

ADDRESS: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House

Proposed Action: Designation

Property Owner: Antal Group Inc.

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

The Committee on Historic Designation reviewed this nomination on 12 March 2019 and recommended that the property satisfies Criteria D and J. The owner, who did not attend the Committee's review, requested that the Historical Commission remand the nomination to the Committee to provide him with an opportunity to participate in the review. The Commission granted the initial request and several subsequent requests. Each time the Historical Commission granted a request from the owner to remand the nomination to the Committee on Historic Designation for a second review, the owner declined to participate in the Committee's review and requested yet another continuance and remand. To move the process along, the Historical Commission eventually declined to grant another request to remand the nomination and instead continued the matter to the first in-person meeting of the Historical Commission, at which the Commission would review the nomination without a second recommendation from the Committee. In light of the Historical Commission's decision at its August 2020 meeting to terminate indefinite continuances, the nomination will be reviewed at the Historical Commission's October 2020 meeting with the Committee's March 2019 recommendation.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION, MARCH 2019: The Committee on Historic Designation voted to recommend that the property satisfies Criteria for Designation D and J.



Meeting minutes regarding the nomination of
1045-49 Sarah Street.

**THE MINUTES OF THE 696TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 14 AUGUST 2020
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Thomas, the Chair, called the meeting to order at 9:05 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Mark Dodds (Division of Housing & Community Development)	X		
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)	X		
Labaron Lenard-Palmer (Dept. of Planning & Development)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
H. Ahada Stanford, Ph.D. (Commerce Department)	X		
Betty Turner, MA, Vice Chair	X		
Kimberly Washington, Esq.	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- 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 Cross Schmitt, Historic Preservation Planner II

The following persons attended the online meeting:

- Marlene Schleifer
- David Traub

ITEM: Minutes, Special Meeting					
MOTION: Adoption of minutes					
MOVED BY: Hartner					
SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lenard-Palmer (DPD)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

CONTINUANCE REQUESTS

ADDRESS: 1533-39 N 7TH ST

Name of Resource: Trinity Reformed Church

Proposed Action: Designation

Property Owner: 99 Real Estate LLC

Nominator: The Keeping Society of Philadelphia

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1533-39 N 7th Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Trinity Reformed Church satisfies Criteria for Designation D, E, and J. Under Criterion D, the nomination argues that the church exemplifies the “inexpensive, but expressive” form of Gothic ecclesiastical architecture. Under Criterion E, the nomination contends that the church was designed by influential Philadelphia architect Samuel Sloan, who included an illustration of the building in his 1868 publication of *The Architectural Review and American Builders’ Journal*. The nomination further argues that the modest but expressive design reflects the cultural, economic, and social heritage of Philadelphia’s working-to-middle-class residents.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1533-39 N 7th Street satisfies Criteria for Designation D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that 1533-39 N. 7th Street satisfies Criteria for Designation D, E, and J, and that the property should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME IN ZOOM RECORDING: 00:08:30

PRESENTERS:

- Ms. Keller presented the continuance request to the Historical Commission. She noted that the staff supports the request because the property owner requires an interpreter, which would be difficult to accommodate at an in-person meeting.

DISCUSSION:

- Mr. Thomas asked the Commissioners to review the practice of granting open-ended continuances of nomination reviews to the first-in person meeting of the Historical Commission. He noted that such continuances were initially granted when the Historical Commission shifted to virtual meetings in May 2020, owing to COVID-19. He stated that such continuances were granted with the assumption that they were a temporary solution while the City's offices were closed. It now appears that virtual meetings will be held into the foreseeable future. He therefore asked the Historical Commission to discontinue this practice of granting open-ended continuances.
- Ms. Cooperman stated that she is somewhat concerned with open-ended continuances and suggested that the Historical Commission find a way to revisit continued matters. She suggested a 90-day limit on continuances.
- Mr. Reuter stated that it may be possible to use interpreters at virtual meetings. He questioned who would pay for the interpreter services.
- Mr. Mattioni stated that, if the Historical Commission intends to terminate all open-ended continuances, it will need to notify all owners with such continuances. He stated that owners must get proper notice. Mr. Mattioni stated that the Historical Commission can change its policy on open-ended continuances, but it should do so formally and then apply the policy consistently.
- Mr. Thomas stated that the Historical Commission could inform all owners with open-ended continuances that they will be ending in 90 days.
- Mr. Reuter suggested sending notices to all owners with open-ended continuances asking them to appear before the Historical Commission for status updates and the establishment of firm continuance dates.
- Mr. Mattioni disagreed with Mr. Reuter regarding status updates. He stated that the Historical Commission should no longer grant open-ended continuances. Those who have such continuances can be called before the Commission for reviews.
- Mr. Thomas stated that the Historical Commission will help people to resolve issues that prevent their appearances at remote meetings.
- Mr. Farnham asked the Commissioners if they sought to change the policy regarding continuances for individual nominations only, but for historic district nominations as well.
- Mr. Thomas and Ms. Cooperman stated that the policy should include historic districts as well.
- Mr. Reuter stated that the Historical Commission should take into account the impacts of lifting continuances on permit review time lines. He stated that he would take the matter up with Mr. Farnham. He noted that ending all continuances at once may be difficult to manage.

PUBLIC COMMENT:

- None.

ACTION: Mr. Mattioni moved to discontinue the policy of granting open-ended continuances of nomination reviews to the “first in-person meeting” and from this point forward only grant continuances to specific dates; and to rescind all “first in-person meeting” continuances and inform owners in writing of the date at which their nominations will be heard. Mr. McCoubrey seconded the motion, which passed by unanimous consent.

ITEM: Adjust continuance policy					
MOTION: Adoption					
MOVED BY: Mattioni					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lenard-Palmer (DPD)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

ACTION: Ms. Cooperman moved to continue the review of the nomination for 1533-39 N. 7th Street to the October 2020 meeting of the Historical Commission. Mr. Mattioni seconded the motion, which passed by unanimous consent.

**THE MINUTES OF THE 693RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 8 MAY 2020
REMOTE MEETING ON WEBEX
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN WEBEX RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:04 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)	X		
Labaron Lenard-Palmer (Dept. of Planning & Development)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
H. Ahada Stanford, Ph.D. (Commerce Department)	X		
Betty Turner, MA, Vice Chair	X		
Kimberly Washington, Esq.	X		

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

The following staff members were present:

- Jonathan E. Farnham, Ph.D., 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 Cross Schmitt, Historic Preservation Planner II

ADDRESS: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House

Proposed Action: Designation

Property Owner: Antal Group Inc.

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

The Committee on Historic Designation reviewed this nomination and recommended that the property satisfies Criteria D and J. The owner, who did not attend the Committee's review, requested that the Historical Commission remand the nomination to the Committee to provide him with an opportunity to participate in the review. The Commission granted the request, sending the nomination back to the Committee.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION, MARCH 2019: The Committee on Historic Designation voted to recommend that the property satisfies Criteria for Designation D and J.

START TIME IN WEBEX RECORDING: 00:23:11

DISCUSSION: Mr. Thomas presented the continuance request and asked if any Commissioners or members of the audience wished to comment. No one offered comments.

PUBLIC COMMENT: None.

ACTION: Ms. Cooperman moved to continue the review of the nomination for 1045-49 Sarah Street to the first in-person meeting of the Historical Commission after the COVID-19 shutdown. Mr. Mattioni seconded the motion, which passed unanimously.

ITEM: 1045-49 Sarah Street					
MOTION: Continue review to the first in-person PHC mtg					
MOVED BY: Cooperman					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lenard-Palmer (DPD)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

ADDRESS: 5250 UNRUH AVE

Name of Resource: Tacony Worsted Mills
 Proposed Action: Designation
 Property Owner: 5250 Unruh Avenue Assoc.
 Nominator: Alexander Balloon, Tacony Community Development Corp.
 Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 5250 Unruh Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation E and J. Under Criterion E, the nomination argues that the Tacony Worsted Mills is an early and intact example of an industrial complex designed by Walter Harvey Geissinger, a prolific architect who designed several commercial and industrial buildings throughout Philadelphia. Under Criterion J, the nomination contends that the Tacony Worsted Mills was considered locally and nationally to be one of the finest and largest worsted yarn mills of the late nineteenth and early twentieth centuries.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5250 Unruh Avenue satisfies Criteria for Designation E and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5250 Unruh Avenue satisfies Criteria for Designation E and J.

START TIME IN WEBEX RECORDING: 00:24:55

DISCUSSION: Mr. Thomas presented the continuance request and asked if any Commissioners or members of the audience wished to comment. No one offered comments.

**THE MINUTES OF THE 691ST STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 13 MARCH 2020
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:11 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X*		*Remotely
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)	X		
Labaron Lenard-Palmer (Dept. of Planning & Development)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)	X		
John Mattioni, Esq.	X*		*Remotely
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X*		*Remotely
H. Ahada Stanford, Ph.D. (Commerce Department)		X	
Betty Turner, MA, Vice Chair		X	
Kimberly Washington, Esq.	X*		*Remotely

* Owing to public health concerns surrounding the COVID-19 virus, four Commissioners participated in the meeting remotely using Zoom video and audio conferencing software. The Commissioners participating remotely could hear and participate in the discussions in the meeting room via an audio link and could see the images projected on the screen in the meeting room via a video link, but could not see or be seen by the participants in the room.

The following staff members were present:

- Jonathan E. Farnham, Ph.D., Executive Director
- 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 Cross Schmitt, Historic Preservation Planner II

ADDRESS: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House

Proposed Action: Designation

Property Owner: Antal Group Inc.

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

The Committee on Historic Designation reviewed this nomination on March 12th and recommended that the property satisfies Criteria D and J. The owner, who did not attend the Committee's review, requested that the Historical Commission remand the nomination to the Committee to provide him with an opportunity to participate in the review. The Commission granted the request, sending the nomination back to the Committee.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION, MARCH 2019: The Committee on Historic Designation voted to recommend that the property satisfies Criteria for Designation D and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:51:15

PRESENTERS:

- Mr. Thomas presented a request to continue the nomination to the April Committee on Historic Designation meeting.
- No one represented the property owner.
- No one represented the nomination.

PUBLIC COMMENT:

- None.

DISCUSSION:

- Mr. Thomas asked whether the property owner was advised of this meeting.
 - Ms. DiPasquale responded affirmatively.
- Mr. Farnham explained that the property owner engaged one attorney initially and that attorney failed to appear and cannot be found, and the owner is in the

process of engaging a new attorney. The owner would like to have time for the new attorney to review the nomination and be present at the meetings.

- Ms. DiPasquale explained that the property owner arrived late to the original Committee on Historic Designation meeting and did not participate in the discussion at the Committee level.
- Ms. Cooperman explained that the Committee reviewed the merits of the nomination and arrived at a recommendation. She noted that she does not believe the nomination needs to be remanded to the Committee, as any and all arguments the owner has in opposition to the nomination or designation could be made before the Historical Commission.
- Mr. Farnham clarified that the property owner missed the original Committee on Historic Designation meeting many months ago, and that, at the owner's request, the Historical Commission remanded the nomination to the Committee at a later date. The property owner subsequently requested several times that the Commission continue and remand the nomination to give him the opportunity to participate. The Commission honored those requests. Mr. Farnham noted that the Historical Commission is now facing the same question it addressed previously.
- Mr. Lippert opined that the Commission could simply move forward with the review without continuing or remanding the nomination.
 - Mr. Reuter expressed concern over this course of action, as the owner is opposed to designation and is not present.
 - Ms. Cooperman opined that the property owner should have the opportunity to present arguments before the Historical Commission.
- Mr. Mattioni opined that the Historical Commission does not have to continue to agree to requests to remand the nomination. He suggested that the fairest course of action would be to grant a continuance to the Commission but not to remand the nomination to the Committee. The Historical Commission is the body with authority. The Committee is merely advisory.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Committee on Historic Designation has already reviewed the nomination and offered a non-binding recommendation.
- The Historical Commission has continued and remanded the nomination several times previously, affording the property owner ample opportunity to participate in both the Committee on Historic Designation and Historical Commission reviews.
- The property owner is able to make any and all arguments he would have made at the Committee level before the Historical Commission.
- The property remains under the Historical Commission's jurisdiction during the continuance period.

The Historical Commission concluded that:

- The nomination should be continued to the next Historical Commission meeting to allow the owner and his attorney the opportunity to present their arguments, but not remanded to the Committee on Historic Designation.

ACTION: Mr. Mattioni moved to continue the review of the nomination for 1045-49 Sarah Street to the next available Historical Commission meeting. Ms. Cooperman seconded the motion, which passed unanimously.

ITEM: 1045-49 Sarah St					
MOTION: Continue to April 2020 HC mtg					
MOVED BY: Mattioni					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lenard-Palmer (DPD)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)					X
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 1513 WALNUT STREET

Name of Resource: The Stock Brokerage House of Hano, Wasserman & Company

Proposed Action: Designation

Property Owner: The Business Known as 1513 Walnut LLC

Nominator: The Center City Residents' Association

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1513 Walnut Street and list it on the Philadelphia Register of Historic Places. Built in 1929, the former Stock Brokerage House of Hano, Wasserman & Company is a two-story, limestone-faced building that extends from Walnut Street to Moravian Street. Under Criterion D and E, the nomination contends that the subject building embodies distinguishing characteristics of the Modern Classical Style as designed by noted Philadelphia architect Grant M. Simon. The nomination asserts that 1513 Walnut Street exemplifies the economic and social heritage of Jewish Americans working to enter the realm of Philadelphia finance in the first half of the twentieth century, satisfying Criterion J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1513 Walnut Street satisfies Criteria for Designation D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1513 Walnut Street satisfies Criteria for Designation D, E, and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:58:10

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.

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

**19 FEBRUARY 2020, 9:30 A.M.
1515 ARCH STREET, ROOM 18-029
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN AUDIO 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		

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner II
- Laura DiPasquale, Historic Preservation Planner II
- 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 were present:

- David Brownlee
- Ross E. Hagsroz
- Jeff Barsky
- Roberto Pup
- Howard Katz
- Jeff Nugent
- George Thomas, Civic Visions
- Hercules Grigos, Esq., Klehr Harrison
- Paul Steinke, Preservation Alliance for Greater Philadelphia
- Steven Peitzman, Drexel University
- Vern Anastasio, Esq.
- Katherine Missimer, Esq., Klehr Harrison
- Nick Kusturies
- Oscar Beisert
- Michael Phillips, Esq., Obermayer
- Emaleigh Doley, Germantown United CDC
- Kathy Dowdell
- Nir Alun

- The nomination proposes only to designate the front structure located on the property at 1132 Marlborough Street.

The Committee on Historic Designation concluded that:

- The Fishtown neighborhood has proven to contain high archaeological potential, and there is potential that archaeological resources remain underground at the property, satisfying Criterion I.
- The building represents the foundational development of Fishtown and is typical of the early-nineteenth-century wooden houses constructed for the area’s residents, satisfying Criterion J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1132 Marlborough Street satisfies Criteria for Designation I and J.

ITEM: 1132 Marlborough St					
MOTION: Designate, Criteria I, J					
MOVED BY: Cohen					
SECONDED BY: Barucco					
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				

ADDRESS: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House

Proposed Action: Designation

Property Owner: Antal Group Inc.

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

The Committee on Historic Designation reviewed this nomination on March 12th and recommended that the property satisfies Criteria D and J. The owner, who did not attend the Committee's review, requested that the Historical Commission remand the nomination to the Committee to provide him with an opportunity to participate in the review. The Commission granted the request, sending the nomination back to the Committee.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION, MARCH 2019: The Committee on Historic Designation voted to recommend that the property satisfies Criteria for Designation D and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:12:07 (Recording 2)

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Committee on Historic Designation.
- Gabor Antalics represented the property owner.
- Oscar Beisert represented the nomination.

DISCUSSION:

- Mr. Antalics requested an additional continuance. He explained that his attorney, Jordan Rushie, cannot be found, and has his file for the property and argument against designation. He noted that he is in the process of retaining new counsel, Andrew Ross, but he is not yet prepared to attend the meeting. He noted that the building is not for sale and there are no current redevelopment plans for it.
- Ms. Cooperman noted that the Committee on Historic Designation has already reviewed the nomination once.
 - Mr. Antalics responded that the file Mr. Rushie has contains a rebuttal to the Committee's previous review. He noted that he has physically gone to Mr. Rushie's house and cannot find him. He asked that if anyone knows where he is or sees him on the street, to contact him. He suggested that there is a lively discussion on Northern Liberties message boards about Mr. Rushie's disappearance.
- Ms. DiPasquale asked if Mr. Antalics would like to request a continuance to a specific future meeting.
 - Mr. Antalics responded that all he needs from Mr. Rushie is the paperwork. He reiterated that he has been speaking with Mr. Ross, who is moving to a new law firm, and is not comfortable representing him until he is settled there.
- Mr. Farnham explained that the Commission ought to be receptive to continuance requests from property owners, particularly when they are requesting to have their attorneys present, as not doing so could make a designation susceptible to appeal. He noted that when a party other than the owner requests a continuance, the Committee should look at it with skepticism. Third parties do not enjoy the same rights as the property owner themselves.
- Ms. Cooperman reiterated that the Committee has already reviewed the nomination and provided a recommendation.

- Mr. Antalics responded that he does not understand how that is relevant, since he was not there to rebut the nomination. He opined that the Committee's previous recommendation has no standing.
- Ms. Cooperman opined that it is redundant to re-review the nomination and that any argument that could be made before the Committee against designation could also be made to the Historical Commission.
 - Mr. Antalics disagreed, opining that the Commission will not get all the facts and that to deny him the opportunity to make his case to the Committee denies him due process.

PUBLIC COMMENT:

- Steven Peitzman opposed the continuance request, questioning what value there is in remanding the nomination to a future Committee meeting, given that the Committee has already offered a recommendation. He opined that the Historical Commission itself is typically the body where arguments against designation are most relevant.
 - Mr. Antalics responded that the request is none of Mr. Peitzman's business.
 - Ms. Cooperman noted that the Historical Commission can make the determination as to whether the remand is necessary or whether the nomination should move forward with the Committee's previous recommendation.
 - Mr. Antalics responded that it would be unfair to deny him the opportunity to appear before the Committee without counsel and to enter his objections into the record at both steps in the process.
- Katie Lowe, who was in the audience on another matter, opposed the continuance request.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- It typically supports continuance requests proffered by property owners.
- The property would remain under the Historical Commission's jurisdiction during the continuance period.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue and remand the nomination to the next available meeting of the Committee on Historic Designation.

ITEM: 1045-49 Sarah St					
MOTION: Continue and remand to next available CHD meeting					
MOVED BY: Barucco					
SECONDED BY: Mooney					
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				

ADDRESS: 1513 WALNUT ST

Name of Resource: The Stock Brokerage House of Hano, Wasserman & Company

Proposed Action: Designation

Property Owner: The Business Known As 1513 Walnut LLC

Nominator: Center City Residents' Association

Staff Contact: Allyson Mehley, Allyson.mehley@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1513 Walnut Street and list it on the Philadelphia Register of Historic Places. Built in 1929, the former Stock Brokerage House of Hano, Wasserman & Company is a two-story, limestone-faced building that extends from Walnut Street to Moravian Street. Under Criterion D and E, the nomination contends that the subject building embodies distinguishing characteristics of the Modern Classical Style as designed by noted Philadelphia architect Grant M. Simon. The nomination asserts that 1513 Walnut Street exemplifies the economic and social heritage of Jewish Americans working to enter the realm of Philadelphia finance in the first half of the twentieth century, satisfying Criterion J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1513 Walnut Street satisfies Criteria for Designation D, E, and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:24:22 (Recording 2)

PRESENTERS:

- Ms. Mehley presented the nomination to the Committee on Historic Designation.
- Jeff Nugent represented the property owner.
- Timothy Kerner of the Center City Residents' Association and Oscar Beisert represented the nomination.

DISCUSSION:

- Mr. Kerner said he believes the nomination text stands for itself and the board of the Center City Residents' Association supports the nomination. He continued that the general reaction is surprise that the building is not already listed on the Philadelphia Register of Historic Places. Mr. Kerner noted that it is designated as a "Significant" resource on the National Register of Historic Places and this is not common among

**THE MINUTES OF THE 689TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 10 JANUARY 2020
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:04 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)		X	
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)		X	
John Mattioni, Esq.	X		Arrived 9:17 am
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)		X	
H. Ahada Stanford, Ph.D. (Commerce Department)	X		
Meredith Trego (Department of Planning & Development)	X		
Betty Turner, MA, Vice Chair	X		
Kimberly Washington, Esq.	X		

The following staff members were present:

- Jonathan E. Farnham, Ph.D., Executive Director
- Randal Baron, Historic Preservation Planner III
- Kim Chantry, 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 Cross Schmitt, Historic Preservation Planner II

The following persons were present:

- Charles Kerr, Cadre Design
- Patrick Boyle, Spring Garden Civic Association
- Allen Rubin, Spring Garden Civic Association
- Justino Navarro, Spring Garden Civic Association
- Gwen McCauley, Manayunk Development Corporation

ADDRESS: 1810 CHESTNUT ST

Name of Resource: Samuel T. Freeman & Co. Auction House
Proposed Action: Designation
Property Owner: The Business Known As "C"
Nominator: Staff of the Historical Commission
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1810 Chestnut Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criterion for Designation D. Under Criterion D, the nomination argues that architectural firm Tilden & Register designed the Samuel T. Freeman & Co. Auction House in 1923-24 in Renaissance Revival style; the building's style offered a sense of distinction and grandeur to a company with a legacy of auctioning the exclusive collections of Philadelphia's elite.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1810 Chestnut Street satisfies Criterion for Designation D.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of 1810 Chestnut Street and remand it to the January 2020 meeting of the Committee on Historic Designation.

ACTION: See below.

ADDRESS: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House
Proposed Action: Designation
Property Owner: Antal Group Inc.
Nominator: The Keeping Society of Philadelphia
Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

The Committee on Historic Designation reviewed this nomination on March 12th and recommended that the property satisfies Criteria D and J. The owner, who did not attend the Committee's review, requested that the Historical Commission remand the nomination to the Committee to provide him with an opportunity to participate in the review. The Commission granted the request, sending the nomination back to the Committee.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of 1045-49

Sarah Street and remand it to the February 2020 meeting of the Committee on Historic Designation.

ACTION: See below.

ADDRESS: 1617 WALNUT ST

Proposed Action: Designation

Property Owner: Rosenberg Family Partners

Nominator: Staff of the Historical Commission

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1617 Walnut Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criterion for Designation D. Under Criterion D, the nomination argues that the Seeburger & Rabenold-designed building conveys the aesthetics of the Italian Renaissance Revival style through its classical temple form, verticality, and classical detailing.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1617 Walnut Street satisfies Criterion for Designation D.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of 1617 Walnut Street and remand it to the March 2020 meeting of the Committee on Historic Designation.

ACTION: See below

ADDRESS: 315 AND 317 N 33RD ST

Name of Resource: Marot-McIlvain Residence

Proposed Action: Designation

Property Owner: Caroline Millett

Nominator: Benjamin Leech, University City Historical Society

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 315 and 317 N. 33rd Street, located in West Philadelphia's Powelton Village, and list it on the Philadelphia Register of Historic Places. The three-story residential twin, the former Marot-McIlvain Residence, was constructed circa 1860 in the Italianate Villa Style. The nomination states that the property meets Criteria C and D for its distinct architectural form and style, and also represents the least altered Italianate Villa style building with a central tower in the Powelton neighborhood. The nomination further contends that the property meets Criterion J, for its close association with the Marot and McIlvain families, two of Powelton Village's historically notable families.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 315 and 317 N. 33rd Street satisfies Criteria for Designation C, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of 315 and 317 N. 33rd Street and remand it to the January 2020 meeting of the Committee on Historic Designation.

ACTION: See below.

ADDRESS: 5250 UNRUH AVE

Name of Resource: Tacony Worsted Mills

Proposed Action: Designation

Property Owner: 5250 Unruh Avenue Assoc.

Nominator: Alexander Balloon, Tacony Community Development Corp.

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 5250 Unruh Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation E and J. Under Criterion E, the nomination argues that the Tacony Worsted Mills is an early and intact example of an industrial complex designed by Walter Harvey Geissinger, a prolific architect who designed several commercial and industrial buildings throughout Philadelphia. Under Criterion J, the nomination contends that the Tacony Worsted Mills was considered locally and nationally to be one of the finest and largest worsted yarn mills of the late nineteenth and early twentieth centuries.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5250 Unruh Avenue satisfies Criteria for Designation E and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5250 Unruh Avenue satisfies Criteria for Designation E and J.

ACTION: See below.

ADDRESS: 1533-39 N 7TH ST

Name of Resource: Trinity Reformed Church

Proposed Action: Designation

Property Owner: 99 Real Estate LLC

Nominator: The Keeping Society of Philadelphia

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1533-39 N 7th Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Trinity Reformed Church satisfies Criteria for Designation D, E, and J. Under Criterion D, the nomination argues that the church exemplifies the “inexpensive, but expressive” form of Gothic ecclesiastical architecture. Under Criterion E, the nomination contends that the church was designed by influential Philadelphia architect Samuel Sloan, who included an illustration of the building in his 1868 publication of *The Architectural Review and American Builders’ Journal*. The nomination further argues that the modest but expressive design reflects the cultural, economic, and social heritage of Philadelphia’s working-to-middle-class residents.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1533-39 N 7th Street satisfies Criteria for Designation D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that 1533-39 N. 7th Street

satisfies Criteria for Designation D, E, and J, and that the property should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME IN AUDIO RECORDING: 00:03:00

REASON FOR REQUEST: The property owners of Jewelers' Row Historic District, 1810 Chestnut Street, 1045-49 Sarah Street, 1617 Walnut Street, 315 and 317 N. 33rd Street, 5250 Unruh Avenue, and 1533-39 N. 7th Street have requested that the Historical Commission continue the reviews of their nominations to provide additional time to evaluate the nominations and the implications of designation.

PRESENTERS: None.

DISCUSSION: None.

PUBLIC COMMENT: None.

ACTION: Ms. Cooperman moved to continue the reviews of the following nominations as noted:

- Jewelers' Row Historic District to the 19 February 2020 meeting of the Committee on Historic Designation;
 - 1810 Chestnut Street to the 17 June 2020 meeting of the Committee on Historic Designation;
 - 1045-49 Sarah Street to the 19 February 2020 meeting of the Committee on Historic Designation;
 - 1617 Walnut Street to the 18 March 2020 meeting of the Committee on Historic Designation;
 - 315 and 317 N. 33rd Street to the 18 March 2020 meeting of the Committee on Historic Designation;
 - 5250 Unruh Avenue to the 8 May 2020 meeting of the Historical Commission; and,
 - 1533-39 N. 7th Street to the 9 April 2020 meeting of the Historical Commission.
- Ms. Edwards seconded the motion, which passed unanimously.

**THE MINUTES OF THE 686TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 11 OCTOBER 2019
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:08 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Kelly Edwards, MUP	X*		Arrived at 9:13 am
Steven Hartner (Department of Public Property)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X*		Arrived at 9:10 am
H. Ahada Stanford, Ph.D. (Commerce Department)	X*		Arrived at 9:12 am
Meredith Trego (Department of Planning & Development)	X		
Betty Turner, MA, Vice Chair		X	
Kimberly Washington, Esq.	X*		Arrived at 9:13 am

The following staff members were present:

Jonathan E. Farnham, Ph.D., 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
Leonard Reuter, Esq., Law Department

The following persons were present:

Michael O'Mara, St. Joseph's Preparatory School
Rustin Ohler, Harman Deutsch Ohler Architecture
Frank LaMura, Marvin Windows
Yen Ho

ADDRESS: 1734-54 W THOMPSON ST

Name of Resource: Church of the Gesu

Proposed Action: Designation

Property Owner: Saint Joseph's Preparatory

Nominator: Celeste Morello

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1734-54 W. Thompson Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation D and E. Under Criterion D, the nomination describes the Church of the Gesu as "High Victorian Baroque," stating that it "expresses the intellectual, yet contemporary taste of the late nineteenth century with the combination of styles." The nomination argues that the church, constructed 1879-1888, is also an interesting example of the association the Society of Jesus, the Jesuits, has had with Baroque architecture since the 1500s. Under Criterion E, the nomination recognizes that architect Edwin F. Durang was highly regarded as "insightful [and] thoroughly professional," and well known for his work on Catholic churches throughout Philadelphia. It contends that Durang's design for the Church of the Gesu is his "American representation of the Baroque, a 'Roman Catholic' style."

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1734-54 W. Thompson Street satisfies Criteria for Designation D and E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1734-54 W. Thompson Street satisfies Criteria for Designation A, D, E, and H.

ACTION: See below.

ADDRESS: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House

Proposed Action: Designation

Property Owner: Antal Group Inc.

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

The Committee on Historic Designation reviewed this nomination on March 12th and recommended that the property satisfies Criteria D and J. The owner, who did not attend the Committee's review, requested that the Historical Commission remand the nomination to the

Committee to provide him with an opportunity to participate in the review. The Commission granted the request, sending the nomination back to the Committee.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION, MARCH 2019: The Committee on Historic Designation voted to recommend that the property satisfies Criteria for Designation D and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION, SEPTEMBER 2019: The Committee on Historic Designation voted to recommend that the Historical Commission continue the nomination for 1045-49 Sarah Street be continued and remanded it to the December 2019 Committee on Historic Designation meeting.

ACTION: See below.

ADDRESS: 1533-39 N 7TH ST

Name of Resource: Trinity Reformed Church

Proposed Action: Designation

Property Owner: 99 Real Estate LLC

Nominator: The Keeping Society of Philadelphia

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1533-39 N 7th Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Trinity Reformed Church satisfies Criteria for Designation D, E, and J. Under Criterion D, the nomination argues that the church exemplifies the “inexpensive, but expressive” form of Gothic ecclesiastical architecture. Under Criterion E, the nomination contends that the church was designed by influential Philadelphia architect Samuel Sloan, who included an illustration of the building in his 1868 publication of *The Architectural Review and American Builders’ Journal*. The nomination further argues that the modest but expressive design reflects the cultural, economic, and social heritage of Philadelphia’s working-to-middle-class residents.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1533-39 N 7th Street satisfies Criteria for Designation D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that 1533-39 N. 7th Street satisfies Criteria for Designation D, E, and J, and that the property should be designated as historic and listed on the Philadelphia Register of Historic Places.

ACTION: See below.

START TIME IN AUDIO RECORDING: 00:04:53

PRESENTERS: None.

REASON FOR REQUEST: The property owners of 7709 Cherokee Street, 540 W. Moreland Avenue, 545 W. Mermaid Lane, 1810 Chestnut Street, 5250 Unruh Avenue, 231 Reed

Street, 156 W. School Lane, 1535 W. Girard Avenue, 1734-54 W. Thompson Street, 1045-49 Sarah Street, and 1533-39 N. 7th Street have requested that the Historical Commission continue the reviews of their nominations to provide additional time to evaluate the nominations and the implications of designation.

PUBLIC COMMENT: None.

ACTION: Mr. Mattioni moved to continue and remand the reviews of the following nominations:

- 7709 Cherokee Street, 540 W. Moreland Avenue, 545 W. Mermaid Lane to the 13 November 2019 meeting of the Committee on Historic Designation;
- 231 Reed Street to the 13 November 2019 meeting of the Committee on Historic Designation;
- 1535 W. Girard Avenue to the 13 November 2019 meeting of the Committee on Historic Designation;
- 1810 Chestnut Street to the 5 December 2019 meeting of the Committee on Historic Designation;
- 5250 Unruh Avenue to the 5 December 2019 meeting of the Committee on Historic Designation;
- 1045-49 Sarah Street to the 5 December 2019 meeting of the Committee on Historic Designation;
- 1734-54 W. Thompson Street to the 13 December 2019 meeting of the Historical Commission;
- 1533-39 N. 7th Street to the 10 January 2020 meeting of the Historical Commission; and,
- 156 W. School House Lane to the 20 May 2020 meeting of the Committee on Historic Designation.

Ms. Cooperman seconded the motion, which passed unanimously.

ITEM: Continuance of reviews of nominations					
MOTION: Approval					
MOVED BY: Mattioni					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair					X
Washington	X				
Total	12				1

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

**18 SEPTEMBER 2019, 9:30 A.M.
1515 ARCH STREET, ROOM 18-029
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN AUDIO 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		Departed 10:50

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner II
- Laura DiPasquale, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner I
- Megan Schmitt, Historic Preservation Planner I

The following persons were present:

- Harrison Haas, Esq., Cozen O'Connor
- Sue Patterson, Penn Knox Neighborhood Association
- David Burkholder, Wisler Pearlstine
- Gabor Antalics
- Patrick Grossi, Preservation Alliance for Greater Philadelphia
- Joseph Catuzzi, Esq., Stradley Ronon
- Richard Scanlan, St. Joseph's Preparatory School
- Arielle Harris, Keeping Society
- David S. Traub, Save Our Sites
- J.M. Duffin, Keeping Society
- Theresa Stuhlman, Parks and Recreation
- Celeste Morello, American historian and criminologist
- Mike Cassidy, MRP
- Alex Balloon, Tacony CDC

ITEM: 1535 W GIRARD AVE					
MOTION: Continue and remand to November 2019 CHD meeting					
MOVED BY: Laverty					
SECONDED BY: Milroy					
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: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House

Proposed Action: Designation

Property Owner: Antal Group Inc.

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

The Committee on Historic Designation reviewed this nomination on March 12th and recommended that the property satisfies Criteria D and J. The owner, who did not attend the Committee’s review, requested that the Historical Commission remand the nomination to the Committee to provide him with an opportunity to participate in the review. The Commission granted the request, sending the nomination back to the Committee.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION, MARCH 2019: The Committee on Historic Designation voted to recommend that the property satisfies Criteria for Designation D and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:14:08

PRESENTERS:

- Ms. DiPasquale presented the continuance request to the Committee on Historic Designation. She reported that property owner Gabor Antalics was present in the meeting room before the meeting started and requested that the nomination be continued and remanded to the December 2019 meeting of the Committee on Historic Designation to allow his attorney to be present.
- Arielle Harris represented the nominator and did not comment on the continuance request.

PUBLIC COMMENT: None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- It typically supports continuance requests proffered by property owners.
- The property would remain under the Historical Commission’s jurisdiction during the continuance period.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the nomination for 1045-49 Sarah Street be continued and remanded it to the December 2019 Committee on Historic Designation meeting.

ITEM: 1045-49 SARAH ST					
MOTION: Continue and remand to December 2019 CHD meeting					
MOVED BY: Barucco					
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	5				1

AGENDA

ADDRESS: 4600 DISSTON ST AND 6913 DITMAN ST

Name of Resource: Frank Shuman House and Laboratory

Proposed Action: Designation

Property Owner: Jan Smiarowski (4600 Disston); Penn Industrial Installations (6913 Ditman)

Nominator: Yen Ho, Temple University student

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the Frank Shuman House and Laboratory at 4600 Disston Street and 6913 Ditman Street in the Tacony neighborhood of Philadelphia as historic and list them on the Philadelphia Register of Historic Places. Under Criterion A, the nomination contends that the properties are significant for their association with Frank Shuman, a prolific inventor with more than 60 U.S. patents to his name, including pioneering glass and

**THE MINUTES OF THE 683RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 JULY 2019
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:05 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Kelly Edwards, MUP	X		Arrived 9:25 am
Steven Hartner (Department of Public Property)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)		X	
John Mattioni, Esq.	X		Arrived 9:24 am
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
Meredith Trego (Philadelphia City Planning Commission)	X		
H. Ahada Stanford, Ph.D. (Commerce Department)	X		
Betty Turner, MA, Vice Chair	X		
Kimberly Washington, Esq.		X	

The following staff members were present:

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

nomination. While the building has a cross gable, a typical feature of the Gothic Revival, it does not have any other features characteristic of the style. The building may have served as a barn, potentially for an earlier residence predating Boxwood, and was later updated with a cross gable. The staff recommends that the so-called “cottage-stable” contributes to the site’s historical significance but does not exhibit sufficient character-defining features to be considered reflective of or exemplary of the Gothic Revival style.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend continuing the review of the nomination for 156 W. School House Lane and remanding it to the 18 September 2019 meeting of the Committee on Historic Designation.

ACTION: See below.

ADDRESS: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House

Proposed Action: Designation

Property Owner: Antal Group Inc.

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

The Committee on Historic Designation reviewed this nomination on March 12th and recommended that the property satisfies Criteria D and J. The owner, who did not attend the Committee’s review, requested that the Historical Commission remand the nomination to the Committee to provide him with an opportunity to participate in the review. The Commission granted the request, sending the nomination back to the Committee.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend continuing the review of the nomination for 1045-49 Sarah Street and remanding it to the 18 September 2019 meeting of the Committee on Historic Designation.

ACTION: See below.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:02:00

PRESENTERS: None.

REASON FOR REQUEST: The property owners of 156 W. School Lane, 1045-49 Sarah Street, 5250 Unruh Avenue, and 1533-39 N. 7th Street have requested additional time to evaluate the implications of designation.

PUBLIC COMMENT: None.

ACTION: Ms. Cooperman moved to continue the reviews of the nominations for 156 W. School House Lane, 1045-49 Sarah Street, and 5250 Unruh Avenue and remand them to the 18 September 2019 meeting of the Committee on Historic Designation; and to continue the review of the nomination for 1533-39 N. 7th Street to the 11 October 2019 meeting of the Historical Commission. Ms. Trego seconded the motion, which passed unanimously.

ITEM: Continuance of reviews of nominations for 156 W. School Lane, 1045-49 Sarah Street, 5250 Unruh Avenue, and 1533-39 N. 7th Street					
MOTION: Approval					
MOVED BY: Cooperman					
SECONDED BY: Trego					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards					X
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)					X
Mattioni					X
McCoubrey	X				
Sánchez (Council)	X				
Trego (PCPC)	X				
Stanford (Commerce)	X				
Turner, Vice Chair	X				
Washington					X
Total	9				4

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

**19 JUNE 2019, 9:30 A.M.
1515 ARCH STREET, ROOM 18-029
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Acting chair Doug Mooney called the meeting to order at 9:34 a.m. The following Committee members joined him:

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

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner II
- Laura DiPasquale, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Megan Schmitt, Historic Preservation Planner I

The following persons were present:

- William Martin, Esq.
- Tom Becker, Jefferson University
- Celeste Morello
- David S. Traub, Save Our Sites
- Patrick Grossi, Preservation Alliance for Greater Philadelphia
- Gabor Antalics
- Andy Wade
- Paul Steinke, Preservation Alliance for Greater Philadelphia
- J.M. Duffin, Keeping Society
- Nancy Pontone, Tudor East Falls
- Yi Liu, 99 Adc
- Simon Liu, 99 Adc
- Amanda Stevens
- Alex Balloon, Tacony CDC
- Ben Leech, Preservation Alliance for Greater Philadelphia

- The building demonstrates a curious aesthetic in which the octagonal buttresses at the front façade pinch the nave.

The Committee on Historic Designation concluded that:

- The building exemplifies the architect’s “inexpensive but expressive” Gothic style of architecture, satisfying Criterion D.
- Noted Philadelphia architect Samuel Sloan designed this church and several other nearly identical churches located throughout the city, satisfying Criterion E.
- The modest design reflects the evolution of the neighborhood, satisfying Criterion J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that 1533-39 N. 7th Street satisfies Criteria for Designation D, E, and J, and that the property should be designated as historic and listed on the Philadelphia Register of Historic Places.

ITEM: 1533-39 N 7TH ST					
MOTION: Recommendation to designate, Criteria D, E, and J					
MOVED BY: Cohen					
SECONDED BY: Milroy					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair					x
Jeff Cohen	x				
Bruce Laverty					x
Elizabeth Milroy	x				
Douglas Mooney	x				
Total	3				2

ADDRESS: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House

Proposed Action: Designation

Property Owner: Antal Group Inc.

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

The Committee on Historic Designation reviewed this nomination on March 12th and recommended that the property satisfies Criteria D and J. The owner, who did not attend the Committee’s review, requested that the Historical Commission remand the nomination to the

Committee to provide him with an opportunity to participate in the review. The Commission granted the request, sending the nomination back to the Committee.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION, MARCH 2019: The Committee on Historic Designation voted to recommend that the property satisfies Criteria for Designation D and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:22:48

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Committee on Historic Designation.
- Owner Gabor Antalics represented the property and requested that the nomination be continued to the 18 September 2019 meeting of the Committee on Historic Designation to allow his attorney to be present.
- James Duffin represented the nominator and did not object to the continuance request.

PUBLIC COMMENT: None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The property at 1045-49 Sarah Street would remain under the Historical Commission’s jurisdiction for the tabling period.

The Committee on Historic Designation concluded that:

- Accepting the owner’s request to continue the review of the nomination would have no adverse effect on the property.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination for 1045-49 Sarah Street be continued and remanded to the September 2019 Committee on Historic Designation meeting.

ITEM: 1045-49 Sarah St nomination					
MOTION: Continue and remand to September 2019 CHD meeting					
MOVED BY: Milroy					
SECONDED BY: Cohen					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair					x
Jeff Cohen	x				
Bruce Laverty					x
Elizabeth Milroy	x				
Douglas Mooney	x				
Total	3				2

**THE MINUTES OF THE 680TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 APRIL 2019
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:02

Mr. Thomas, the chair, called the meeting to order at 9:06 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	x		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	x		
Kelly Edwards, MUP	x		
Steven Hartner (Department of Public Property)	x		
Josh Lippert (Department of Licenses & Inspections)	x		
Mark Dodds (Division of Housing & Community Development)	x		
John Mattioni, Esq.	x		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair		x	
Jessica Sánchez, Esq. (City Council President)	x		
Meredith Trego (Philadelphia City Planning Commission)	x		
H. Ahada Stanford, Ph.D. (Commerce Department)		x	
Betty Turner, MA, Vice Chair	x		
Kimberly Washington, Esq.	x		

The following staff members were present:

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

The following persons were present:

- Justin Detwiler, John Milner Architects
- Raymond Rola, Raymond F. Rola Architect
- James Baylor
- Wilber Winborne
- Celeste Morello
- Cliff Eyler
- Joe Strampello, Mattioni, Ltd.
- Pat Henningsen
- Peter A. Lamlein

ITEM: 1018-20 AND 1032 N FRONT ST					
MOTION: Designate, Criteria E, J					
MOVED BY: Cooperman					
SECONDED BY: Turner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	x				
Cooperman	x				
Edwards	x				
Hartner (DPP)	x				
Lippert (L&I)	x				
Dodds (DHCD)	x				
Mattioni	x				
McCoubrey					x
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)					x
Turner, Vice Chair	x				
Washington	x				
Total	11				2

ADDRESS: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House

Proposed Action: Designation

Property Owner: Antal Group Inc.

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the property satisfies Criteria for Designation D and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:43:50

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Historical Commission.

- Owner Gabor Antalics represented the property. He requested that the nomination be remanded to the Committee on Historic Designation at its 19 June 2019 meeting.
- Oscar Beisert, Keeping Society of Philadelphia, represented the nomination.

PUBLIC COMMENT: None.

ACTION: Ms. Cooperman moved to remand the nomination of 1045-49 Sarah Street to the Committee on Historic Designation for review at its 19 June 2019 meeting. Mr. Mattioni seconded the motion, which passed unanimously.

ITEM: 1045-49 SARAH ST					
MOTION: Remand to June 2019 CHD meeting					
MOVED BY: Cooperman					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	x				
Cooperman	x				
Edwards	x				
Hartner (DPP)	x				
Lippert (L&I)	x				
Dodds (DHCD)	x				
Mattioni	x				
McCoubrey					x
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)					x
Turner, Vice Chair	x				
Washington	x				
Total	11				2

ADDRESS: 10800 KNIGHTS RD

Name of Resources: Saint Michel/Drexel House

Proposed Action: Designation

Property Owner: Frankford Hospital

Nominator: Celeste Morello

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate Saint Michel, also known as the Drexel House, part of a larger property at 10800 Knights Road, and list it on the Philadelphia Register of Historic Places. The nomination contends that the 1870 mansion satisfies Criterion for Designation A. The nomination argues that the Addison Hutton-designed mansion is associated with the Drexel family, including Francis A. Drexel and his daughter, Philadelphia’s only native-born saint, Katharine Mary Drexel. Saint Katharine Drexel founded the first religious order for Roman Catholic nuns here, known as the Sisters of the Blessed Sacrament. Several later additions to the main building are included within the proposed boundary but are considered non-contributing for the purposes of the historic designation.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that Saint Michel, also known as the Drexel House, part of the larger property at 10800 Knights Road, satisfies Criterion for Designation A.

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

**12 MARCH 2019, 9:30 A.M.
1515 ARCH STREET, ROOM 18-029
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:35 a.m. The following Committee members joined her:

Committee Member	Present	Absent	Comment
Emily Cooperman, Ph.D., chair	x		
Jeff Cohen, Ph.D.	x		
Janet Klein		x	
Bruce Laverty	x		
Elizabeth Milroy, Ph.D.	x		
Douglas Mooney		x	

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner II
- Laura DiPasquale, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner I
- Megan Schmitt, Historic Preservation Planner I

The following persons were present:

- Patrick Grossi, Preservation Alliance for Greater Philadelphia
- Paul Steinke, Preservation Alliance for Greater Philadelphia
- Ben Leech
- David S. Traub, Save Our Sites
- Oscar Beisert
- Johnette Davies, Amtrak
- Tania Nikovic, Amtrak
- Alex Balloon, Tacony CDC
- Elizabeth Stegner, UCHS
- George Poulin, UCHS
- Michael Mattioni, Mattioni Ltd.
- Clifford L.
- Claudia Lyles
- Daniel Saidel
- Peter A. Lamlein
- Antonette Hubbard
- Georgette Bartell, Penn Knox Neighborhood Association
- Celeste Morello
- Mary McGettigan

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties satisfy Criteria for Designation E and J, and should be listed on the Philadelphia Register of Historic Places.

ITEM: 1018-20 and 1032 N Front Street					
MOTION: Recommend designation, Criteria E and J.					
MOVED BY: Laverty					
SECONDED BY: Milroy					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Jeff Cohen	X				
Janet Klein					x
Bruce Laverty	X				
Elizabeth Milroy	X				
Douglas Mooney					x
Total	4	0	0	0	2

1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House
 Proposed Action: Designation
 Property Owner: Antal Group Inc.
 Nominator: The Keeping Society of Philadelphia
 Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:37:40

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Committee on Historic Designation.
- No one represented the property owner during the review. *The owner arrived subsequently, during the review of 3819-31 Chestnut Street (audio recording time: 01:54:00-01:58:00). He stated that he just received notice of the review and requested a continuance of the review. Ms. Cooperman explained that the*

Committee had already reviewed the nomination and offered its advisory recommendation. She advised the owner to attend and participate in the Historical Commission meeting. The owner asked the Committee to re-review the nomination. Mr. Farnham explained that that would not be possible under the Historical Commission's Rules & Regulations and reiterated that the recommendation of the Committee is advisory to the Historical Commission itself, which will review the nomination and the Committee's recommendation at a public meeting on Friday, 12 April 2019. Mr. Farnham noted that the Historical Commission could remand the nomination to the Committee on Historic Designation for review at a subsequent meeting to provide the owner an opportunity to participate in both meetings.

- Oscar Beisert represented the nomination.

DISCUSSION:

- Mr. Cohen asked why the staff did not feel that the property satisfies Criterion G.
 - Ms. DiPasquale responded that Criterion 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,” but that the nomination does not demonstrate how this individual building does that. Ms. DiPasquale noted that the previously-designated buildings that were part of the historic complex were not designated under Criterion G.
 - Mr. Beisert responded that this block of Fishtown has a strong industrial feeling.
 - Ms. DiPasquale responded that that might have been applicable were the nominator to propose a district, but this nomination is for an individual building.
- Mr. Cohen opined that Criterion D as an engineering specimen for its may be more applicable than Criterion C.
 - Mr. Beisert responded that he usually thinks of Criterion C as more applicable to a type or pattern of building.
 - Mr. Cohen disagreed.
- Mr. Cohen questioned Criterion A, and how this building is significant at a national or citywide level.
 - Mr. Beisert responded that it was part of Otis Elevator Works, which was a significant elevator company, and that it represents the industrial development of this part of the city.
 - Mr. Cohen opined that the industrial history of this area is more significant to the neighborhood than at the city or nationwide level.
- Mr. Cohen suggested that the history and significance of the Morse Williams Company be contextualized within the broader history of elevator manufacturing in the United States.
 - Ms. Milroy noted that there is a discussion of Morse Williams preceding the section on the history of elevators in the United States.
- Ms. Cooperman explained that “association” and “last surviving” are not necessarily an appropriate basis for significance. Something is not significant simply by virtue of still being there. Significance must be established within a context. If this is an important site for its association with Otis, the nomination should compare how it is significant in relationship to other sites that are associated with Otis.

PUBLIC COMMENT:

- David Traub of Save Our Sites supported the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The argument made in the nomination for the building’s significance as representative of industrial power plant architecture satisfied Criterion D rather than Criterion C.
- The nomination did not satisfactorily demonstrate that the property satisfied Criteria A or G.
- The nomination demonstrated that the property was significant as part of the industrial development of the neighborhood, satisfying Criterion J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the property satisfies Criteria for Designation D and J.

ITEM: 1045-49 Sarah Street					
MOTION: Satisfaction of Criteria for Designation D and J					
MOVED BY: Cohen					
SECONDED BY: Cooperman					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	x				
Jeff Cohen	x				
Janet Klein					x
Bruce Lavery	x				
Elizabeth Milroy	x				
Douglas Mooney					x
Total	4	0	0	0	2

10800 KNIGHTS RD

Name of Resources: Saint Michel/Drexel House
 Proposed Action: Designation
 Property Owner: Frankford Hospital
 Nominator: Celeste Morello
 Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate Saint Michel, also known as the Drexel House, part of a larger property at 10800 Knights Road, and list it on the Philadelphia Register of Historic Places. The nomination contends that the 1870 mansion satisfies Criterion for Designation A. The nomination argues that the Addison Hutton-designed mansion is associated with the Drexel family, including Francis A. Drexel and his daughter, Philadelphia’s only native-born saint, Katharine Mary Drexel. Saint Katharine Drexel founded the first religious order for Roman Catholic nuns here, known as the Sisters of the Blessed Sacrament. Several later additions to the main building are included within the proposed boundary but are considered non-contributing for the purposes of the historic designation.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that Saint Michel, also known as the Drexel House, part of the larger property at 10800 Knights Road, satisfies Criterion for Designation A.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:53:25

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: 1045-49 Sarah Street

Postal code: 19125

2. NAME OF HISTORIC RESOURCE

Historic Name: Building 10: Boiler & Engine House of the Otis Elevator Company

Current/Common Name: Unknown

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: Unknown

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 1904 to 1943

Date(s) of construction and/or alteration: 1904

Architect, engineer, and/or designer: Unknown

Builder, contractor, and/or artisan: The Charles McCaul Company

Original owner: Morse Elevator Works/Morse, Williams & Co.

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 The Keeping Society of Philadelphia Date January 3, 2019

Name with Title Oscar Beisert, Architectural Historian Email keeper@keepingphiladelphia.org

Street Address 1315 Walnut Street, 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: 1/3/2019

Correct-Complete Incorrect-Incomplete Date: 2/8/2019

Date of Notice Issuance: 2/8/2019

Property Owner at Time of Notice:

Name: Antal Group Inc

Address: 1045-49 Sarah St

City: Philadelphia State: PA Postal Code: 19125

Date(s) Reviewed by the Committee on Historic Designation: 3/12/2019, Criteria D and J

Date(s) Reviewed by the Historical Commission: _____

Date of Final Action: _____

Designated Rejected

NOMINATION

FOR THE

PHILADELPHIA REGISTER OF HISTORIC PLACES



Looking south at the primary (north) elevation of the subject property within the context of the former elevator works. Source: Atlas, City of Philadelphia, 2018.

The Otis Elevator Works
Building 10: Boiler & Engine House
erected 1904

-
1045-49 Sarah Street
FISHTOWN
Philadelphia, Pennsylvania

5. BOUNDARY DESCRIPTION

The boundary for the designation of the subject property is as follows:

BEGINNING at the point of intersection of the south side of Wildey Street (50 feet wide) and the east side of Sarah Street (33 feet wide), thence extending along the South side of said Wildey Street, south 88 degrees 22 minutes 57 seconds, east 69 feet and 3/8 of an inch to a point at an angle in said Wildey Street, thence extending still along the southerly side of said Wildey Street north 67 degrees 33 minutes 3 seconds, east 15 feet, 4-1/4 inches to a point, thence extending South 22 degrees 17 minutes 57 seconds East 63 feet 3-3/8 inches to a point the center line of a certain 12 feet wide driveway, thence extending along the center line of said 12 feet wide driveway, north 88 degrees 22 minutes 57 seconds, west 108 feet 8-1/2 inches to the easterly side of said Sarah Street and thence extending along the east side of said Sarah Street, north 1 degree 37 minutes 3 seconds, east 51 feet 7 inches to the first mentioned point and place of beginning.

OPA Property Number 882971050

Philadelphia Deed Registry Number 017N03-0174



Figure 1: The boundary for the proposed designation is delineated in blue. Source: Atlas, City of Philadelphia, 2018.

6. PHYSICAL DESCRIPTION

Building 10: Boiler & Engine House was built by Morse, Williams, & Co. in 1904 and used by the Otis Elevator Company between 1906 and 1943. The building is a notable brick powerhouse within a larger, extant industrial complex located along the corners of Frankford Avenue, and Wildey, Sarah, and Shackamaxon Streets in the Fishtown neighborhood of Philadelphia. Built between 1851 and c.1920, the Morse Elevator Works, consisting of eight brick buildings located at 1101–1103 (Buildings 1, 2, and 9), 1105 (Building 3), 1107–1109 (Building 4), 1111–1115 (Building 5), and 1115–1127 Frankford Avenue (Building 6), 1045–1049 Sarah Street (Building 10), 1100–1110 Shackamaxon Street (Building 8 and 9), and 121–131 Wildey Street (Building 7), chronicles Philadelphia’s association with a series of elevator manufacturers who participated in a nationwide marketplace. Most of the buildings in the Otis Elevator Company’s complex, including an earlier building constructed by Martin Landenberger, were erected between 1851 and 1907.



Figure 2: Looking southwest towards the primary (north) elevation of the subject property within the context of the former Elevator Works. Source: Atlas, City of Philadelphia, 2018.

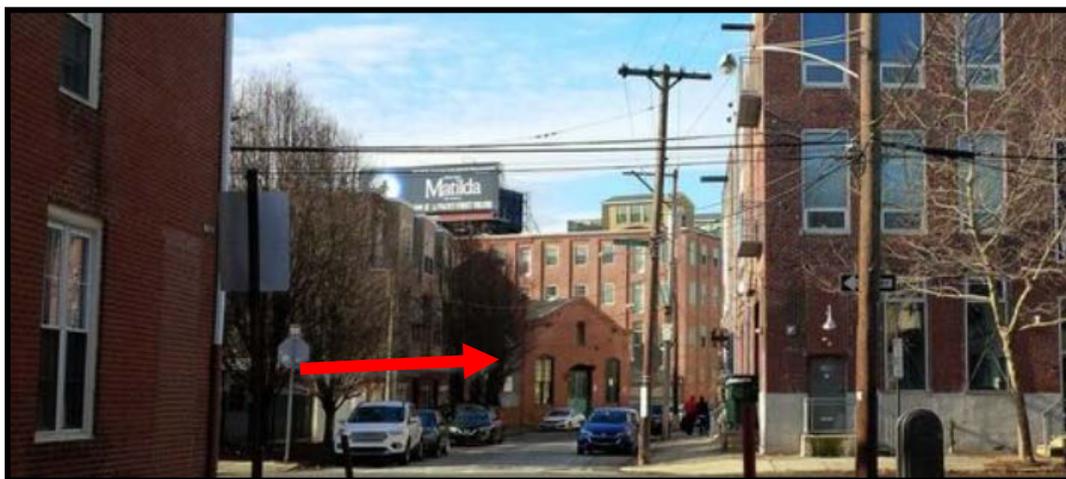


Figure 3: Looking southwest down Wildey Street at the built environment of the former elevator works. Source: Michelle Shuman, 2018.



Figure 4: The primary (north) and side (west) elevations of Building 10. Source: Michelle Shuman, 2018.



Figure 5: The primary (north) elevations of Building 10. The portion of the building on the left of the image will be referred to as the eastern block, while the portion on the right of the image will be referred to as the western block. Source: Michelle Shuman, 2018.

Building 10: Boiler & Engine House

Building 10: Boiler & Engine House is a low-slung, single-story powerhouse that fronts along Wildey Street. Built in two blocks, the building is of load-bearing masonry construction with a red brick façade at the north, south and west elevations. Unlike the nineteenth century-appearance of the former production sheds at 1105-1109 and 1111-1113 Frankford Avenue—designated by the Philadelphia Historical Commission and listed on the Philadelphia Register of Historic Places in 2016—the subject building is fully detached with the distinct appearance of a powerhouse built in in the first years of the twentieth century. The building is composed of two gable-front blocks: a narrower and taller eastern block that was the building’s former boiler house; and a lower, wider western block that housed the engine and pump rooms.

Willey Street elevation (Eastern Block):

The primary (north) elevation of Building 10's eastern block along Willey Street is three bays wide and one and a half stories tall. The largest of the ground floor apertures, the easternmost bay, is a vehicle opening with substantial double wooden doors that appear to be early or original, featuring a configuration of three rows of three panels per door and two rows of three lights above. Set beneath a segmental brick arch lintel is a transom featuring a two-part mullion window with a twelve-light configuration in each sash. The vehicle entrance is accessed by a built-up driveway, featuring original Belgian block and other large stone pavements. At the center of the eastern block is a large window that is indicative of the building type, featuring a two-part mullion window with a transom above. Both sash windows are sixteen-over-sixteen fixtures with twelve light sashes in the transom above. The third aperture, which likely was identical to the central, has been infilled with concrete block. At the center of the gable above is a small window, the details and origins of are indiscernible. The gable end features a corbeled cornice that extends to the west and the rear (south) elevations.



Figure 6: The primary (north) elevation of the eastern block of Building 10. Source: Michelle Shuman, 2018.



Figure 7: The pavement in front of the building's eastern block. Source: Michelle Shuman, 2018.

Willey Street elevation (Western Block):

The primary (north) elevation of the western block is three bays wide along Willey Street and features a central vehicle bay flanked by two double-width window openings. The central vehicle opening features substantial double metal doors, that appear to be of an early origin, with a relatively simple smooth finish with two vertical panels of eight-light windows per door. Set beneath a segmental brick arch lintel, a transom bridges the gap between the doors and the lintel, featuring two two-light windows per door. The vehicle entrance is accessed by a built-up driveway, featuring original Belgian block and other large stone pavements. Flanking the central bay are large windows indicative of the building type, featuring a two-part mullion windows. Each opening contains two large, flat-topped 16-over-16 wood sash windows divided by a mullion. Centered within the gable, above the door, is a small window, featuring a sixteen-light wooden sash. The gable end features a corbeled cornice that extends to the west and the rear (south) elevations.



Figure 8: The primary (north) elevation of the western block of Building 10. Source: Michelle Shuman, 2018.



Figure 9: The pavement in front of the north elevation of Building 10. Source: Michelle Shuman, 2018.



Figure 10: The primary (north) and west elevations of the western block of Building 10, from the corner of Wildey and Sarah Streets. Source: Michelle Shuman, 2018.



Figure 11: West, Sarah Street elevation. Source: Cyclomedia, 2018.



Figure 12: Details of the west, Sarah Street elevation and paving.

The west (Sarah Street) elevation of the western block is four bays wide. The first three bays feature identically-sized window openings with segmental brick arch lintels and stone sills. Although the windows in the first two bays are currently covered with plywood, the third bay contains a pair of flat-top 16-over-16 double-hung windows separated by a mullion, a configuration that may exist within the first two bays. The fourth bay features a narrower opening that has been partially infilled at the ground floor and features a flat metal door, above which is a ply-wood sheathed transom with a dentiled brick sill. This elevation features a corbeled cornice that extends from the primary (north) elevation and to the rear (south) elevation. The sidewalk in front of this elevation features Belgian block and other large stone pavements.



Figure 13: Left: View from Sarah Street of the west and rear (south) elevations of Building 10. Right: Detailed view of the eastern block's rear, featuring original and/or early windows and doors. Source: Michelle Shuman, 2018.



Figure 14: Looking north at the rear (south) elevation of the subject property within the context of the former Elevator Works. Source: Atlas, City of Philadelphia, 2018.

The rear (south) elevation features both the eastern and western blocks, the former being defined by four apertures and the latter of three apertures. The eastern block features three bays at the ground floor, the central opening being a pedestrian and/or vehicle bay that is flanked by windows mimicking the other multi-light sash windows previously described. At the center of the gable end, there is a small window. The western block features two large windows at the ground floor and a small window at the center of the gable end.

7. STATEMENT OF SIGNIFICANCE

Building 10: Boiler & Engine House at 1045-49 Sarah Street is an important physical and visual component of a complex of industrial buildings historically related to the Morse Elevator Works of Morse, Williams & Co., which operated around the intersection of Frankford Avenue and Wildey Street from 1886 to 1906; and the Otis Elevator Company, Philadelphia, of New York, New York, which took over operations from 1906 to 1943. The subject building 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 based on 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;
- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (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; and
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

The period of significance for the subject property is 1904 to 1943, representing the design and construction of the subject building by Morse, Williams & Co. for the Morse Elevator Works, and the long-term use of Building 10 as a powerhouse, machine shops and storage for Otis Elevator Company from 1906 to 1943.

(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.

The Oliver Evans Chapter of The Society for Industrial Archaeology describes the industrial buildings located along the corners of Frankford Avenue, and Wildey, Sarah, and Shackamaxon Streets, as forming “the earliest, extant, coherent industrial complex in Fishtown.”¹ This surviving industrial complex with its multi-story factory and mill buildings; low-rise machine shops, offices, a powerhouse, and production sheds; and the street and side walk areas, featuring Belgian block, brick, and other stone pavement, comprise a distinctive industrial area that should be preserved according to an architectural, cultural and historical motif. Building 10: Boiler & Engine House at 1045-49 Sarah Street is an important physical and visual part of this distinctive industrial area that was first home to the Morse Elevator Works and, later, the Otis Elevator Company. The fully detached building is surrounded by original Belgian block pavement, which appears undisturbed in some locations. Built in 1904 as a powerhouse, Building 10 represents the progress and modernization of the larger plant, and serves as an important visual component of the extant complex.

¹ Oliver Evans Chapter of the Society for Industrial Archeology, *Workshop of the World: A Selective Guide to the Industrial Archeology of Philadelphia* (Wallingford, PA: Oliver Evans Press, 1990).

(a) **Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation.**

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

As previously stated in the discussion of Criterion G, The Society for Industrial Archaeology identified the former Morse Elevator Works/Otis Elevator Company as one of the most significant surviving industrial sites in Fishtown, one of Philadelphia's important industrial centers.² As a part of that complex, Building 10: Boiler & Engine House has significant character, interest and value as part of the development, heritage and cultural characteristics of the City of Philadelphia, the Commonwealth of Pennsylvania, and the United States of America. It represents an early and important elevator manufacturer—the Morse Elevator Works and the associated Morse, Williams & Co., once the leading producer of freight elevators in the world; and the Philadelphia branch of the most important elevator manufacturer in America—the Otis Elevator Company. Building 10 was constructed as a powerhouse by the Morse Elevator Works in 1904, serving their operations until 1906, when the Otis Elevator Company purchased the property, which it operated until 1943. The addition of the Sarah Street properties to the elevator works represents growth and modernization of the plant across Wildey Street, as related to the economic, cultural and social history of the manufacture and improvement of the elevator, which was an invention that forever changed development and architecture in Philadelphia, the Commonwealth of Pennsylvania, and the United States. Without the elevator, both passenger and freight, the skyscraper would not have been a feasible commercial, industrial, and/or residential building form or type.

The Morse Elevator Works of Morse, Williams, & Company

Established as early as 1882, the Morse Elevator Works was a world-renowned Philadelphia firm that engaged in the manufacture of freight and passenger elevators. An important inventor and manufacturer, Stephen A. Morse (1826–1898), made a small fortune inventing the screw driver in Massachusetts; however, after falling out with his corporate board, he removed to Philadelphia to pursue other inventions, innovations, and the opportunity of the age—manufacturing, a commercial and industrial pursuit that was for the taking in the Quaker City.³ Patenting several improvements to the mechanical elements used in manufacture, as well as, specific improvements to the elevator and/or lifting devices, Stephen A. Morse incorporated Clem & Morse, which established the Morse Elevator Works—a company operated by Morse, himself, W. C. Williams, and Edwin T. Morse, Morse's son, from the time of its establishment. While part of the original partnership, Clem's precise role is not quite clear.⁴

Stephen A. Morse, Carlton M. Williams, and, Edwin T. Morse, purchased 1101–1103 Frankford Avenue, along with much of what formed the final said complex, from Henry and Pauline Berger, and William and Emma Berger, textile dyers, on November 28, 1884 for the impressive sum of \$40,000.⁵ Stephen A. Morse would go on to lead the company from that time until 1891, a tenure that began with the dissolution of Clem & Morse and the profitable creation of Morse, Williams & Co. Obviously, this reorganization incorporated the partnership of Carlton M. Williams. Morse, Williams & Co. would survive into the twentieth century. At the time of his father's forced retirement in 1891, Edwin T. Morse took over the management of the Morse Elevator Works, as well as the combined interests of Morse, Williams & Co.⁶

² *Workshop of the World*.

³ "Stephen A. Morse," *Iron Age* 63 (1899): 20.

⁴ Edwin T. Freedley, *Philadelphia and Its Manufactures* (Philadelphia: Edward Young, 1859), 243.

⁵ Deed: Henry Berger, dyer, and Pauline, his wife, and William Berger, dyer, and Emma, his wife, to Stephen A. Morse, Charlton M. Williams, and Edwin T. Morse, trading as Clem and Morris, elevator builders, 26 November 1884, Philadelphia Deed Book (hereafter PDBk) J.O'D., No. 234, p. 281, CAP.

⁶ Carrajut, *The Past is Prologue*.

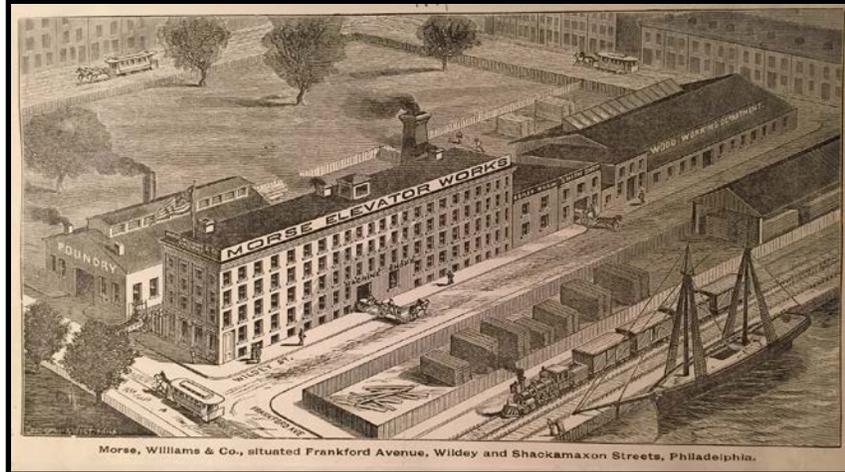


Figure 15: The Morse Elevator Works of Morse, Williams & Co., Circa 1889. This view shows the building at 1101-03 and 1107-09 Frankford Avenue; however, the illustration is inaccurate, eliminating the blocks between the company's manufactory and the Delaware River. Source: Jane Campbell Collocation, HSP.



Figure 16: Morse Elevator Works, Morse Williams & Co., c. 1890-1900. Source: Hagley Digital Archives.

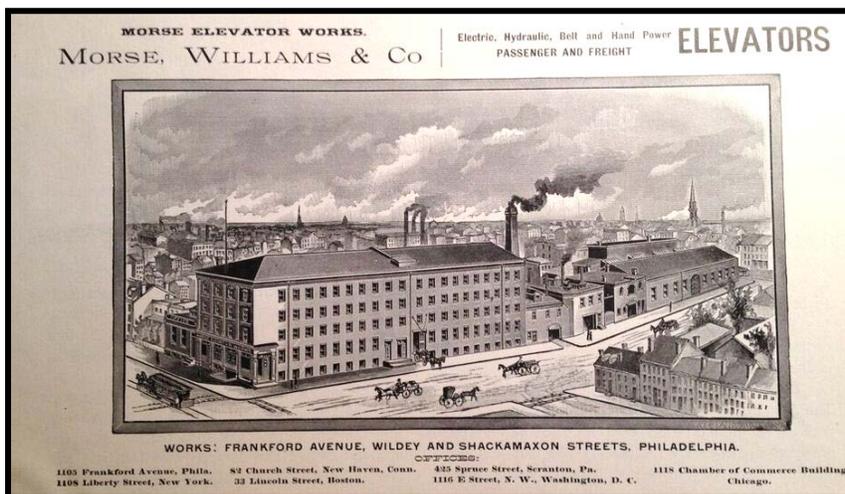


Figure 17: The Morse Elevator Works, Circa 1892. Source: HSP.

*Nomination for the Philadelphia Register of Historic Places - Building 10: Boiler & Engine House
The Otis Elevator Works, 1045-49 Sarah Street, Fishtown, Philadelphia, Pennsylvania - 12*

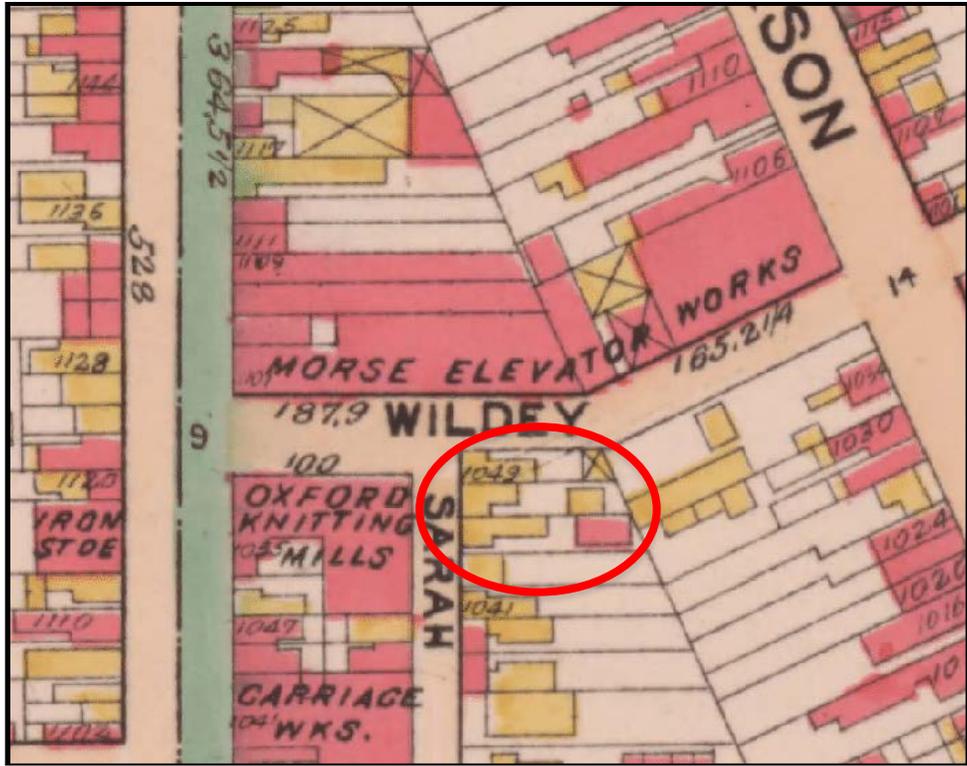


Figure 18: 1895 Philadelphia Atlas by G.W. Bromley. Source: PhilaGeoHistory Network.

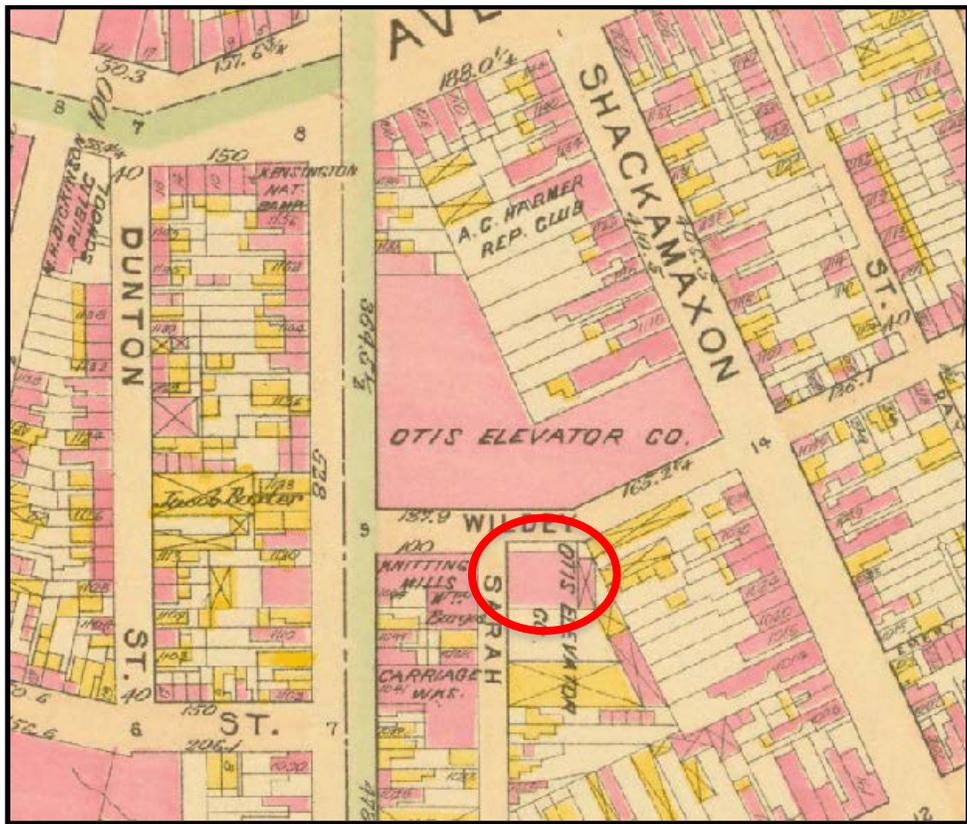


Figure 19: 1910 Philadelphia Atlas by G.W. Bromley. Source: PhilaGeoHistory Network.

*Nomination for the Philadelphia Register of Historic Places - Building 10: Boiler & Engine House
 The Otis Elevator Works, 1045-49 Sarah Street, Fishtown, Philadelphia, Pennsylvania - 13*

Under the leadership of Edwin T. Morse, the company added buildings to the complex, as their successful business required an enlarged physical capacity.⁷ The company's success was noted in numerous publications:

The manufacture of safety elevators has already reached very large proportions and the establishment of Messrs. Morse, Williams & Co., more generally known as the Morse Elevator Works, is without question one of the largest in that line in the world.⁸

A comprehensive history of the company and its physical evolution was published in *Workshop of the Work* by the Oliver Evans Chapter of the Society for Industrial Archaeology:

In 1884, Stephen Morse, Carlton Williams, and Edwin Morse, partners in the Clem & Morse Co., purchased the former Landenberger buildings that stretched between Frankford Avenue and Shackamaxon Street along Wildey Street. These buildings included the former hosiery mill at 1101–1103 Frankford Avenue. The three men then formed the Morse, Williams & Co. in 1886, and began producing passenger and freight elevators. Using six of the eight floors in the former hosiery mill buildings, the Morse Elevator Works constructed steam, belt, and hand powered elevators with automatic hatch doors and gates. One 23 h.p. steam engine and one 15 h.p. steam engine powered woodworking machinery, including a planer, a joiner, a mortising machine, a circular saw, and a lathe. Fifty-eight men and twelve boys fashioned white pine and metal castings into the various models of elevators. Tenants in the building at this time included A. J. Reach & Co., manufacturer of baseballs and sporting goods, and the Standard Gas Light Company, which produced gas fixtures.

According to an 1891 album, *Philadelphia and Popular Philadelphians*, Morse became the world's leading producer of freight elevators, "their specialties in the way of automatic hatch doors, excellent safety devices and the Albro-hindley screw having made an unusually high demand for their freight elevators in all classes of buildings." The Morse Elevator Works, "favorably situated for shipping by both rail and water routes together with their unsurpassed facilities for turning out work, added to the general advantages of Philadelphia as a manufacturing city, has enabled them to build up their widely extended trade notwithstanding the strong competition met from local manufacturers throughout the country."⁹

In spite of a court ruling in 1892 declaring senior partner Stephen Morse a lunatic, Morse, Williams & Co. continued to expand during the 1890s. Its exhibit at the Chicago Columbian Exposition in 1893 won a prize medal. The company employed approximately 175 men and divided its buildings into space for offices, and machinery, blacksmithing, and woodworking departments. It opened branch offices in Boston, Allegheny City, Scranton, Chicago, New York, Cincinnati, and Baltimore. A special feature of a Morse-built elevator included the "improved Hindley worm gearing [manufactured on site], which obviates, by increasing the bearing surface of the gear, the danger of breakage." Morse [the

⁷ For more information on the history of Fishtown, the Morse Elevator Works company history and acquisitions, see the Philadelphia Register nominations for 1101-03, 1105, 1107-09, and 1111-13 Frankford Avenue, on file with the Philadelphia Historical Commission (designated 12/11/2015 and 4/8/2016).

⁸ "The Morse Williams Company." *The Scranton Republican*, 29 July 1893, 11.

⁹ *Philadelphia and Popular Philadelphians* (Philadelphia: The North American, 1891), 120.

company] embarked on an ambitious building program in the late 1890s to meet the increasing demand for its electric and hydraulic high-speed passenger elevators. The buildings at 1105, 1107–1109, 1111–1113, and 1115–1127 Frankford Avenue, 1100–1106 Shackamaxon Street, and 121–131 Wildey Street stand as evidence of this building expansion. By 1901 the firm had moved its main office to the West End Trust Building in center city Philadelphia and had opened new branches in New Haven, Pittsburgh, and Atlanta. Over fifteen thousand Morse elevators were in service at that time.¹⁰

The subject building, constructed in 1904, was part of that enlarged capacity, and represents one component of the larger property that was once owned and used by the elevator company. Planning for Building 10: Boiler & Engine House, and an associated yard and wooden storage buildings further to the east along Sarah Street began with the assembly of smaller parcels by the Morse Elevator Works. Between 1894 and 1904, Edwin T. Morse acquired the four lots at the southeast corner of Wildey and Sarah Streets, including three wooden houses, at 1045, 1047, and 1040 Sarah Street, all of which were demolished.¹¹ The Charles McCaul Company was awarded the \$10,000 contract for the construction of the new boiler and engine house in early April 1904.¹² Morse would only utilize the building for a short time, however, before the Otis Elevator Company officially took over operations of Morse, Williams & Co.'s facilities in 1906. The popularity of Morse elevators and the innovations made by the Morse Elevator Works around the turn of the twentieth century made the Morse Elevator Works an attractive acquisition for the Otis Elevator Company, which hoped to grow its firm into the American elevator corporation.

The Otis Elevator Company and the American Elevator Industry (1850-1950)

Founded in 1853 by Elisha Otis in Yonkers, New York, the Otis Elevator Company played an important role in the advancement of elevator technology in the nineteenth century with the invention of the “safety elevator,” which included a mechanism that allowed the elevator to be locked in place in case the hoisting ropes should fail.

Patrick Carrajat's comprehensive and intensive history, *The History of the Elevator Industry in America, 1851–2001* places the Otis Brothers and their Otis Elevator Company in the larger context of the early American elevator industry, explaining:

The first manufacturer of moving platforms in the United States appears to have been Henry Waterman located at Duane and Centre Street in New York and it is known that one of his lifts was in use as early as 1850 in Hecker's Mill on Cherry Street in that city. His early elevators used a lever in the car to throw the driving machinery in or out of gear predating the use of the shipper rope. 1850 would see the first use of the worm and gear on an elevator by George H. Fox Company of Boston. These early elevators used hemp ropes until 1852 when the first wire ropes were introduced; the safety device was a rack and pinion device activated by the elevator operator. It would await the inventive genius of Otis Tufts to develop the first enclosed platform or elevator cab. In 1857 the Boston firm of

¹⁰ *Workshop of the World*.

¹¹ Deed: Isaac K. Archer and others to Morse, Williams & Company, 8 July 1895, PDBk J.J.C., No. 137, p. 124; Deed: James Ward and wife to Morse, Williams & Company, 1 May 1903, PDBk W.S.V., No. 205, p. 158; Deed: Henry Clevenger and wife to Morse, Williams & Company, 1 September 1903, PDBk W.S.V., No. 191, p. 522 and W.S.V., No. 298, p. 9; Deed: Frederick J. Geiger and wife to Morse, Williams & Company, 22 January 1904, PDBk W.S.V., No. 689, p. 424, CAP. The company also acquired two additional properties to the south along Sarah Street at this time as well (Deed: Walter Isaac Cooper to Morse, Williams & Company, 23 May 1903, PDBk W.S.V., No. 148, p. 513; Deed: Martha C. Davis to Morse, Williams & Company, 19 January 1903, PDBk W.S.V., No. 582, p. 240, CAP).

¹² *The Philadelphia Inquirer*, 6 April 1904, 5.

William Adams and Co. installed sixteen freight elevators in the just built granite warehouse known as the State Street Block. It is of more than passing interest to note that they were suspended by hemp ropes and all were driven from a common shaft that ran the length of the building. Other inventors such as Elisha Otis of Yonkers and Cyrus W. Baldwin of Brooklyn would design and patent other components including Otis's major contribution, the car safety. It is interesting to note that Otis's safety did not resemble a modern safety, it was mounted near the crosshead and worked as a pawl against a rack, with the rack being the rail. Otis would later purchase the Cruickshank Safety and the Brown Electric Safety both mounted under the car. The Brown Safety was set with a large magnet coil. It was this writer's privilege to reset one of these safeties when the brake coil failed. The safety had to be reset by planking out under the car and removing the coil for rewind. These safeties were in use until late 1999 at 150 Nassau Street, New York. The Cruickshank Safety was connected to steel cables mounted in the shaftway. Advances were made in making these early steam machines safer, Cooke & Beggs in New York would introduce a drum limit, a slack cable device and brass bearings in 1879 following competitor Copeland & Bacon's use of worm gearing and an automatic stop motion device in 1876.

The subject of passenger safety was seldom addressed in the 19th century and accidents were frequent and fatalities common. It is hard for a modern elevator technician or engineer to conceive of elevators without interlocks, gate switches, pit buffers, governors, safeties or limit switches but all were unknown in most of the prior century. The cause of most accidents were falls into open shaftways and crushing injuries caused by cars moving without closed gates or doors. On February 2, 1861 *The New York World* would report that Paul Winsheimer was killed in an elevator accident at 66–68 Duane Street in the confectioner Struelens & Palmer, the first recorded death we have found. The 1860's saw strange developments as technology attempted to solve the vexing problems of elevators crashing into their pits. The most creative of these solutions was the Air Cushion Safety Device patented by Albert Betteley who tried to make the elevator shaft virtually air tight, added an air reservoir in the pit and shaped the bottom of the cab like a parachute. It passed quickly, a footnote to elevator history only to be revived and popularized by the Ellitrope Company. It would not pass from use until after the close of the century despite its miserable safety record and enormous cost. The installation of the Air Cushion Safety required digging a pit roughly 1/3 the rise of the elevator and making it virtually airtight. In its bid for market domination Otis would purchase a large stake in Ellitrope so it would profit from the sale of most available safety devices. The largest installation of the Ellitrope was at the Woolworth Building in New York City, the cost of installing them was \$150,000US a virtual fortune at the time. The inventor of the Ellitrope Air Cushion was killed in Baltimore while demonstrating the effectiveness of his device.

In 1859 the prolific Mr. Tufts patented his Vertical Screw Railway and saw its first installation at the Fifth Avenue Hotel in New York City and its second and last at the Continental Hotel in Philadelphia. The Vertical Screw Railway drew hundreds of visitors daily to the Fifth Avenue Hotel including the Prince of Wales and a host of domestic and foreign engineers and scientists who marveled at its safety. It incorporated advances such as a friction brake and automatically closing doors, items that would not come into common use for several more decades. The death of Mr. Tuft's great invention was due not to its viability but rather its extreme cost, at a time when steam elevators could be bought for \$5–7000.00 US his machine cost \$25,000 US. Sensing that his Vertical Screw Railway was doomed Mr. Tufts turned his talents to the conventional passenger elevator. His primary contribution was adding additional hoist cables, each capable of sustaining five

times the weight of the cab, he completed his first installation at the American House, Hanover Street, Boston which was equipped with six steel cables. Least we think that the hydraulic telescoping piston is a new concept consider that twelve telescoping hydraulics were installed in the New York Post building on South Street, New York City in the 1860's. They were an abysmal failure and were removed some 10 years later.

In 1868 the Worcester Polytechnic Institute would build the Washburn shops on its campus. The purpose was to give hands on training to engineering students and produce products for sale at a profit. One of the inventions of the Washburn shops was the plunger hydraulic elevator in 1870 which met with much success in the local area. In 1882 the business was disbanded when Worcester Elevator Company questioned WPI's tax free status. Otis Brothers and Otis Tufts would discuss but never consummate a merger of their companies and the Panic of 1873 and the resultant depression would cause Tufts to become insolvent but Otis Brothers had learned a valuable lesson, merge with your competition or buy them out, it would be the cardinal principle fueling their growth in the 19th century. Tufts' famous Vertical Screw Railway at the Fifth Avenue Hotel would see service until its removal in 1875.

The late 1860's and the 1870's saw the dawn of a new era in elevator technology with the first roped hydraulic being installed in 1868 and the vertical hydraulic being patented by Whittier Machine Co. in 1871. Whittier would install Rhode Islands' first elevator at the Wheaton & Anthony building in Providence in 1872. Whittier would expand beyond its' Boston roots and open an office at 91 Liberty Street in New York City. In July, 1875 a feature article in, *The Manufacturer and Builder*, Vol. VII.-No 7., relates the story of the first telescopic hydraulic elevator designed by a Mr. Thursby and installed in 111 Broadway, New York City by Robert Weir. In 1878 Otis would install the first direct plunger hydraulic elevators in the Boreel Building in New York City. The last 30 years of the 19th century would be the golden age of the hydraulic with an infinite variety of designs of the vertical and horizontal hydraulic vying for dominance. At the beginning of my career (1961) it was still common to see operating vertical plunger hydraulics and I vividly recall surveying 13 such machines at the Traymore Hotel in Atlantic City prior to their replacement by Eastern Elevator of Philadelphia in 1965 and an 800 FPM bank of elevators on lower Broadway in New York City. I also inspected four high speed roped (12:1) horizontal hydraulics at 44 Court Street in Brooklyn, NY prior to their replacement. They were magnificent pieces of engineering and had given three-quarters of a century of service, a testimony to their endurance if not sophistication

In 1886 Seth K. Humphrey designed and built his first wood framed Manlift and sold it to Charles Pillsbury. It was installed at Pillsbury's Minneapolis mill, the world's largest at the time. John H. Jallings of J.W. Reedy Elevator Company of would solve one of the most vexing problems on early worm gear machines with his invention of the button thrust allowing limited movement of the worm and relieved the heating that destroyed lubricants and caused machines to seize.¹³

By the last quarter of the nineteenth century the Otis Brothers had become the leading producer of "safety elevators," and sought to expand their business. Starting in 1888, the Otis Brothers purchased at least thirteen other elevator companies, creating through incorporation the Otis Elevator Company in 1898.¹⁴ The Otis Elevator Company continued to acquire the whole or majority interest in other elevator businesses,

¹³ Patrick A. Carrajut, *The Past is Prologue: The History of the Elevator Industry in America, 1852 -2001* (2001).

¹⁴ Goodwin, *Otis: Giving Rise to the Modern City*.

until they oversaw the production and sale of at least 80 percent of all elevators used west of the Rocky mountains. This endeavor landed them in hot water, when, in March 1906, the attorney general of California sued the Otis Elevator Company and 27 other defendants, including Morse, Williams & Co., for violating federal anti-trust laws.¹⁵ Despite the fact that the circuit court upheld the suit in June 1906 and issued an injunction against the defendants, Otis Elevator Company officially acquired Morse, Williams & Co.'s Philadelphia facilities in August 1906.

According to the *Workshop of the World* in 2007:

A 1916 industrial census describes the Otis Elevator Company as employing ninety men and women in the production of elevators and hoists at 1105 Frankford Avenue. At the same address, the Hindley Gear Co. fabricated machinery and parts; it employed four men and one woman. Otis sold the properties in 1943. Guilbert, Inc., acquired most of the former Morse buildings in 1949 and produced elevators and dumbwaiters. Guilbert's successor, the American Sterilizer Company, sold the buildings to the Montgomery Elevator Company in 1976. Montgomery continued Fishtown's association with the manufacture of elevators until 1987. Today, the former Morse Elevator Works houses a machine works, a warehouse for ice cream equipment, another warehouse for construction equipment, and a sanitary-clothing manufacturer.¹⁶

(c) Reflects the environment in an era characterized by a distinctive architectural style.

Building 10: Boiler & Engine House at 1045-49 Sarah Street is a distinctive component of the historic fabric that comprises the former Morse Elevator Works/Otis Elevator Company and its extant built environment. The subject building represents an individual form and style of industrial architecture employed in the design and construction of powerhouses of the early twentieth century. Later known as the "industrial power plant," Betsy Hunter Bradley discusses this industrial building type in her book, *The Works*:

The requirements and configuration of steam engine houses, or powerhouses, changed little over the years. They were constructed of noncombustible materials, usually stone or brick, and later reinforced concrete. Powerhouses were two-part facilities with separate rooms for boilers and engines, and perhaps a third for a coal storage. This division of space kept the coal dust produced by the stoking of boiler fires away from the machinery and gauges in the engine room. Each area was spanned with trussed roofs to eliminate interior columns. The size of the structure was governed by the number of boilers and engines it was to house and the space needed for stoking the boilers, maintaining the equipment, and replacing boiler tubes.¹⁷

The above quote describes the precise configuration of Building 10: Boiler & Engine House, designed with two rooms one for the boilers and one for the engines and pumps. The building is also of fireproof construction with a wooden roof truss system to minimize the need for interior columns. Building 10: Boiler & Engine House reflects the industrial environment that was characterized by the powerhouse, the early version of the industrial power plant, in the late nineteenth and early twentieth centuries.

¹⁵ The lawsuit is noted in newspapers across the country in 1906, including *The Inter Ocean* (Chicago, IL), 8 March 1906, p. 5.

¹⁶ Deed: Otis Elevator Company to Carl Miller, 28 September 1943, PDBK C.J.P., No. 337, p. 477, CAP.

¹⁷ Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (New York: Oxford University Press, 1999), 50.

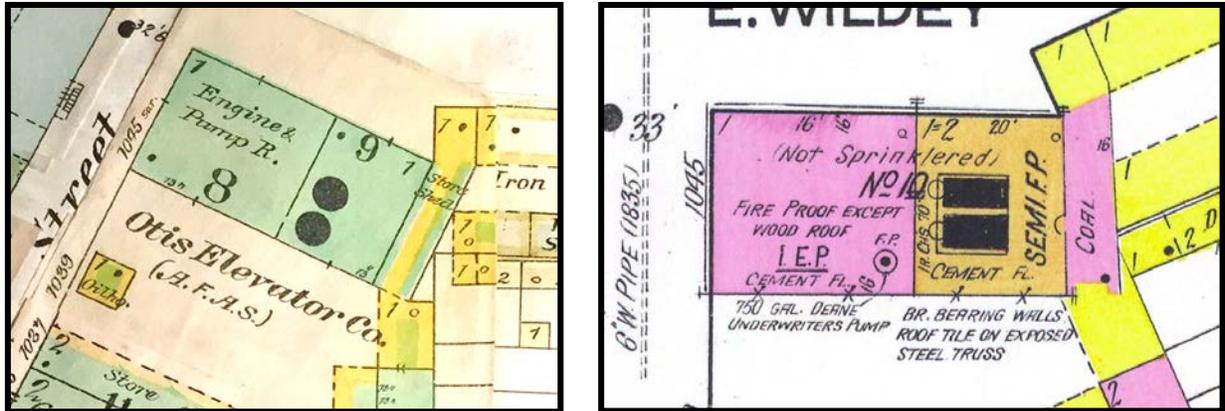


Figure 20: Details of Building 10 from the Hexamer Insurance Map (left, 1884 updated to 1915) and the 1916 Sanborn Real Estate Atlas, Vol. 8. (right).

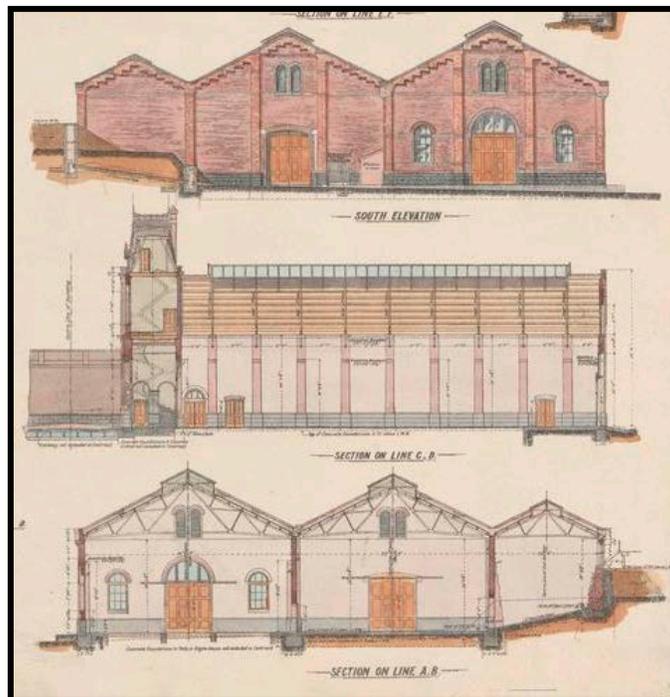


Figure 21: A design for a boiler and engine house, erected in England. Source: Google Images.

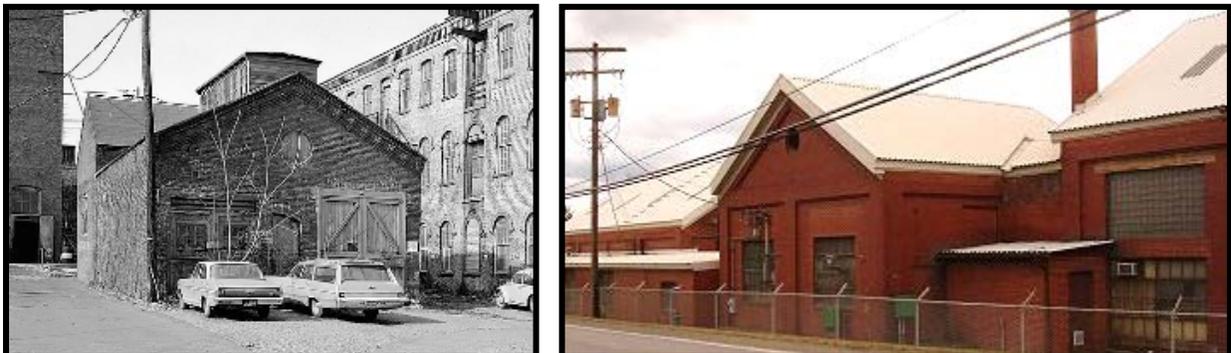


Figure 22: Left: Godwin Mill, Boiler & Engine House, Mill & Market Streets, Paterson, Passaic County, NJ. Source: Library of Congress. Right: The red brick powerhouse, boiler house, and hoisting engine house remain from the Atlas mines. A later operator of the mines was Carnegie Coal Co. Source: Mark Mamros.

Conclusion

Building 10: Boiler & Engine House at 1045-49 Sarah Street is an important visual component of a complex of buildings that represent an industrial site related to the following important enterprises: the Morse Elevator Works of Morse, Williams & Co., operating on the site from 1886 to 1906; and the Otis Elevator Company at its Philadelphia location, from 1906 to roughly 1946. The industrial buildings located along the corners of Frankford Avenue, and Wildey, Sarah, and Shackamaxon Streets form the earliest extant, and most coherent industrial complex in Fishtown—and one of the oldest in Kensington. As an important resource of the complex, Building 10 has significant character, interest or value as part of the development, heritage and cultural characteristics of the City of Philadelphia, representing the work of an early and important elevator manufacturer—the Morse Elevator Works, once the leading producer of freight elevators in the world; and the Otis Elevator Company’s Philadelphia branch, which helped to form the most recognized elevator manufacturer in America.

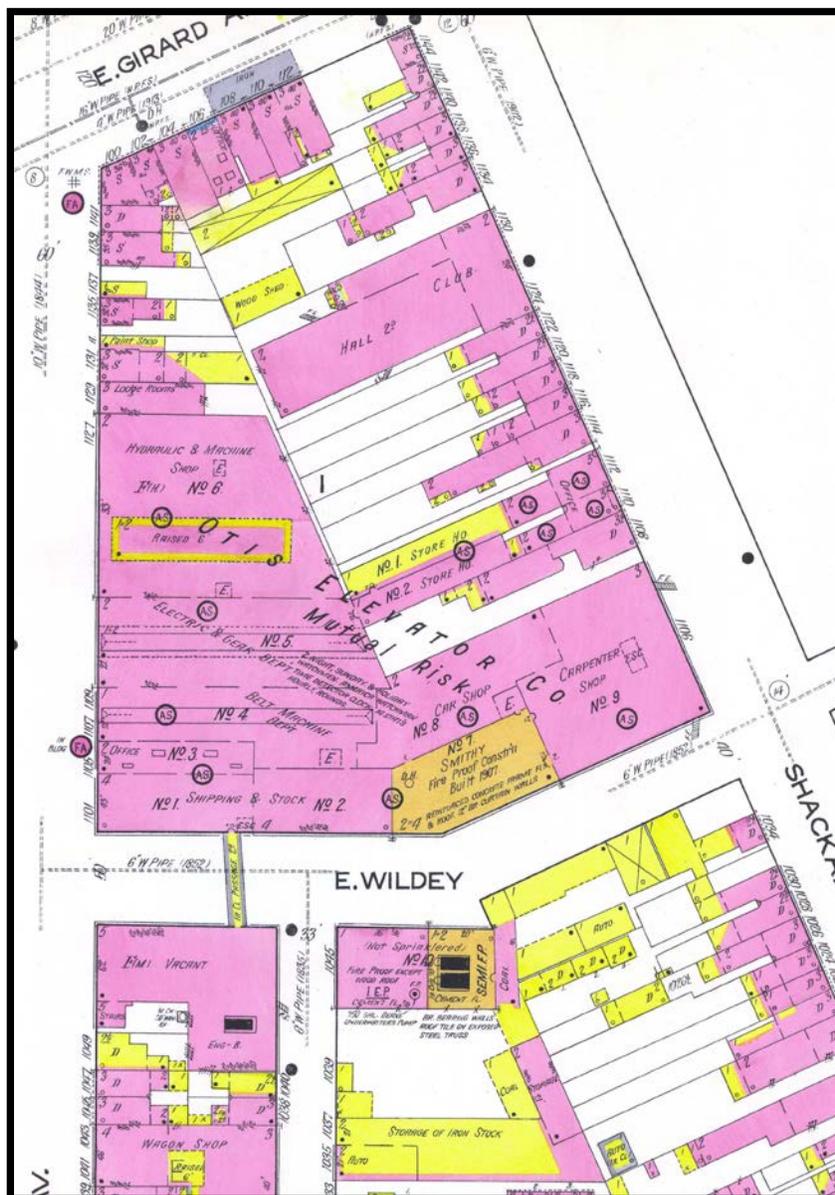


Figure 23: 1916 Sanborn Real Estate Atlas, Vol. 8.

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The Society for Industrial Archaeology identified the subject site as being the most cohesive industrial site in Fishtown and the larger Kensington neighborhood. The following individuals provided substantial assistance required for the completion of this nomination:

Oscar Beisert, Architectural Historian and Historic Preservationist; J.M. Duffin, Archivist and Historian; Kenneth Milano, Fishtown native, Historian, and Kensington Extraordinaire; Kelly Wiles, Architectural Historian; and Michelle Shuman, Fishtown resident.

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