Market," *Philadelphia Inquirer*, 9 October 1886.

⁴² "Architects' Notes," *PRERBG* 2 (16 May 1887): 219. Grim and Conway inherited this property from Samuel Grim in 1876 (Deed: Charles F. Grim and Anna M., his wife, James A. Conway, single man, and James G. Conway, widower, to Albert J. Fischer, of Philadelphia, 15 October 1920, Philadelphia Deed Book J.M.H, No. 733, p. 592, City Archives of Philadelphia [hereafter CAP]).

⁴³ "Building Permits," *PRERBG* 1 (30 August 1886): 404. The contractor who applied for the permit was E.C. Shepherd. The building permit entry states: "A two-story market house, 44 ft. by 125 ft., Girard ave. above Fifth st., to E. C. Shepherd, 522 W. Dauphin st."

⁴⁴ "Opposing the Sheds," *Philadelphia Inquirer*, 15 October 1886. This account describes the building as two-stories high in the front and one-story high in the back.

⁴⁵ "Building Permits," *PRERBG* 2 (29 August 1887): 402; *Philadelphia Inquirer*, 28 September 1887, 3. The building permit entry states: "Grim & Conway, Sixth and Girard ave, addition to Market house, N E cor Sixth and Girard ave, 44 x 125 [ft], begin Sept 5th."

⁴⁶ It is interesting to note that Grim and Conway were following a line of national tea business not unlike their contemporary in New York, George Gilman, and George H. Hartford, who founded the A & P company (William Russler, ed., *History of Allen County, Ohio* 2 [Chicago: American Historical Society, 1921]: 45).

took advertised in newspapers of the agrarian regions in the vicinity of Philadelphia to attract farmers. Perhaps Grim and Conway’s business background as wholesale tea dealers afforded them insight into this type of marketing strategy. Their market was perfectly situated across Sixth Street from the Eagle Hotel, which catered to farmers with its rooms available “all night” and extensive sheds for wagons and horses within the inner courtyard. The relationship between farmer’s hotels and markets is a commonly known phenomenon of the period. There were at least two other market houses that were part of hotel complexes during this period.⁴⁷ Grim and Conway operated a farmer’s market in the subject building until 1908.⁴⁸

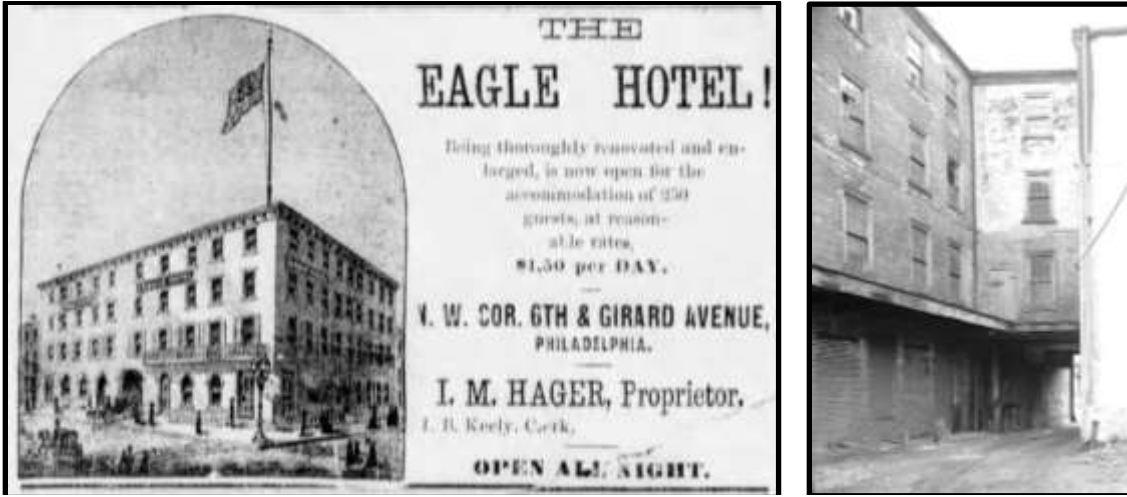


Figure 29. Left: Advertisement from an upper Bucks County newspaper for the Eagle Hotel that was across Sixth Street from the subject building (“The Eagle Hotel,” *The Central News* [Perkasie, PA], 10 May 1883). Figure 30. Right: View of inner courtyard with wide entrance at the Eagle Hotel (Historic American Buildings Survey, “Eagle Hotel, 601-607 West Girard Avenue, Philadelphia, Philadelphia County, PA,” Library of Congress).

Like many of the market houses of this period, the North Sixth Street Farmer’s Market House was a mixed-used building that served the community’s cultural, fraternal, and social needs—a use that well extended beyond the live of the farmer’s market.⁴⁹ Located in the heart of Philadelphia’s German community, the subject building was an ideal location for various German-American groups to meet.⁵⁰ Perhaps the most well-known of the early groups to meet here was the singing society known as the Kreuznacher Sängerbund. The Kreuznacher Sängerbund was formed in 1869 and developed a national reputation by the 1890s, participating in the national singing festivals of German choral

⁴⁷ The Red Lion Market (demolished) at 422 N. 2nd Street was part of the Red Lion Hotel; the Black Horse Market (demolished) at 350 N. 2nd Street was part of the Black Horse Hotel; and the Ridge Avenue Farmer’s Market (demolished) at 1802 Ridge Avenue had a hotel with it.

⁴⁸ *Boyd’s Philadelphia City Directory...1908* (Philadelphia: C.E. Howe Co., 1908), City Register p. 31 – the last year the market is listed.

⁴⁹ For a discussion of this type of market house see Tangires. *Public Markets and Civic Culture*, 130–32. Some local examples of this can be found in the Terrace Hall Market (demolished in 2016) and Green Hill Market.

⁵⁰ The area around N. Fifth Street and Girard Avenue was considered the center of Philadelphia’s German community into the 1920s and 30s (Russell A. Kazel, *Becoming Old Stock: The Paradox of German-American Identity* [Princeton: Princeton University Press, 2004], 49).

groups.⁵¹ After meeting in a number of locations, they settled into the hall of the subject property in 1902, where the organization remained into the 1920s.⁵² Their association with the site was so strong that the subject building became known as Kreuznacher Hall (or *Kreuznacher Sangerbund Halle*).⁵³

The Kreuznacher Sangerbund was not the only community group to meet in the subject building. In 1903 George Washington Court of the Foresters of America starting using the hall as a meeting space and in 1915 the Freier Orden der Hermannsohne, Wilhelm Tell Lodge No. 5 and the Fischer’s Zether Club began occupying the building for its meetings.⁵⁴ By 1929-30 there a variety of groups using the space: the Society for Spiritual Unfoldment, the Johns Hopkins Memorial Association, the Fraternal Order of Beavers Philadelphia Ladies Lodge No. 77 and Philadelphia Lodge No. 2.⁵⁵ By the 1940s the subject property was serving Philadelphia’s Jewish community as the Royal Plaza, which was a popular place for synagogues and other groups to hold events.⁵⁶



Figure 31. Advertisement for the Royal Plaza at the subject property in 1950 (*The Jewish Exponent*, 6 October 1951).

⁵¹ “For the Saengerfest,” *The Times* [Philadelphia], 3 June 1894.

⁵² *Gopsill’s Philadelphia City Directory for 1902* (Philadelphia: James Gopsill’s Sons, 1902).

⁵³ *Gopsill’s Philadelphia City Directory for 1903* (Philadelphia: James Gopsill’s Sons, 1903); *Deutsch-Amerikanisches Vereins-Adressbuch fuer das Jahr 1914-15* (Milwaukee: German-American Directory Publishing Co., 1915), 245, 249, 265; *Deutsch-Amerikanisches Vereins-Adressbuch fuer das Jahr 1922-1923* (Milwaukee: C.N. Caspar Co., 1922), 158, 170.

⁵⁴ *Deutsch-Amerikanisches Vereins-Adressbuch fuer das Jahr 1914-15*, 245, 249, 265.

⁵⁵ *Polk’s Philadelphia City Directory for 1929*.

⁵⁶ *The Jewish Exponent*, 16 April 1948, 18 June 1948, 4 March 1955.

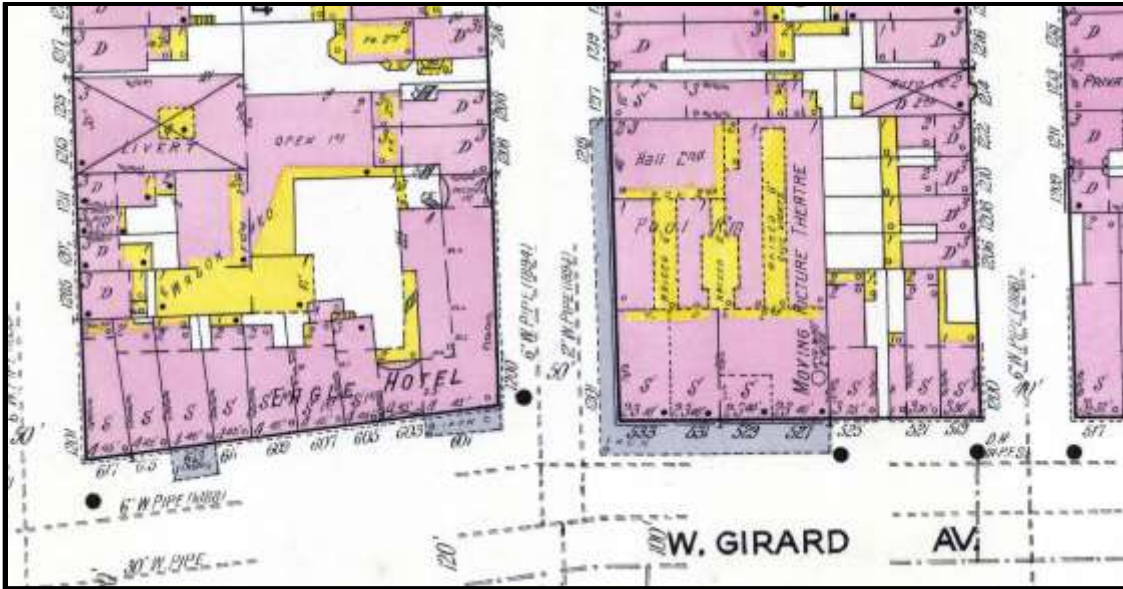


Figure 32. Detail from 1916 Sanborn Atlas Subject property in 1916 showing the Eagle Hotel and the subject property when it was a movie theater and hall (vol. 8, plate 706). Source: Greater Philadelphia GeoHistory Network.



Figure 33. Top left: An aerial photograph showing the subject property's primary (south) elevation in the 1931. Figure 34. Top right: An aerial photograph showing the subject property's side (west) and primary (south) elevations in the 1940. Figure 35. Bottom: An aerial photograph showing the subject property's side (west) and primary (south) elevations in the 1920s. Source: J. Victor Dallin Aerial Survey Collection, Hagley Museum and Library.

Criterion E

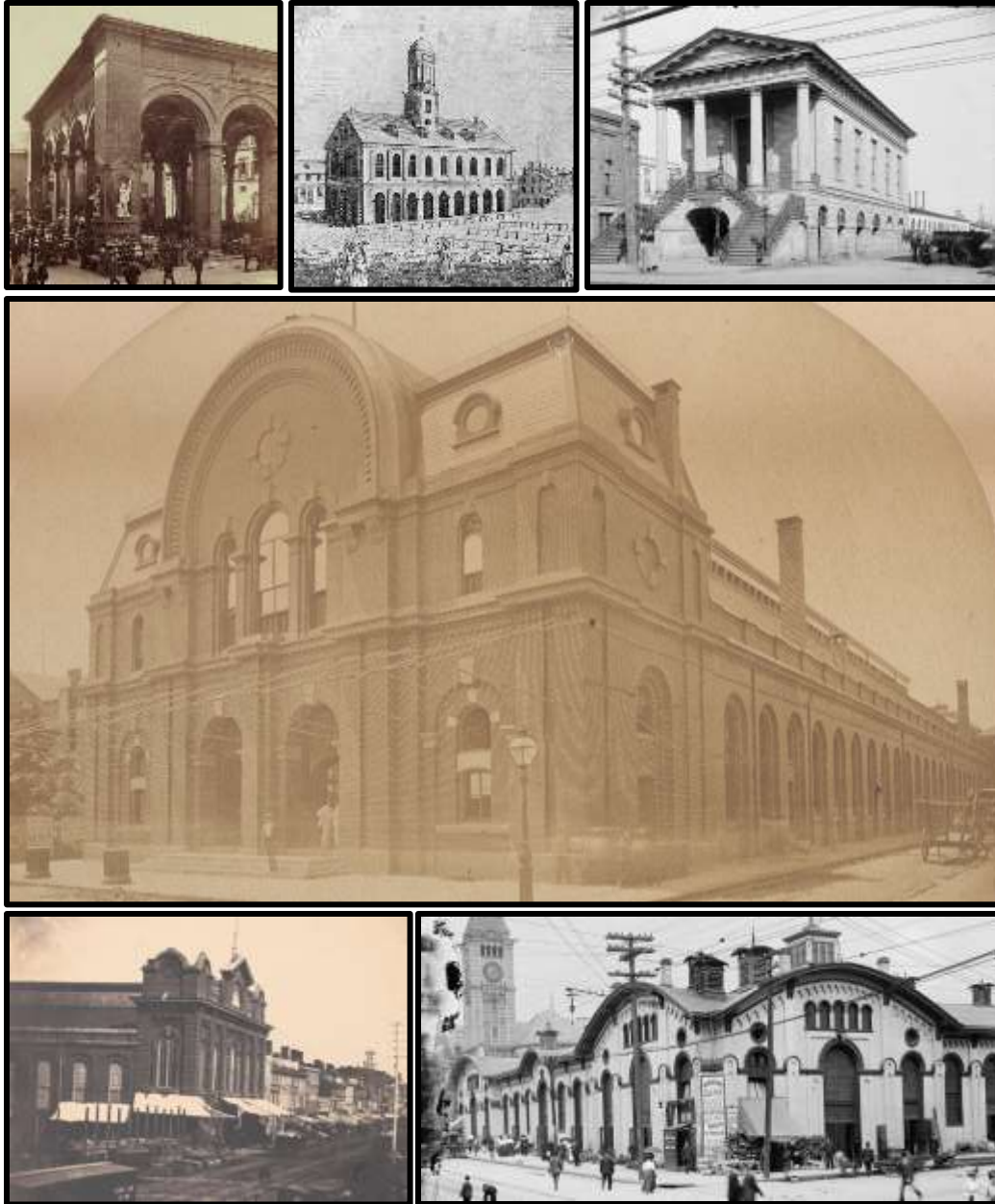
The North Sixth Street Farmer's Market House & Hall is an important design of Hazelhurst & Huckel, an architectural firm whose work significantly influenced the City of Philadelphia and the greater Philadelphia region. While much of their work was for more prominent clients, the subject property is an important commission that provides insight to the breadth of their copious and significant oeuvre. Established in 1881, the partnership was founded by its namesakes Edward P. Hazlehurst (1853-1915) and Samuel Huckel, Jr. (1858-1917)—Figures 36 and 38, who operated a general architectural practice (Figure 37), specializing in churches, commercial buildings, residences, and various other civic-minded projects. The partnership endured for nearly two decades, producing two very attractive monographs of their buildings in the 1890s, publications that captured a sampling of their impressive body of work. While they are most remembered for their suburban and country house residential architecture, the firm produced an impressive body of urban design, ranging from highest style buildings for their most important clients to smaller, civic-minded buildings that were both publicly and privately commissioned.



Figure 36. Left: Samuel Huckel, Jr. Figure 37. Center: The entrance to the Offices of Hazelhurst and Huckel, Architects. Figure 38. Right: Edward P. Hazlehurst. Source: Philadelphia Architects and Buildings.



Urban designs by Hazelhurst & Huckel. Figure 39. Left: Germantown Real Estate Deposit and Trust Company, Germantown and Cheltenham Avenues, Germantown. Demolished. Figure 40. Center: Known as Briggs' Riding Academy, this building was designed as a hall by Hazelhurst & Huckel in 1894. The building stood on South 23rd Street near Chestnut. Demolished. Figure 41. Right: Ninth National Bank, Front Street near Norris ("West side of Front St. below Norris"). Source: Philadelphia Architects and Buildings.



Earlier and contemporary market house designs that influenced smaller, neighborhood buildings like the subject property. Figure 42. Top left: Firenze - la loggia di Mercato Nuovo (Opera di Giov. Att. del Tasso, 1549-51) by Ed. Alinari. Source: Library of Congress (LOC). Figure 43. Top middle: View of Faneuil-Hall in Boston, Massachusetts by W. Pierpont del by S. Hill sculptor, c1789. Source: LOC. Figure 44. Top right: Old Market House, Charleston, South Carolina, c1906, taken by the Detroit Publishing Company. Source: LOC. Figure 45. Middle: The Franklin Market (demolished), 10th and Ludlow, Philadelphia. Source: LOC. Figure 46. Bottom left: Taken c 1864, the 12th Street Market, 12th and Market Streets, Philadelphia (demolished). Source: LOC. Figure 47. Bottom right: General Market, Pittsburgh, Pennsylvania, c. 1900-1910, taken by the Detroit Publishing Company. Source: LOC.

The subject property is an important representative work of Hazelhurst & Huckel. Speaking to a sector of their larger body of work that was related to commissions serving

working and middle class Philadelphians. Many of these buildings were small to mediums size, possessing a distinctive domestic scale that was important in largely residential sections of the city. The subject building was no exception, being just two-stories in height and in scale with its surrounding neighborhood. The firm would go on to design another market house and hall in Kensington, as well as three public bath houses in the same neighborhood.⁵⁷ All of these buildings had a residential character in aesthetic treatment, scale, and size.



Civic-minded bathhouses by Hazelhurst & Huckel that were commissioned by the City of Philadelphia. Figure 48. Left: The 23rd Ward Bathhouse, Hedges Street, Philadelphia, designed by Hazelhurst & Huckel in 1898 (demolished). Figure 49. Right: The 33rd Ward Bathhouse, North Howard Street near Ontario, designed by Hazelhurst & Huckel in 1900 (demolished) can be seen in the background, a distinctive and fanciful public edifice structure defined by its small scale created through several building components. Source: DOR Archives, City Archives of Philadelphia.

The subject property was produced in the first quarter of the firm's almost twenty-year tenure, being commissioned in 1886, when the firm Hazelhurst & Huckel had been in practice for only five years. While subdued compared to many of their other more

⁵⁷ *Brickbuilder*, v. 9, July 1900.; and A.W. Leh Collection, the Athenaeum of Philadelphia.

prominent designs, this market house and hall still manages to present a distinctive appearance at the northeast corner of North Sixth Street and Girard Avenue. The peculiarity of the building is at least partly explained by the union of its understated design and treatment with distinctive traditional features and forms that have characterized market house and halls for much of architectural history. Like so many smaller market house and hall buildings of the past, the architects designed the subject property to include both a market place on the ground floor for indoor vendors, and a hall for a public meeting space on the second. This plan is like so many market houses of the past, including the Green Hill and Manayunk Market Houses constructed nearly twenty years before, both of which devote space for a hall on the upper floors.⁵⁸ In theory this form is simply an evolution of the former Court House (Figure 20) of Colonial Philadelphia in High Street (now Market Street), which stood at the center of the street as a headhouse with an open-aired market on the ground floor with a court house above, and an appending shed to the west that spanned the length of the block. Faneuil-Hall in Boston, Massachusetts (Figure 43) and the old Market House in Charleston, South Carolina (Figure 44) are two other buildings that included both public market and hall in one building. Unique to these types, the design of the subject building has united features of several market house buildings, including the enclosed industrial shed component that was widely introduced in Victorian era. These buildings featured a large open space with portals and windows at the ground floor and a clerestory to further light and ventilate the largely open market house interior. Despite the versatility of the two-story structures of the subject property on Girard Avenue, it served as a headhouse for the two appending, enclosed industrial shed structures that comprised the primary market house space. These were naturally outfitted with a long clerestory at the top of each shed, which have both been sheathed in more recent years, but appear to be intact. In addition, the design includes another hall structure at the northwest corner of the lot, further obscuring the market sheds.

The similarities that this building form shares with most earlier market house buildings in Philadelphia, across the country, and even around the world cannot be ignored. The Headhouse or Second Street Market on South Second Street between Pine and Lombard Streets in Society Hill also possesses a two-and-one-half-story headhouse with a long one-story open market shed appending to the south. This was not unlike much larger market house buildings in Philadelphia such as the 12th Street Market House at 12th and Market Streets (Figure 46), which did not include a second-story hall, but did possess a two-story headhouse with a large industrial shed to serve as its primary market space. Another centrally located and larger building was the former Franklin Market at Tenth and Ludlow Streets (Figure 45), which also possessed a two-story headhouse structure with an appending industrial shed. While both of these buildings were quickly outmoded, they were distinctive designs.

⁵⁸ Beisert, Oscar. Philadelphia Register of Historic Places Nomination: Green Hill Market House, 1632 W. Poplar Street, Philadelphia, Pennsylvania, Philadelphia, PA: Keeping Society of Philadelphia, 2018.

Not only does Hazelhurst & Huckel’s design for the form of the subject building combine the said characteristics to create an interesting market house variant, but its fenestration contains age-old architectural features inherent to the building type. The round arched portal is an ever-present feature of market house structures, as well as public meeting halls since the dawn of the age. Not only are there such portals on Philadelphia’s earliest market house buildings—both extant and demolished, but the employment of the archway on much older and even ancient historic structures across the Atlantic is also well known. Hazelhurst & Huckel were certainly familiar with such historic examples—shown in Figures 35, 36, 37, 38, 39, and 40, and they used the arched opening or portal to create the feeling of a market house within the confines of the subject property’s small lot. In the design they employ no less than ten arched doorways or portals on the two street-facing elevations, which, once observed, distinguish the building significantly from its otherwise similarly brick-clad commercial neighbors. These arched opens span all three building components from the headhouse to the shed façade to the rear hall component and are also employed on the second floor to provide maximum light to the hall and other rooms. In order to make use of these openings as doorways for the public market space, but also provide additional windows, small openings flank several of the arched doorways. It appears as though very few of the apertures on the ground floor were windows aside from the smaller windows flanking the doorways, and the round-arch fanlights. The architects defined the arches with solid brick, keystones, and key blocks, and there was a distinctive cornice at the top of both two-story building components. And while the subject building is relatively muted today by insensitive white paint and other superficial alterations, it does maintain its original fenestration, some original doors and windows, the brick façade, stone trimmings, and the original form and plan of the building.

The fact is that this building is just one of Hazelhurst & Huckel distinctive urban designs. As previously discussed, and illustrated, the firm designed several public-minded buildings in the subject neighborhood. Similarly, they completed numerous important commissions in downtown Philadelphia, including the Odd Fellows’ Temple at the southeast corner of Broad and Cherry (demolished); the Ninth National Bank (altered); Hamilton & Diesinger’s Factory and Store Building on Tenth Street below Chestnut (demolished); and a stable building of “City House” at the northwest corner of Sixteenth and Locust Streets.⁵⁹ These are just a few prominent examples of the firm’s work in Philadelphia, buildings that were designed in an urban format with various levels of aesthetic treatment. Possessing many of the characteristics appropriate to its architectural type, the North Sixth Street Farmers’ Market House & Hall is an outstanding example of a city market house and hall designed by the important partnership of Hazelhurst & Huckel, Architects.

⁵⁹ *Architecture Through A Camera: Photographic Reproductions of Designs Executed by Hazelhurst & Huckel, Architects.* (Philadelphia: 1894), 13, 40, 50, & 69.

Historic Context: The subject property was design by Hazelhurst & Huckel. The following biography was written by Sandra L. Tatman on that partnership:

Established around 1881 by Edward P. Hazlehurst, recently of the firm of Frank Furness, and Samuel Huckel, Jr., an alumnus of the firm of Benjamin D. Price, this firm operated a general practice, including a strong showing in country houses (J. F. Sinnott residence, 1889, Rosemont, PA, now part of Rosemont College), churches (Church of the Messiah, 1888, Broad Street and Montgomery Avenue), and the Manufacturers Club (1409 Walnut Street, Philadelphia), a commission which they won in an 1887 competition. In both the Sinnott residence and the Manufacturers Club, detail similar to that seen in T. P. Chandler's residential design can be observed, testifying to the impact of that architect on the young Hazlehurst. In later years the firm also expanded into bank design (Wilkes-Barre Safe & Deposit Co., Wilkes-Barre, PA, 1898) as well as several structures for the City of Philadelphia.

However, in 1900 the partners disbursed after Huckel gained the commission to remodel Grand Central Station in New York City and re-located to that city. Although Huckel would soon return to Philadelphia, the partners did not reconstitute their office; and Huckel went on to establish a new partnership with church architect Frank R. Watson (Watson & Huckel) while Hazlehurst worked independently.

Fortunately for researchers, the partners published two compilations of their work in *Architecture through a Camera* in 1894 and 1896. Further, *Philadelphia and Popular Philadelphians* (1895) included a biography of the firm as well as a list of commissions, including some prices for the work. As the *Popular Philadelphians* editors stated, "The firm has acquired a high reputation for the beauty and reliability of its plans, and has successfully executed some of the most important undertakings in this city and vicinity."⁶⁰

⁶⁰ Tatman, Sandra L. "Hazelhurst & Huckel," Philadelphia Architects and Buildings. <https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/22158> Accessed on 18 December 2019.

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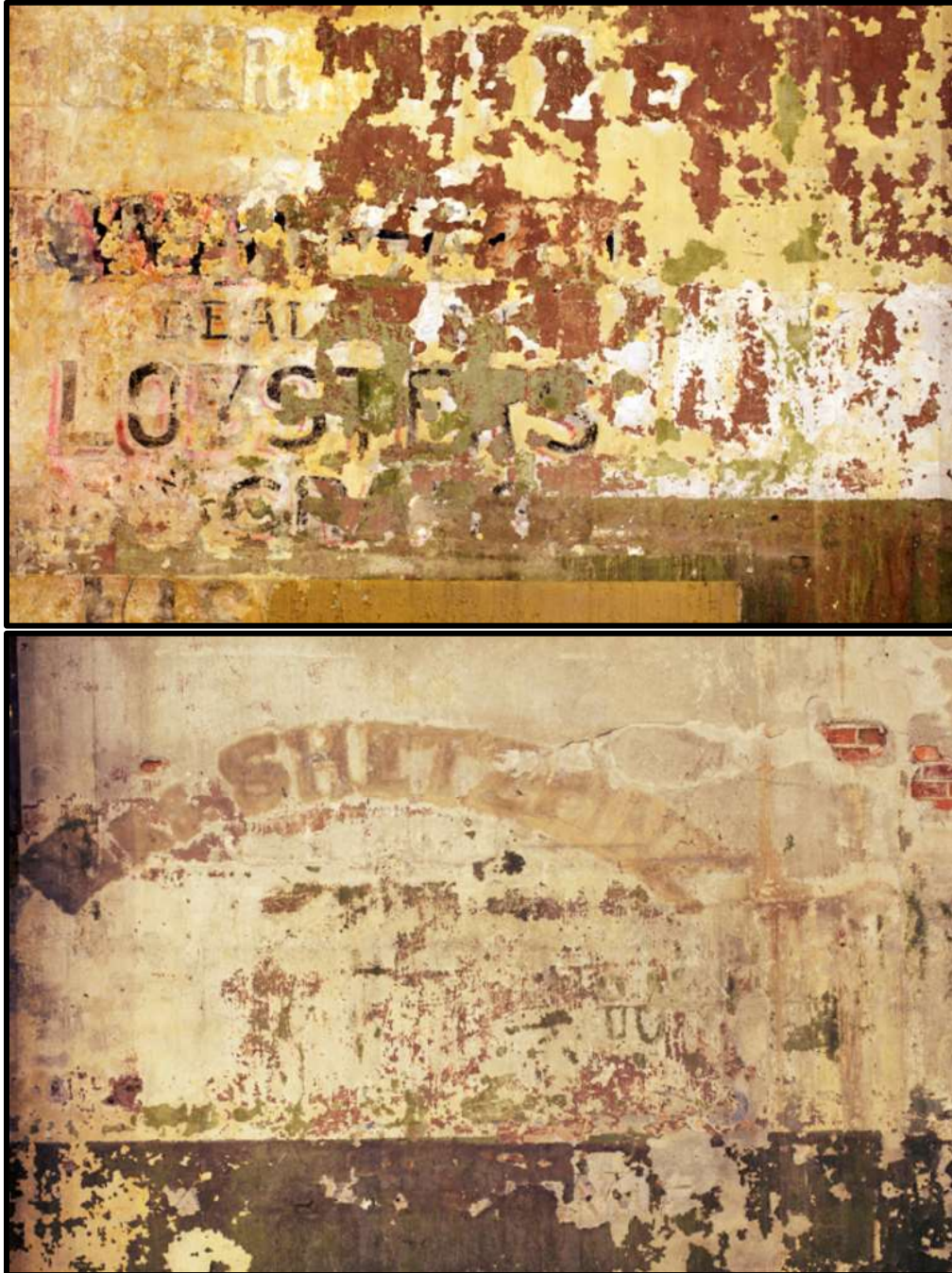
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APPENDIX A

The following photographs were published in Rachel Hildebrandt's "Bringing Baseball Back To North Philadelphia" for Hidden City Philadelphia, showing interior views of the subject property.



Interior views of ghost signage from the period in which the building served as the North Sixth Street Farmer's Market. Source: Hidden City Daily.