

ADDRESS: 400-36 S 3RD ST (301-15 LOMBARD ST)

Proposal: Construct 3-story building with parking

Review Requested: Final Approval

Owner: St. Peters Protestant Episcopal Church

Applicant: David Feaster, KieranTimberlake

History: 1758; Saint Peter's Church and Yard; tower and spire c. 1842, William Strickland; iron spiral staircases c. 1846, Thomas U. Walter

Individual Designation: 4/30/1957

District Designation: Society Hill Historic District, Significant, 3/10/1999

Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

BACKGROUND:

The property in question, 400-36 S. 3rd Street, is a large parcel that occupies much of the block bounded by Pine, S. 3rd, Lombard, and S. 4th Streets. St. Peter's Church stands at the northeast corner of the site. St. Peter's Cemetery occupies much of the northern half of the site. The southwest corner of the site, which is currently used as a surface parking lot, is being subdivided off as 301-15 Lombard Street. St. Peter's Church proposes to build a three-story parish house with below-grade parking on the site at 301-15 Lombard Street.

The overall property, 400-36 S. 3rd Street, was individually designated in 1957 and was included in the Society Hill Historic District as a Significant resource in 1999. Although part of the larger tax parcel at 400-36 S. 3rd Street at the time of designation, the surface parking lot at 301-15 Lombard Street was separately classified as Non-contributing with archaeological potential in the Society Hill Historic District inventory. Unrelated to this project, the Historical Commission will consider a proposal to reclassify the 301-15 Lombard Street site to Contributing owing to its archaeological potential at its March 2019 meeting.

SCOPE OF WORK:

- Construct a three-story parish house with below-grade parking
- Conduct additional archaeological investigations

STANDARDS FOR REVIEW:

The Rehabilitation Standards of the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
 - The application includes the report of a Phase IA archaeological investigation that was undertaken for the site in question. The report identifies and maps three types of zones within the 301-15 Lombard Street parcel, those with high archaeological sensitivity, with moderate sensitivity, and with relatively little chance of archaeological remains. The report concludes that further archaeological investigation should appropriately entail a Phase IB or combined Phase IB and Phase-II level study; and, if significant archaeological remains are discovered, an appropriate level of mitigation should be implemented.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed three-story building would be clad in brick would include a wood-window curtain wall system on the east and north facades. The garage entrance

would be located on Lombard Street. The building is designed in a style that is reminiscent of and compatible with the 1970s-era infill buildings in the historic district. The proposed building would be differentiated from the old and would be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF RECOMMENDATION: Approval, provided that any disturbance of archaeological remains in the high archaeological sensitivity zones is mitigated with either data recovery excavation or monitoring during construction, as recommended in the Phase IA report, pursuant to Standards 8 and 9.

MAPS & IMAGES:



Figure 1: 2018 Parcel Map

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov/li

ADDRESS OF PROPOSED CONSTRUCTION:

311 Lombard Street, Philadelphia, PA 19106

APPLICANT:

Trevor Horst

COMPANY NAME

KieranTimberlake

PHONE # (215) 922-6600 FAX #

APPLICANT'S ADDRESS:

841 N. American Street, Philadelphia, PA 19123

LICENSE # E-MAIL: thorst@kierantimberlake.com

PROPERTY OWNER'S NAME:

The Reverend Claire Nevin-Field, St. Peter's Church

PROPERTY OWNER'S ADDRESS:

313 Pine Street, Philadelphia, PA 19106

PHONE # (215) 925-5968 FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

James Timberlake

ARCHITECT/ENGINEERING FIRM:

KieranTimberlake

PHONE # (215) 922-6600 FAX #

ARCHITECT/ENGINEERING FIRM ADDRESS:

841 N. American Street, Philadelphia, PA 19123

LICENSE # E-MAIL:

CONTRACTOR:

Contractor TBD

CONTRACTING COMPANY:

CONTRACTING COMPANY ADDRESS:

PHONE # FAX #

LICENSE # E-MAIL:

USE OF BUILDING/SPACE

Religious Assembly

ESTIMATED COST OF WORK

\$ 13,600,000.00

BRIEF DESCRIPTION OF WORK:

The proposed building is 3-stories and approximately 16,000 GSF over a basement/garage of an additional 10,000 GSF. Program includes a "Great Hall" event space of approximately 4,000 GSF, plus a lobby, kitchen, restrooms, meeting spaces, administrative spaces, and a music room.

TOTAL AREA UNDERGOING CONSTRUCTION: 26,000 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☐ NO ☒ YES VIOLATION #: _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: Trevor Horst

DATE: 10 / 04 / 2018

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: ☐ FIRE SUPPRESSION ☐ HVAC/DUCT ☐ FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
CONSTRUCTION TYPE: _____ USE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	INSPECTION FEE	
			WATER METERS	
	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	CONSTRUCTION WATER	
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____

DATE ISSUED: _____

CHECK # _____

KIERANTIMBERLAKE

PROPOSED PROPERTY
IMPROVEMENTS

301-315 Lombard Street

SUBMITTED TO:
PHILADELPHIA HISTORICAL COMMISSION

04 JANUARY 2019

KIERANTIMBERLAKE

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KIERANTIMBERLAKE

BILLIE FAIRCLOTH AIA
STEPHEN KIERAN FAIA
MATTHEW KRISSEL AIA
RICHARD MAIMON FAIA
DAVID RIZ FAIA
JASON SMITH AIA
JAMES TIMBERLAKE FAIA

JOANNE AITKEN FAIA
RODERICK BATES
STEPHANIE CARLISLE
ANDREW CRONIN AIA
KATE CZEMBOR AIA
MARK DAVIS AIA
DAVID FEASTER AIA
LAURENT HEDQUIST AIA
RICHARD HODGE AIA
CHRISTOPHER MACNEAL AIA
JON MCCANDLISH AIA
JOHANN MORDHORST AIA
TIM PETERS AIA
MARILIA RODRIGUES AIA
RYAN WELCH
CARIN WHITNEY

18 December 2018

Jonathan Farnham, Ph.D.
Executive Director
Philadelphia Historic Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: 301-315 Lombard Street—Proposed Property Improvements

Dear Dr. Farnham,

Please find the enclosed application information for your review and comment, as part of seeking the Commission's final approval—so as to continue the process for building permits—for property improvements proposed at 301-315 Lombard Street, a separate property from the adjacent church property owned by the same non-profit corporation (St. Peter's Church).

The proposed property improvements include construction of a 3-story Parish House for St. Peter's, over a basement parking garage to include 11 parking spaces. The Parish House interior program would consist of a large gathering space for events, as well as administrative office space, meeting rooms, and music/choir practice facilities. As reference, note that the proposed project is currently in process for seeking zoning approval, but as conceived is an Allowable Use within an RM-1 district, and has been designed to respect the required setbacks and open area requirements; i.e., it is our understanding that no zoning variances will be required.

Enclosed please find a copy of the City's official building permit application form, a copy of the Confirmatory Deed for the subject property at 301-315 Lombard Street, a Phase IA Archaeological Survey that was commissioned by our client in 2016 and delivered by Hunter Research in November of that same year, contextual photographs of the existing parking lot site, and various drawings and graphic depictions detailing the proposed project.

Please do not hesitate to reach out to me if there are other materials and/or information that would be helpful in facilitating your review.

Sincerely,



David Feaster, AIA
Principal

KIERANTIMBERLAKE
ARCHITECTS
PLANNERS
RESEARCHERS

841 NORTH AMERICAN
PHILADELPHIA PA 19123
UNITED STATES
V+ 1 215 922 6600
KIERANTIMBERLAKE.COM

Copy to: *James Timberlake, FAIA*
Peter F. Kelsen, Blank Rome

KIERANTIMBERLAKE

Photos



View of existing site from the south (Lombard Street)



View of existing site from west side of lot



View of existing site from north side of lot



View of existing site from the east (3rd Street)

KIERANTIMBERLAKE

Site Plans



Figure 1.2. Aerial Photograph of Proposed St. Peter's Parish Hall Project Site (outlined). Scale: 1 inch = 105 feet (approximately). Source: U.S. Geological Survey, February 29, 2004.

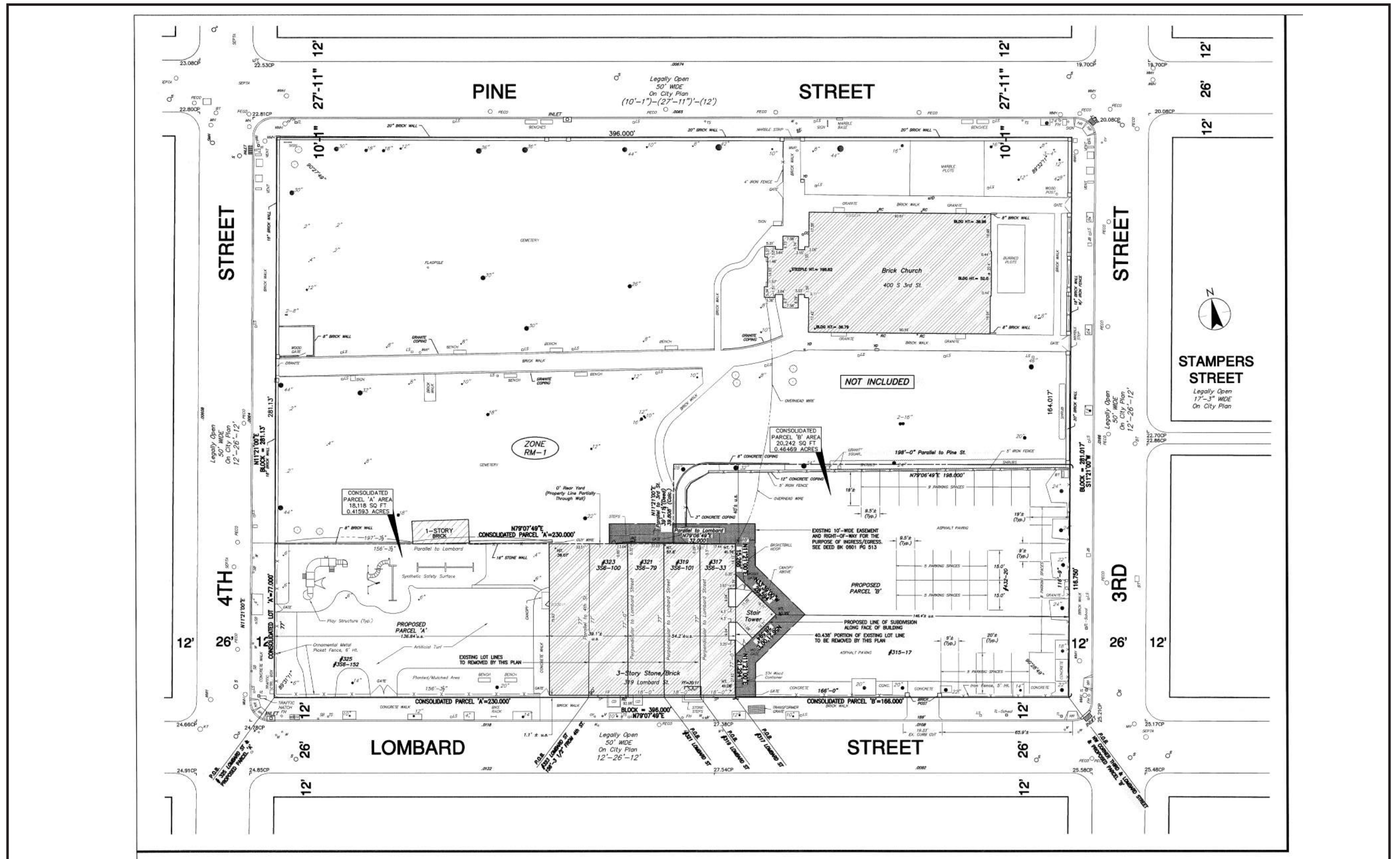
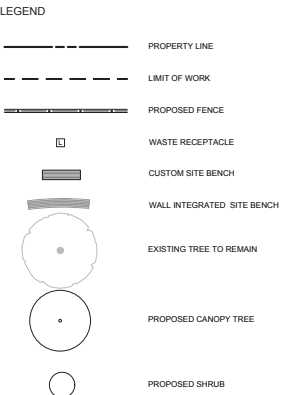
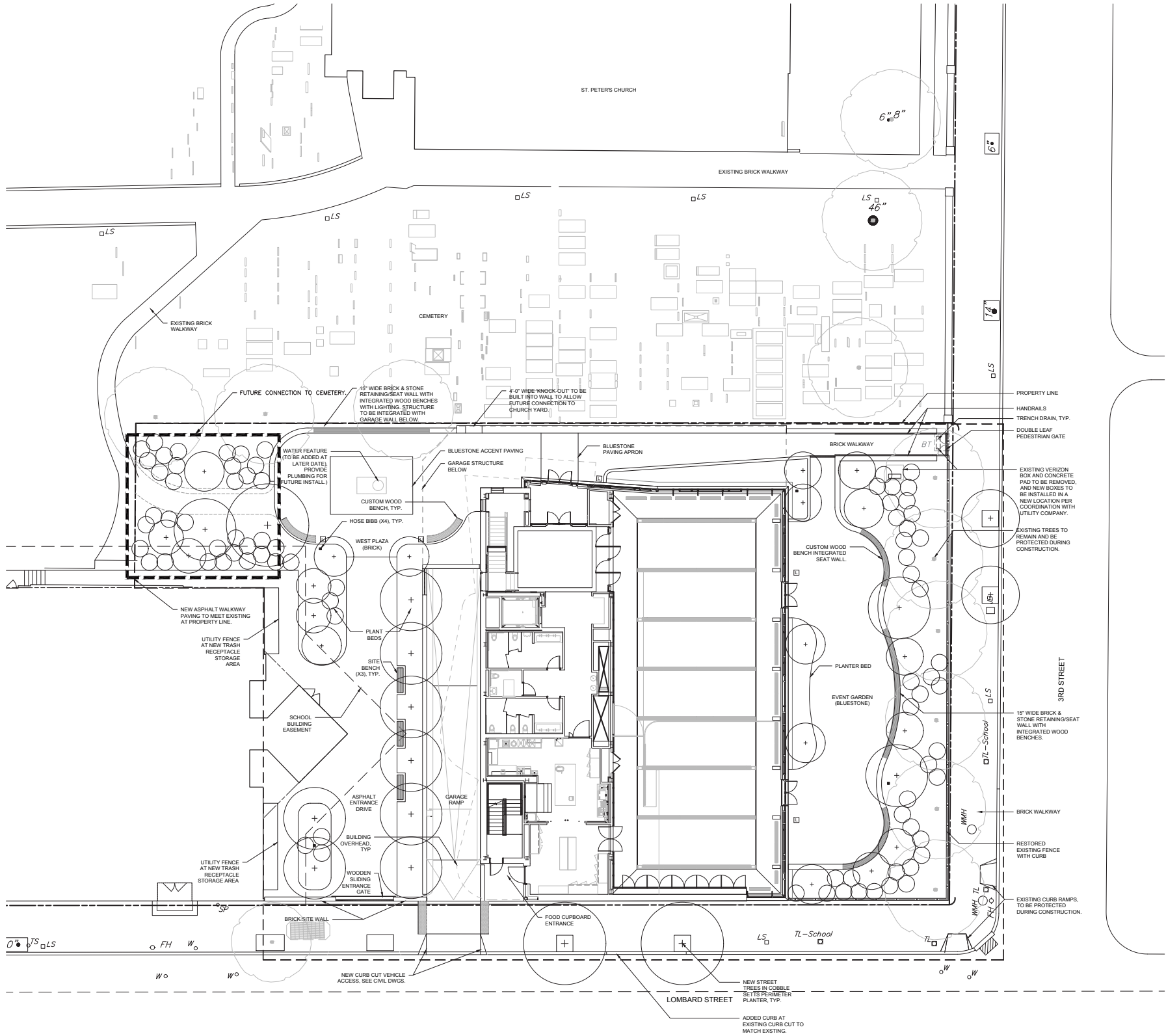


Figure 1.3. Site Plan Showing Limits of Archaeological Study Area (outlined). Scale: 1 inch = 45 feet (approximately). Source: Stantec 2015, Lot Consolidation/Subdivision Plan.

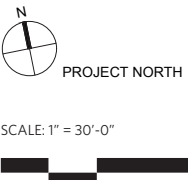
Existing site plan. Excerpt from Archaeological Report. See page 45 for full report.



- GENERAL NOTES:
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
 2. DO NOT SCALE OFF DRAWINGS. USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO THE BEGINNING OF WORK. FIELD CONDITION DISCREPANCIES SHALL NOT BE USED AS THE BASIS FOR CHANGE ORDER CLAIMS ONCE WORK HAS BEGUN.
 3. PRESERVE AND PROTECT ALL EXISTING STRUCTURES, FURNISHINGS, SURFACE MATERIALS, ABOVE AND BELOW-GRADE UTILITIES, FOOTINGS AND VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO LIMIT OF WORK DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
 4. THE EXISTENCE AND LOCATION OF EACH AND EVERY UNDERGROUND UTILITY IS NOT GUARANTEED AND UNDOCUMENTED CONDITIONS MAY EXIST. COORDINATE WITH LANDSCAPE ARCHITECT FOR LOCATIONS OF UTILITIES NOT SHOWN ON THE BASE DRAWING INCLUDING, BUT NOT LIMITED TO, HIGH VOLTAGE ELECTRIC, ABANDONED STEAM LINES, ABANDONED WATER LINES, TELEPHONE, CABLES, ETC. STAKE OUT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY THAT IS DAMAGED DURING SITE WORK OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 5. MAINTAIN VEHICULAR TRAFFIC FLOW TO AND AROUND THE SITE. MAINTAIN CLEARLY MARKED PEDESTRIAN ACCESS TO AREAS ON-SITE NOT AFFECTED BY CONSTRUCTION ACTIVITIES.
 6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY STRUCTURES AS REQUIRED TO MEET PROPOSED GRADES, INCLUDING DRAIN INLETS, MANHOLES AND LIGHT POLE BASES. CONTRACTOR SHALL MEET EXISTING GRADES AT ALL EDGES OF LIMIT OF WORK.
 7. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY MEASURES TO PREVENT SOIL EROSION. APPROVED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED BEFORE SITE CLEANING AND SITE GRADING OPERATIONS BEGIN.
 8. SOIL DISTURBANCE WITHIN TREE PROTECTION ZONES SHALL BE KEPT TO A MINIMUM. HEAVY MACHINERY, MECHANICAL TRENCHING OR MATERIAL STORAGE IS NOT PERMITTED WITHIN THE TREE PROTECTION ZONE. ALL DIGGING WITHIN TREE PROTECTION ZONE SHALL BE BY HAND.
 11. CORE AERATOR, TOP DRESSING MACHINE, AIR SPADING, HAND DIGGING OR OTHER APPROVED METHOD OF DIGGING AND TRENCHING SHALL BE USED IN PLACE OF ROTOTILLER TO COMPLETE ALL WORK IN TREE PROTECTION ZONES. CARE MUST BE TAKEN TO AVOID DISTURBANCE TO ROOTS OF ALL EXISTING TREES, INCLUDING ROOTS EXTENDING OUTSIDE THE TREE PROTECTION ZONES. EXCAVATION WITHIN PROTECTED ZONES SHALL BE BY MEANS OF AIR SPADING, OPERATED BY A TRAINED AND CERTIFIED OPERATOR.

St. Peter's Church
Parish Hall
Philadelphia, PA
Architect:
KieranTimberlake

Site Plan
10/30/2018



Proposed site plan. Excerpt from KieranTimberlake drawing set.

KIERANTIMBERLAKE

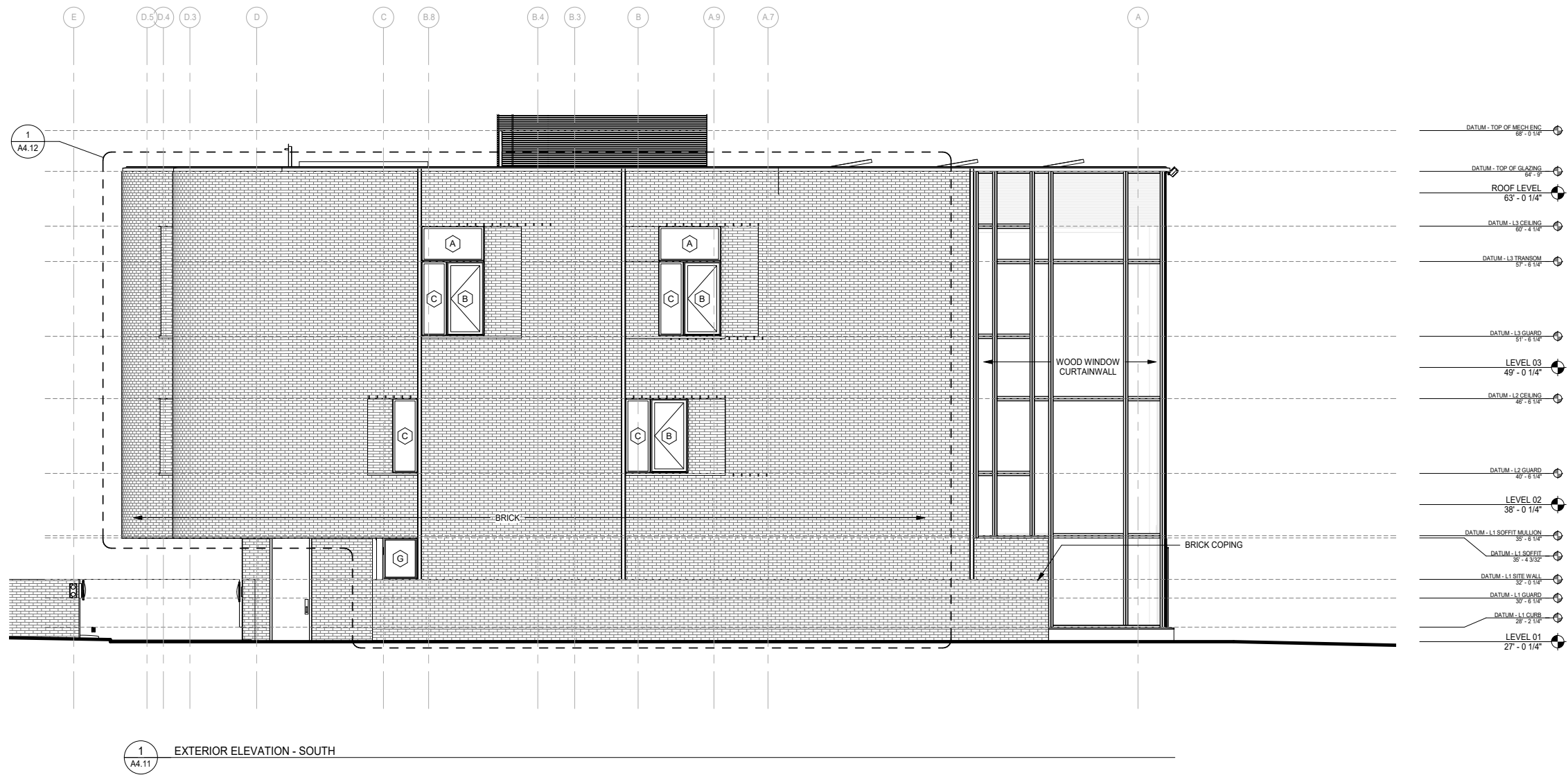
Illustrations
and Drawings—
Proposed
Improvements



View from Lombard St.



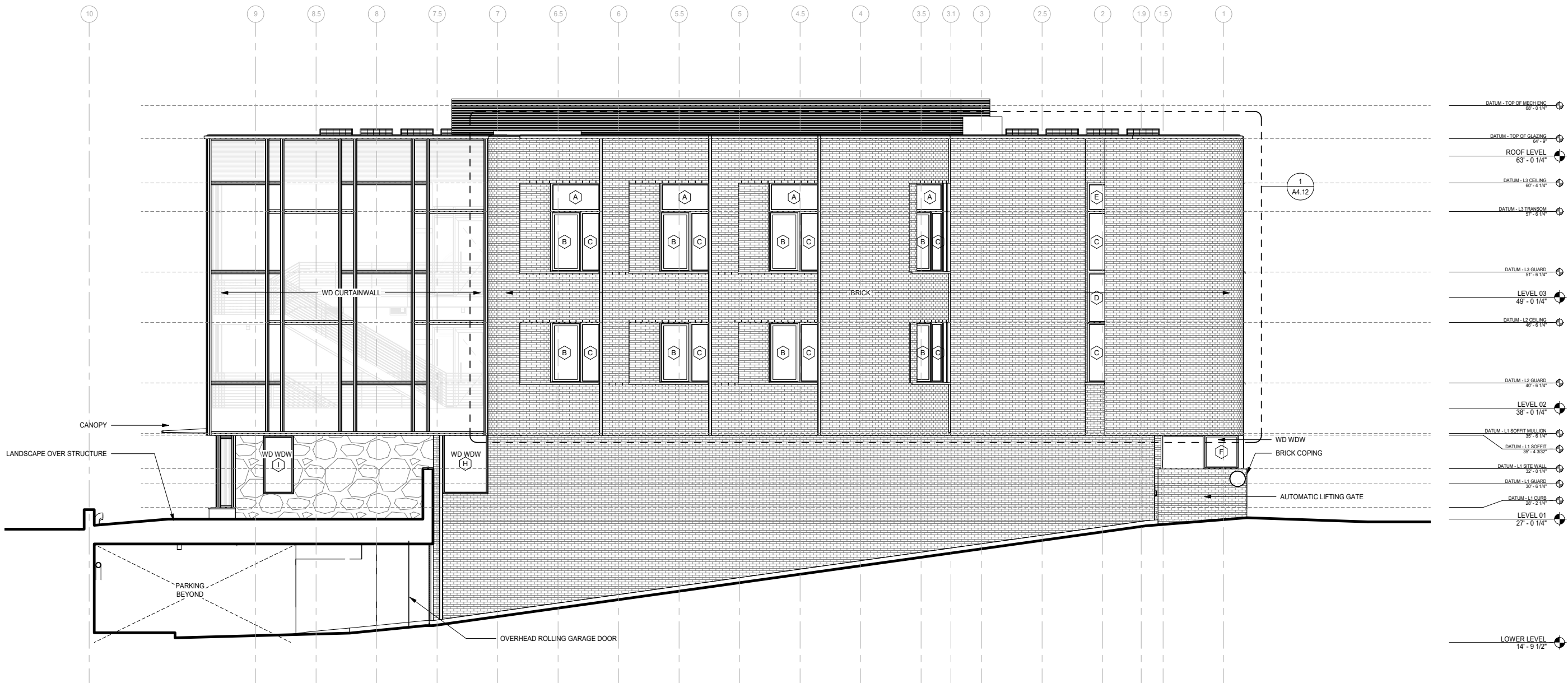
View from the corner of 3rd and Lombard



St. Peter's Church
Parish Hall
Philadelphia, PA

Architect:
KieranTimberlake

Exterior Elevation
10/30/2018



St. Peter's Church
Parish Hall

Philadelphia, PA

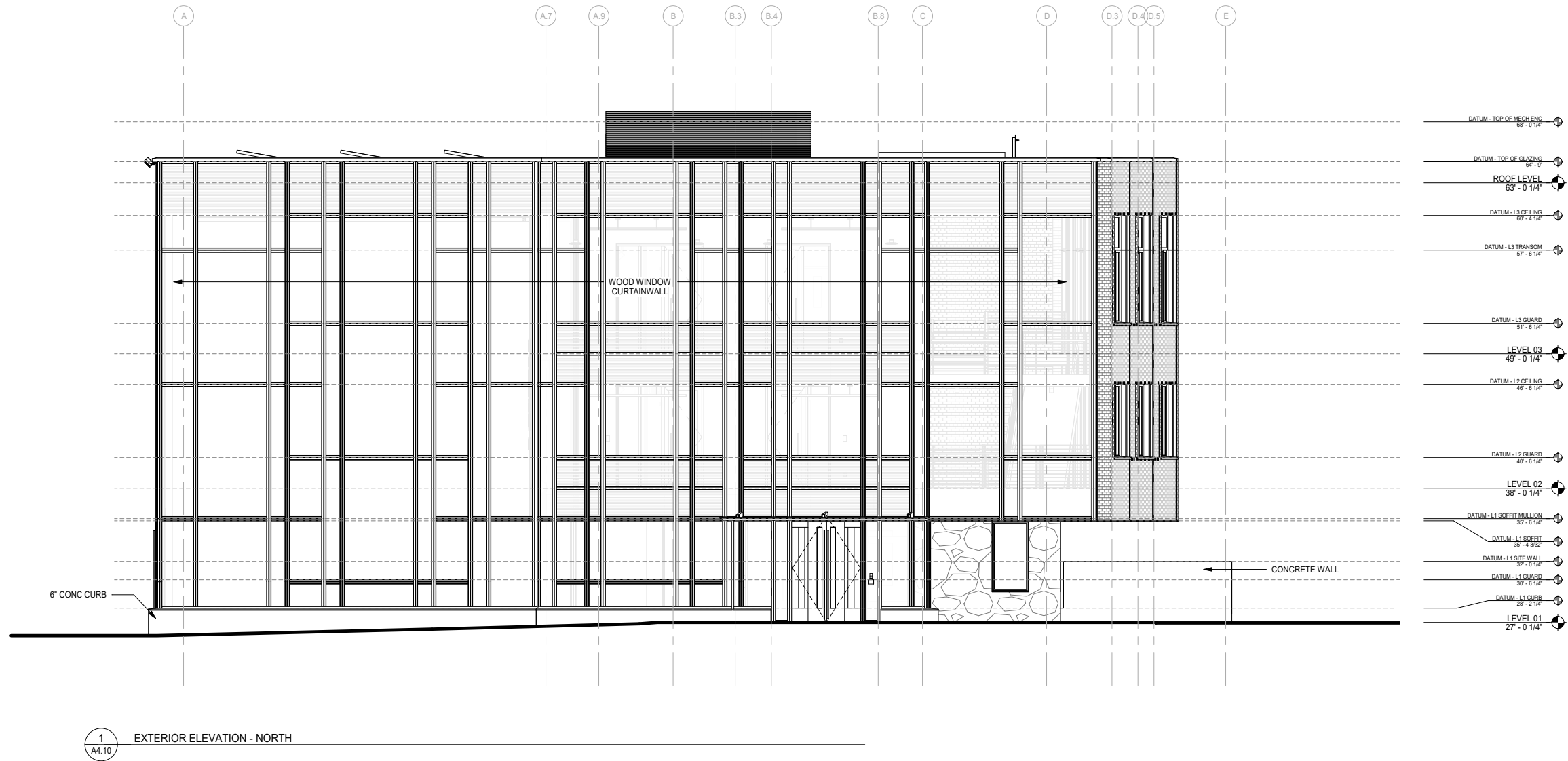
Architect:
KieranTimberlake

Exterior Elevation
10/30/2018

- DATUM - TOP OF MECH ENC
66' - 0 1/4"
- DATUM - TOP OF GLAZING
64' - 0"
- ROOF LEVEL
63' - 0 1/4"
- DATUM - L3 CEILING
60' - 4 1/4"
- DATUM - L3 TRANSOM
59' - 8 1/4"
- DATUM - L3 GUARD
57' - 8 1/4"
- LEVEL 03
49' - 0 1/4"
- DATUM - L2 CEILING
48' - 8 1/4"
- DATUM - L2 GUARD
40' - 8 1/4"
- LEVEL 02
38' - 0 1/4"
- DATUM - L1 SOFFIT MULLION
35' - 8 1/4"
- DATUM - L1 SOFFIT
35' - 4 3/4"
- DATUM - L1 SITE WALL
32' - 0 1/4"
- DATUM - L1 GUARD
30' - 8 1/4"
- DATUM - L1 CURB
28' - 2 1/4"
- LEVEL 01
27' - 0 1/4"
- LOWER LEVEL
14' - 9 1/2"

SCALE: 1" = 10'-8"

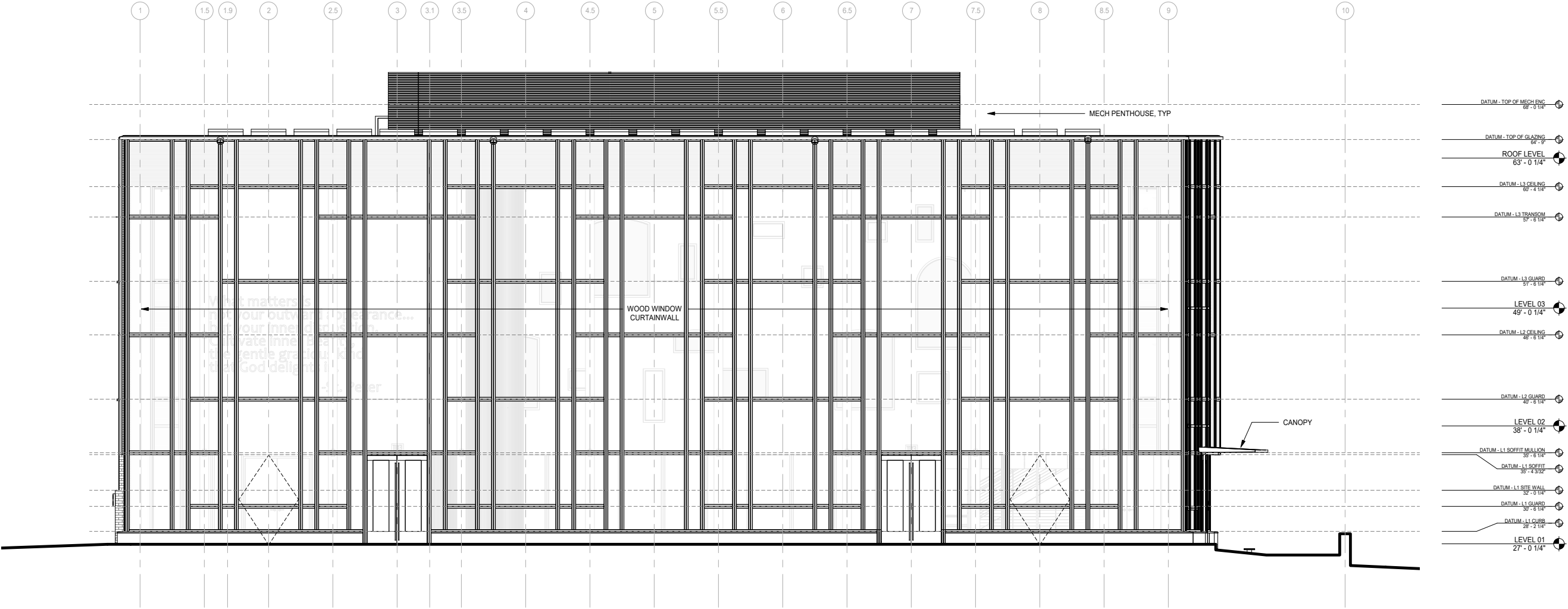
2
A4.11
EXTERIOR ELEVATIONS - WEST



St. Peter's Church
Parish Hall
Philadelphia, PA
Architect:
KieranTimberlake

Exterior Elevation
10/30/2018

SCALE: 1" = 10'-8"



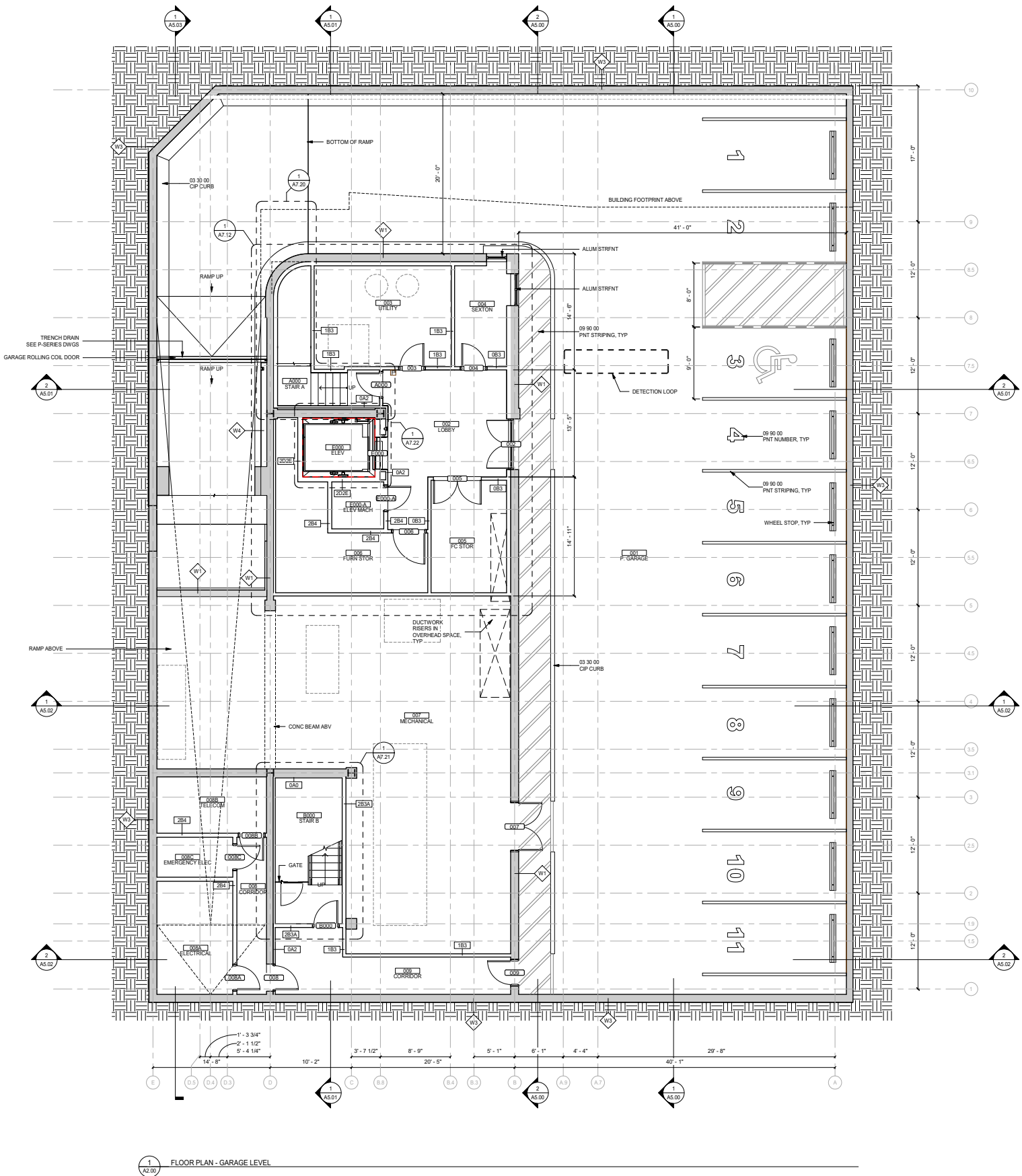
2
A4.10

EXTERIOR ELEVATION - EAST

St. Peter's Church
Parish Hall
Philadelphia, PA
Architect:
KieranTimberlake

Exterior Elevation
10/30/2018

SCALE: 1" = 10'-8"

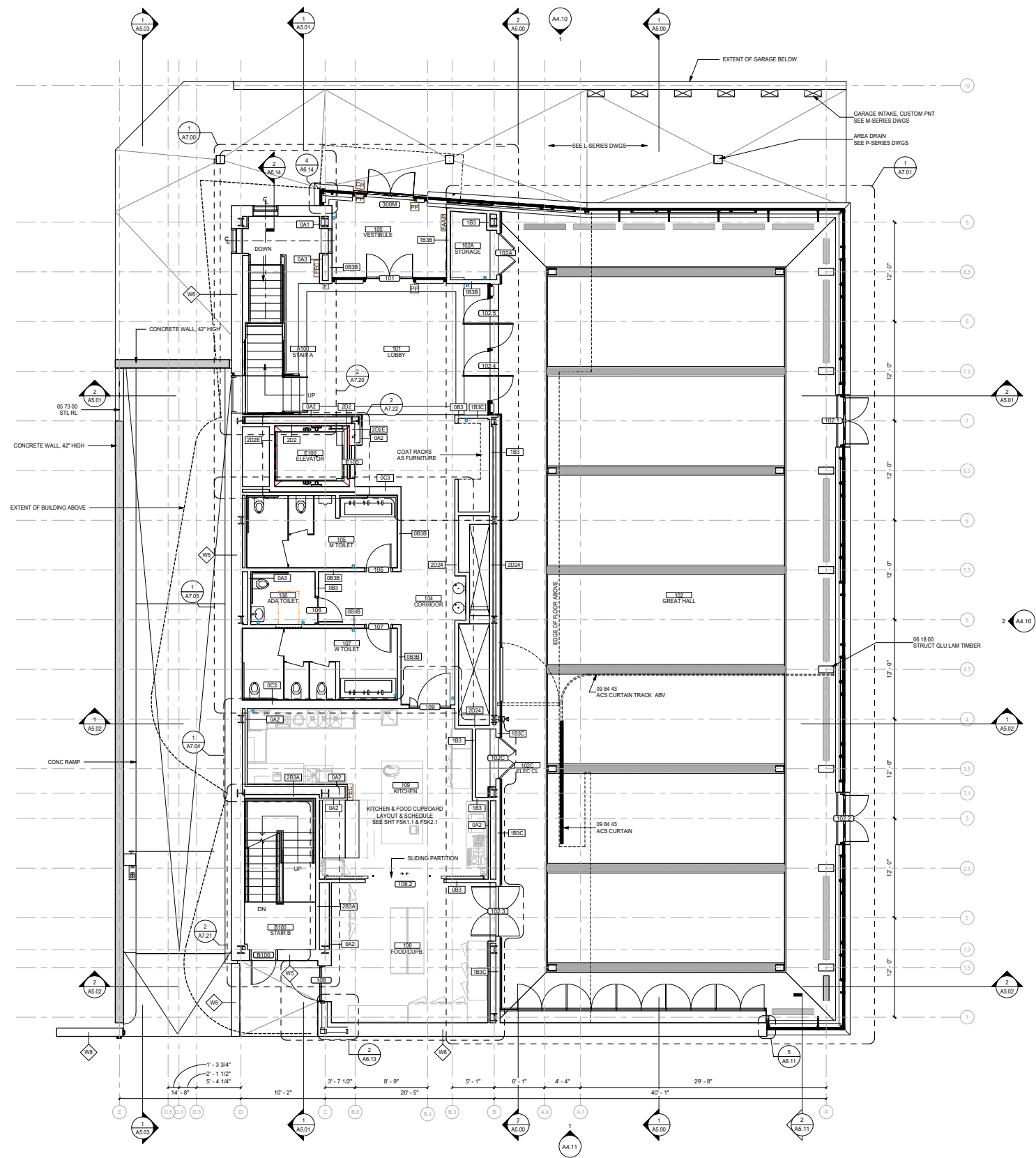


ROOM FINISH SCHEDULE - GARAGE						
NUMBER	ROOM	NAME	AREA	FLOOR	FINISHES BASE	WALL FINISH
LOWER LEVEL						
001	P. GARAGE		5687 SF	CONC		CONC
002	LOBBY		243 SF	WALK OFF MAT	RUBBER	PNT GYP
003	UTILITY		219 SF	CONC	RUBBER	GYP CONC
004	SEXTON		85 SF	CPT	RUBBER	PNT GYP
005	PC STOR		133 SF	CONC	CONC	PNT GYP FRP
006	FURN STOR		295 SF	CONC	RUBBER	PNT GYP
007	MECHANICAL		1115 SF	CONC	CONC	GYP CONC
008	CORRIDOR		73 SF	CONC	RUBBER	PNT GYP
008A	ELECTRICAL		134 SF	CONC	RUBBER	PNT GYP CONC
008B	TELECOM		87 SF	CONC	RUBBER	PNT GYP
008C	EMERGENCY ELEC		47 SF	CONC	RUBBER	GYP
009	CORRIDOR		189 SF	CONC	RUBBER	PNT GYP CONC
A000	STAIR A		107 SF	WF	WD	PNT GYP
B000	STAIR B		153 SF	CONC	RUBBER	PNT GYP
E000A	ELEV MACH		38 SF	CONC	CONC	PNT GYP

St. Peter's Church
Parish Hall
Philadelphia, PA
Architect:
KieranTimberlake

Floor Plan -
Garage/Basement
10/30/2018

SCALE: 1" = 16'-0"



ROOM FINISH SCHEDULE - LEVEL 1					
NUMBER	ROOM NAME	AREA	FINISHES		
			FLOOR	BASE	WALL FINISH
LEVEL 01					
100	VESTIBULE	134 SF	WALK OFF MAT	WD	WD
101	LOBBY	488 SF	WF	WD	WD, PNT GYP
102	GREAT HALL	3988 SF	WF	WD	WD, ACS PLAS
103A	STORAGE	43 SF	WF	WD	PNT GYP
103C	ELEC CL	18 SF	WF	WD	PNT GYP
104	CORRIDOR	243 SF	WF	WD	PNT GYP
105	M TOILET	108 SF	CT	CT	CT, PNT GYP
106	ADA TOILET	50 SF	CT	CT	CT, PNT GYP
107	W TOILET	151 SF	CT	CT	CT, PNT GYP
108	FOOD CURBS	332 SF	EPOXY	EPX	PNT GYP
109	KITCHEN	486 SF	EPOXY	EPX	PNT GYP, FRP
A100	STAIR A	225 SF	WF	WD	PNT GYP
B100	STAIR B	153 SF	CONC	RUBBER	PNT GYP

St. Peter's Church
Parish Hall
Philadelphia, PA
Architect:
KieranTimberlake

Floor Plan - Level 1
10/30/2018

SCALE: 1" = 16'-0"

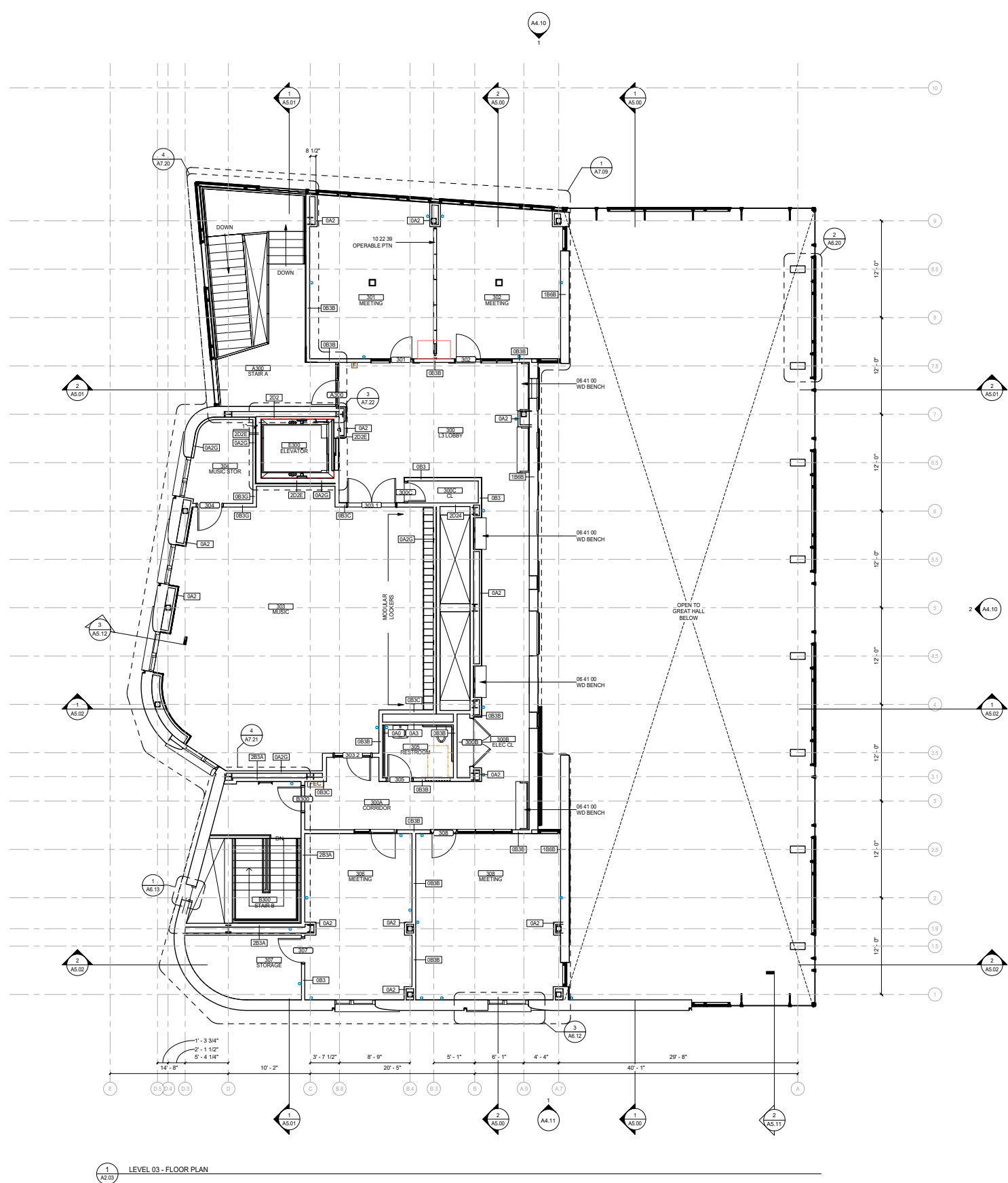


2 LEVEL 01 - FLOOR PLAN
A2.01

St. Peter's Church
Parish Hall
Philadelphia, PA
Architect:
KieranTimberlake

SCALE: 1" = 16'-0"





ROOM FINISH SCHEDULE - LEVEL 3					
NUMBER	ROOM	NAME	AREA	FINISHES	
	FLOOR			BASE	WALL FINISH
LEVEL 03					
300	L3 LOBBY	262 SF	CPT	WD	PNT GYP
300A	CORRIDOR	487 SF	CPT	WD	PNT GYP
300B	ELEC CL	13 SF	CONC		PNT GYP
300C	CL	24 SF	CPT	RUBBER	PNT GYP
301	MEETING	307 SF	LN	WD	PNT GYP
302	MEETING	300 SF	LN	WD	PNT GYP
303	MUSIC	1008 SF	LN	FREE	PNT GYP, FTR
304	MUSIC STOR	78 SF	CPT	RUBBER	PNT GYP
305	RESTROOM	56 SF	CT	CT	CT, PNT GYP
306	MEETING	270 SF	LN	WD	PNT GYP
307	STORAGE	104 SF	CPT	RUBBER	PNT GYP
308	MEETING	371 SF	LN	WD	PNT GYP
A300	STAIR A	361 SF	WF	WD	PNT GYP
B300	STAIR B	206 SF	CONC	RUBBER	PNT GYP

St. Peter's Church
Parish Hall

Philadelphia, PA

Architect:
KieranTimberlake

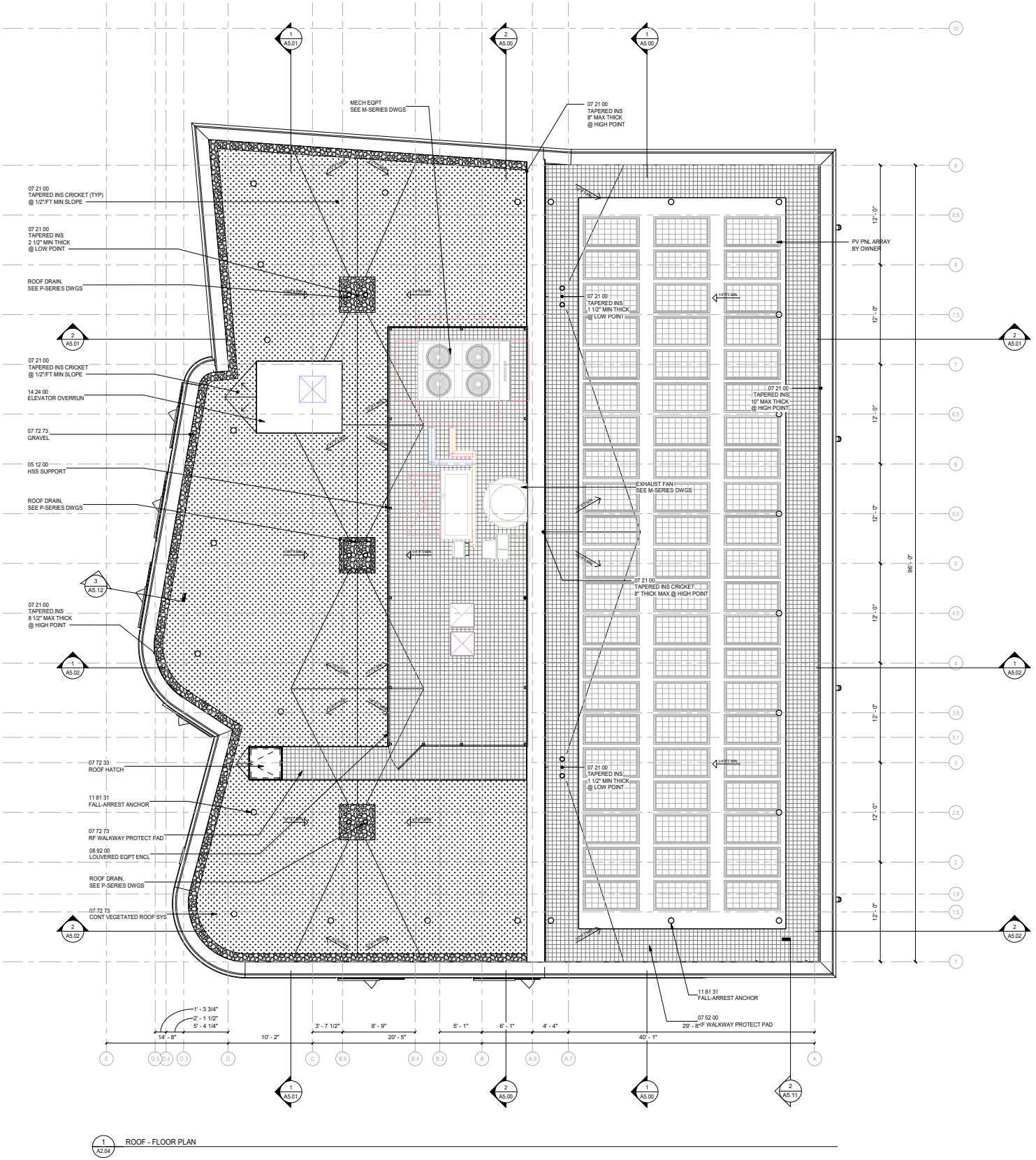
Floor Plan - Level 3
10/30/2018

SCALE: 1" = 16'-0"

1
A2.03 LEVEL 03 - FLOOR PLAN

St. Peter's Church
Parish Hall
Philadelphia, PA
Architect:
KieranTimberlake

Roof Plan
10/30/2018



SCALE: 1" = 16'-0"

1 ROOF - FLOOR PLAN
A2.04

KIERANTIMBERLAKE

Confirmatory Deed

301-315 Lombard Street

Prepared by and Record and Return to:

Duane Morris LLP
30 South 17th Street
Philadelphia, PA 19103
Attn: Gregory P. Duffy, Esq.

Tax Parcel No.: 77-1-1130-01

Commonwealth Land Title Insurance Company
1700 Market Street
Suite 2100
Philadelphia, PA 19103
5 243345mA/20665165 (3/4)

CONFIRMATORY DEED

THIS SPECIAL WARRANTY DEED is dated December 28, 2016 and is effective as of December 28, 2016

BETWEEN

THE RECTOR, WARDENS AND VESTRYMEN OF ST. PETER'S CHURCH IN THE CITY OF PHILADELPHIA, a Pennsylvania non-profit corporation with an address at 313 Pine Street, Philadelphia, PA 19106 ("**Grantor**"),

AND

THE RECTOR, WARDENS AND VESTRYMEN OF ST. PETER'S CHURCH IN THE CITY OF PHILADELPHIA, a Pennsylvania non-profit corporation with an address at 313 Pine Street, Philadelphia, PA 19106 ("**Grantee**"),

WITNESSETH, that the said Grantor is the owner of certain premises located at the intersection of Lombard Street and Third Street in the City of Philadelphia, Pennsylvania, all as further described in Exhibit A, attached hereto and made a part hereof.

WHEREAS, the said Grantor desires to execute and record this instrument to confirm such ownership.

NOW THIS INDENTURE WITNESSETH that the said Grantor, for and in consideration of the sum of One and 00/100 Dollars (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, ratified and confirmed, and by these presents does grant, bargain and sell, ratify and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN land described in Exhibit A, attached.

TOGETHER with all and singular the buildings, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and

all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, its successors and assigns, in law, equity or otherwise, of, in and to the same, and every part thereof.

UNDER AND SUBJECT to any covenants, conditions, easements and restrictions as may appear of record.

TO HAVE AND TO HOLD the lot or piece of ground above described, with the improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns to and for the only proper use and behoof of the Grantee, its successors and assigns, forever.

UNDER AND SUBJECT as aforesaid.

BEING A PORTION OF THE SAME PREMISES which the School District of Philadelphia by Deed dated 4/17/1940 and recorded 4/27/1940 in Philadelphia County in Deed Book DWH 957 Page 89 conveyed unto The Rector, Church Wardens and Vestrymen of Saint Peter's Church in the City of Philadelphia, in fee.

THE GRANTOR, for itself and its successors and assigns, does by these presents covenant, grant and agree to and with the Grantee, its successors and assigns, that it, the Grantor and its successors and assign, all and singular the hereditaments and premises hereinabove described and granted, or mentioned, and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, against it, the Grantor and its successors and assign, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same, or any part thereof, by through or under Grantor, but not otherwise,

SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND.

AND the purpose of this Confirmatory Deed is to confirm the revised legal description of the premises pursuant to that Lot Consolidation/Subdivision Plan of St. Peters School, 319 Lombard Street prepared by Stantec Consulting Services Inc. project number 174811318 last revised 2/23/16.

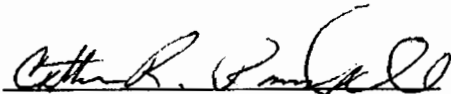
THIS TRANSFER IS EXEMPT from transfer tax pursuant to 72 P.S. § 8102-C.3(4) and Philadelphia Code § 19-1405(4) as a deed which confirms the prior conveyances where full transfer tax was paid and where this transfer does not extend or limit existing record legal title or interest. This transfer is further exempt from transfer tax pursuant to 72 P.S. § 8102-C.3(17) and Philadelphia Code § 19-1405(15) as a transfer between religious organizations where the real estate is not being and has not been used by the transferor for commercial purposes.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Grantor has caused this Confirmatory Deed to be executed as of the day and year first above written.

ATTEST/WITNESS:

**THE RECTOR, WARDENS AND
VESTRYMEN OF ST. PETER'S CHURCH IN
THE CITY OF PHILADELPHIA**

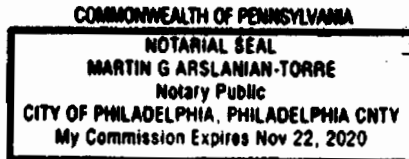


By: Claire Nevin Field
Name: Claire Nevin Field
Title: Rector

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF PHILADELPHIA :

On this the 28 day of December, 2016, before me, a Notary Public, the undersigned officer, personally appeared Claire Nevin Field, the Rector of **THE RECTOR, WARDENS AND VESTRYMEN OF ST. PETER'S CHURCH IN THE CITY OF PHILADELPHIA**, a Pennsylvania non-profit corporation, personally known to me or satisfactorily proven to be the individual whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes described therein in his/her capacity as the Rector of said non-profit corporation.

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



Notary Public

My Commission Expires:

I hereby certify that the correct address of the Grantee herein is:

The Rector, Wardens and Vestrymen of
St. Peter's Church in the City of Philadelphia
313 Pine Street
Philadelphia, PA 19106

On behalf of the Grantee:

A handwritten signature, "James Conway", written in dark ink over a horizontal line.

Exhibit A

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Fifth Ward of the City of Philadelphia, Commonwealth of Pennsylvania, described in accordance with a Lot Consolidation/Subdivision Plan of St. Peters School, 319 Lombard Street prepared by Stantec Consulting Services Inc. project number 174811318 last revised 2/23/16 as follows to wit:

Beginning at a point of intersection formed by the Northerly side of Lombard Street (50 feet wide) with the Westerly side of Third Street (50 feet wide); and running thence: North 79 degrees 07 minutes 49 seconds West along said Northerly side of Lombard Street, 166.000 feet to a point; thence North 11 degrees 21 minutes 00 seconds East, parallel to Third Street, along a building line 21.294' to a point; thence North 56 degrees 21 minutes 00 seconds East, partially along a building line 28.594 feet to a point; thence North 33 degrees 39 minutes 00 seconds West, partially along a building line, 28.594 feet to a point; thence North 11 degrees 21 minutes 00 seconds East parallel to Third Street, and along a building line, 15.268 feet to a point; thence North 79 degrees 07 minutes 49 seconds West, parallel to Lombard Street and along a building line 32.000 feet to a point; thence North 11 degrees 21 minutes 00 seconds East, parallel to Third Street, 39.808 feet to a point; thence South 79 degrees 06 minutes 49 seconds East, parallel to Pine Street, 198.000 feet to a point on the Westerly side of said Third Street; thence; South 11 degrees 21 minutes 00 seconds West along said Westerly side of Third Street 116.750 feet to the Point of Beginning.

Containing in area 20,242 square feet, or 0.46469 acres as shown on said plan.

Being Consolidated Parcel 'B' as shown on said plan.

REV-183 EX (2-15)



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Claire Nevin Field		Telephone Number: 215-925-5968	
Mailing Address 313 Pine Street	City Philadelphia	State PA	ZIP Code 19106

B. TRANSFER DATA

Date of Acceptance of Document 12/28/2016			
Grantor(s)/Lessor(s) The Rector, Wardens and Vestrymen of St Peter's Church in the City of Philadelphia	Telephone Number: 215-925-5968	Grantee(s)/Lessee(s) The Rector, Wardens and Vestrymen of St Peter's Church in the City of Philadelphia	Telephone Number: 215-925-5968
Mailing Address 313 Pine Street		Mailing Address 313 Pine Street	
City Philadelphia	State PA	ZIP Code 19106	City Philadelphia

C. REAL ESTATE LOCATION

Street Address 301-315 Lombard Street		City, Township, Borough Philadelphia
County Philadelphia	School District Philadelphia	Tax Parcel Number 77-1-1130-00

D. VALUATION DATAWas transaction part of an assignment or relocation? ☐ Y ☐ N

1. Actual Cash Consideration \$1.00	2. Other Consideration +\$0.00	3. Total Consideration = \$1.00
4. County Assessed Value \$1,343,600	5. Common Level Ratio Factor X 1.02	6. Computed Value = \$1,370,472

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 1,370,472	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
-------------------------------------------------	--------------------------------------------------------------	--------------------------------------------------------

2. Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) Confirmatory deed exempt per 72 P.S. 8102-C.3(4) and transfer between religious organizations pursuant to 72 P.S. 8102-C.3(17).

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

12/28/16

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO. PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME

Claire Nevin Field

TELEPHONE NUMBER

AREA CODE (215) - 925-5968

STREET ADDRESS

313 Pine Street

CITY

Philadelphia

STATE

PA

ZIP CODE

B. TRANSFER DATAGRANTOR(S)/LESSOR(S) The Rector, Wardens, and Vestrymen of
St Peter's Church in the City of Philadelphia

DATE OF ACCEPTANCE OF DOCUMENT:

GRANTEE(S)/LESSEE(S) The Rector, Wardens and Vestrymen of
St Peter's Church in the City of Philadelphia

STREET ADDRESS

313 Pine Street

STREET ADDRESS

313 Pine Street

CITY

Philadelphia

STATE

PA

ZIP CODE

19106

CITY

Philadelphia

STATE

PA

ZIP CODE

19106

C. PROPERTY LOCATION

STREET ADDRESS

301-315 Lombard Street

CITY, TOWNSHIP, BOROUGH

Philadelphia

COUNTY

Philadelphia

SCHOOL DISTRICT

Philadelphia

TAX PARCEL NUMBER

77-1-1130-00

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION

\$1.00

2. OTHER CONSIDERATION

+ \$0.00

3. TOTAL CONSIDERATION

= \$1.00

4. COUNTY ASSESSED VALUE

\$1,343,600

5. COMMON LEVEL RATIO FACTOR

X 1.02

6. FAIR MARKET VALUE

= \$1,370,472

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION

\$1,370,472

1B. PERCENTAGE OF INTEREST CONVEYED


100%

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Intestate succession _____
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☒ Other (Please explain exemption claimed, if other than listed above.) Confirmatory deed pursuant to
Philadelphia Code 19-1405(4) and transfer between religious organizations pursuant to
Philadelphia Code 19-1405(15)

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY



DATE

12/28/16

KIERANTIMBERLAKE

Phase IA Archaeological Report

**PHASE IA ARCHAEOLOGICAL SURVEY
PROPOSED ST. PETER'S PARISH HALL SITE
PARCEL B, THIRD AND LOMBARD STREETS
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA**

Prepared for:

**St. Peter's Episcopal Church
313 Pine Street
Philadelphia, PA 19106**

**Kieran Timberlake
841 North American Street
Philadelphia, PA 19123**

Prepared by:

**Erin Boyce, Historian
Richard Hunter, Principal**

NOVEMBER 2016

MANAGEMENT SUMMARY

A Phase IA archaeological survey was performed in connection with the planned construction of a new parish hall at the corner of Third and Lombard Streets in Society Hill, Philadelphia. The project site is currently an open lot that serves as a parking lot and school playground. Work tasks comprised background research, field inspection, data analysis and report preparation.

The project site is located within the Society Hill Historic District and is noted in the historic district designation documentation as having archaeological potential. The assessment of project impacts on potential archaeological resources is within the purview of the Philadelphia Historical Commission.

Historical research undertaken for this survey demonstrates that the project site experienced a complex sequence of land use involving ten separate properties extending back into the mid-18th century. From the mid-18th century until 1869, land use was predominantly residential, but in the latter year the City of Philadelphia constructed the George M. Wharton Public School on the northern half of the site. The school went on to absorb the remaining properties and continued in operation until the late 1930s. In 1940, St. Peter's Church acquired the school property from the City and soon after demolished the school building.

Analysis of historic maps and historical data has allowed the delineation of areas of high, moderate and minimal archaeological sensitivity within the project site. Areas of high sensitivity hold a reasonable potential for yielding significant information about historic land use within the Society Hill Historic District for the period *circa* 1740-1860.

It is recommended that the Philadelphia Historic Commission's oversight of archaeological issues affecting this project be clarified. Recommendations are also offered for further archaeological investigation, should this be required by the Commission, or be deemed appropriate by St. Peter's Church.

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ACKNOWLEDGMENTS

These archaeological investigations were funded by St. Peter's Church. Our thanks are offered to Claire Nevin-Field, Rector, and Nancy Fago, Volunteer Archivist, for their assistance, advice and support in making research materials available for study. We also extend our thanks to David Feaster, AIA, of KieranTimberlake, Project Architects, for administering this study and providing basic site information. The assistance of the staffs of the Philadelphia City Archives and the Historical Society of Pennsylvania is also gratefully acknowledged.

Overall direction for this project was provided by Richard Hunter. Research was largely undertaken by Eryn Boyce, Historian, under the oversight of Patrick Harshbarger, Principal Historian. The archaeological assessment was completed by Richard Hunter with assistance from James Lee, Principal Archaeologist. Drafting of graphics for the final report was completed by Evan Mydlowski under the direction of Richard Hunter. Final report coordination and assembly were undertaken by Patricia Madrigal. This report was authored by Eryn Boyce and Richard Hunter, and edited by Richard Hunter.

Richard W. Hunter, Ph.D., RPA
Principal

Chapter 1

INTRODUCTION

A. PROJECT BACKGROUND AND SCOPE-OF-WORK

This report describes and preliminarily interprets the results of a Phase IA archaeological survey carried out in the fall of 2016 for the site of a proposed parish hall to be constructed by St. Peter's Episcopal Church at the corner of Third and Lombard Streets in Society Hill, Philadelphia, Pennsylvania (Figures 1.1-1.3). The project site, identified as 301-15 Lombard Street aka Consolidated Parcel B, consists of an open lot currently used for parking, covering an area of 0.46469 acres (20,242 sq. ft.). This study was conducted by Hunter Research, Inc. working as a subcontractor to the architectural firm of KieranTimberlake for St. Peter's Episcopal Church.

The purpose of this study was to provide St. Peter's Church and its project architect with archaeological and historical data in support of project design, construction planning and municipal permitting. A Phase IA archaeological survey preliminarily assesses the sensitivity of a project site for significant archaeological resources without resorting to subsurface investigation. In this instance, this initial assessment involved a review of historical data (notably pertinent published and unpublished sources and site-specific primary documentation, including historic maps, photographs and land records) coupled with an inspection of the project site. The principal focus of study was the succession of 18th- and 19th-century buildings that formerly occupied the project site and the related land use history of the block bounded by Pine and Lombard Streets and Third and Fourth Streets. This technical report summarizes the findings of this investigative work, presents an assessment of the

archaeological sensitivity of the project site and offers recommendations for further archaeological resource management.

All work has followed the survey guidelines of the Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation (PHMC/BHP) and is in general conformance with the reporting requirements of the Philadelphia Historical Commission. This study was directed by Dr. Richard Hunter with the bulk of the historical research being undertaken by staff historian Eryn Boyce. Senior staff conducting this work met the National Park Service qualifications for historians and archaeologists.

B. REGULATORY CONTEXT

The project site is located within the Society Hill Historic District, which was listed in the National Register of Historic Places in 1971 and the Philadelphia Register of Historic Places in 1999. In the inventory of properties in the Society Hill Historic District compiled by the Philadelphia Historical Commission in 1999, 301-15 Lombard Street (aka 414-32 Third Street) is referenced as a "Parking lot and fence." The property is identified as "non-contributing" to the historical significance of the district, but is noted as having "archaeological potential" (Philadelphia Historical Commission 1999).

Construction of the proposed parish hall will not be making use of Commonwealth of Pennsylvania or federal funds and will not require state or federal permits. On this basis, it will not be necessary for the project's

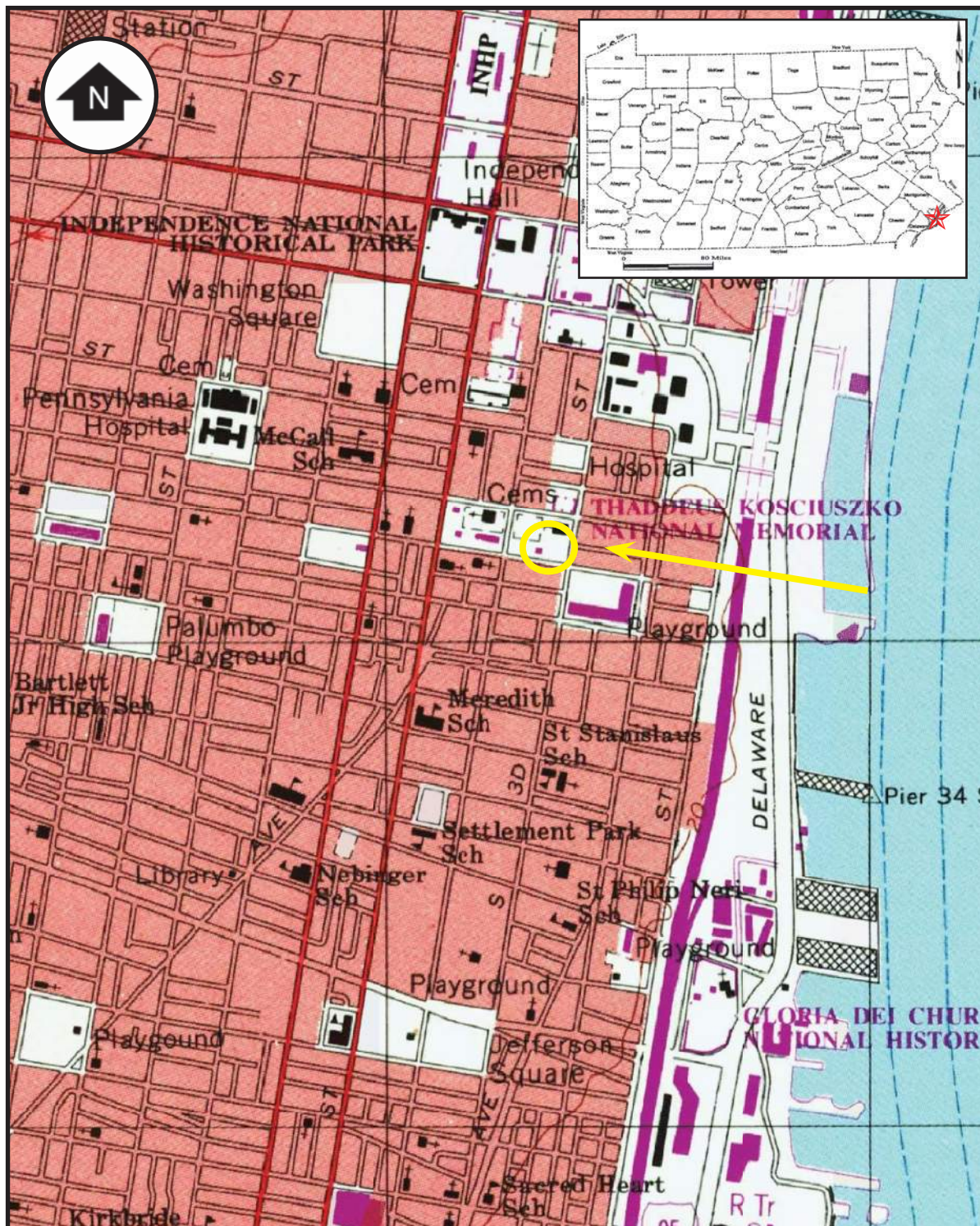


Figure 1.1. Location of Proposed St. Peter's Parish Hall Project Site (circled). Scale: 1 inch = 1,000 feet. Source: U.S. Geological Survey 7.5' Topographic Series, Philadelphia, PA.-N.J. Quadrangle (1967, photorevised 1994).



Figure 1.2. Aerial Photograph of Proposed St. Peter's Parish Hall Project Site (outlined). Scale: 1 inch = 105 feet (approximately). Source: U.S. Geological Survey, February 29, 2004.

effect on archaeological resources to be reviewed in accordance with Section 106 of the National Historic Preservation Act or the Pennsylvania Historic Code.

At the municipal level, any new construction will be reviewed by the Philadelphia Historical Commission for compatibility with the architectural character and historic setting of the Society Hill Historic District. The Commission's rules and regulations (adopted 1990; most recently revised, February 11, 2010) are less than explicit about how "undeveloped sites" are to be treated with respect to archaeological resources. In the case of assessing a lot that is vacant, the Commission's power is strictly speaking only a 45-day review and comment (instead of a regulatory review where the Commission could make requirements of the applicant), unless the vacant property was specifically identified at the time of the nomination's filing as having archaeological significance or "value" (see regulation wording below).

REVIEW OF NEW CONSTRUCTION IN HISTORIC DISTRICTS

8.1 45-Day Review and Comment Jurisdiction

The Commission asserts plenary jurisdiction over most new construction. However, the Commission exerts a limited form of jurisdiction, called review-and-comment jurisdiction, over new construction on one type of site in historic districts. Sections 14-2007(2)(d), (7) (a), and (7)(d) of the Philadelphia Code limit the Commission's jurisdiction to "a forty-five (45) day period of comment" for the "erection of a new building, structure or object upon an undeveloped site" that is "within an historic district." To conform to these provisions, the Commission exerts review-and-comment jurisdiction, not plenary jurisdiction, over construction on lots in historic districts that satisfy the definition of "undeveloped site." Section 2.23 of these Rules & Regulations defines the term "undeveloped site," which can be summarized

as "a property within an historic district which is not individually designated, to which the inventory in the historic district nomination attributes no historical, cultural, or archaeological value, and upon which no building or structure stood at the time of the designation of the historic district." The Commission shall review applications proposing construction on undeveloped sites in historic districts within 45 days of submission of a complete application and shall offer advisory, non-binding comments on such applications. The Commission shall not approve or deny such applications.

At the present time, the project site is only considered to have archaeological potential and any archaeological significance or value has yet to be demonstrated. To confirm or deny the archaeological value of the proposed parish hall site would require completion of a subsurface investigation at the Phase I and/or Phase II level of study.

C. PREVIOUS RESEARCH AND PRINCIPAL SOURCES OF INFORMATION

The project site in the northwest angle of the Third Street/Lombard Street intersection has not been the subject of detailed historical or archaeological study prior to the current Phase IA archaeological survey. The history and architecture of the adjoining St. Peter's Church and Cemetery property, however, have been researched extensively and form the basis for both a recently completed Master's Thesis (Richards 1992) and a richly illustrated book (Biddle *et al.* 2011). Scattered references in these works and in other standard Philadelphia histories (e.g., Watson 1877; Scharf and Westcott 1884) have been helpful in guiding the primary archival research undertaken as part of the current study. Important details about the George M. Wharton Public School, which dominated the late

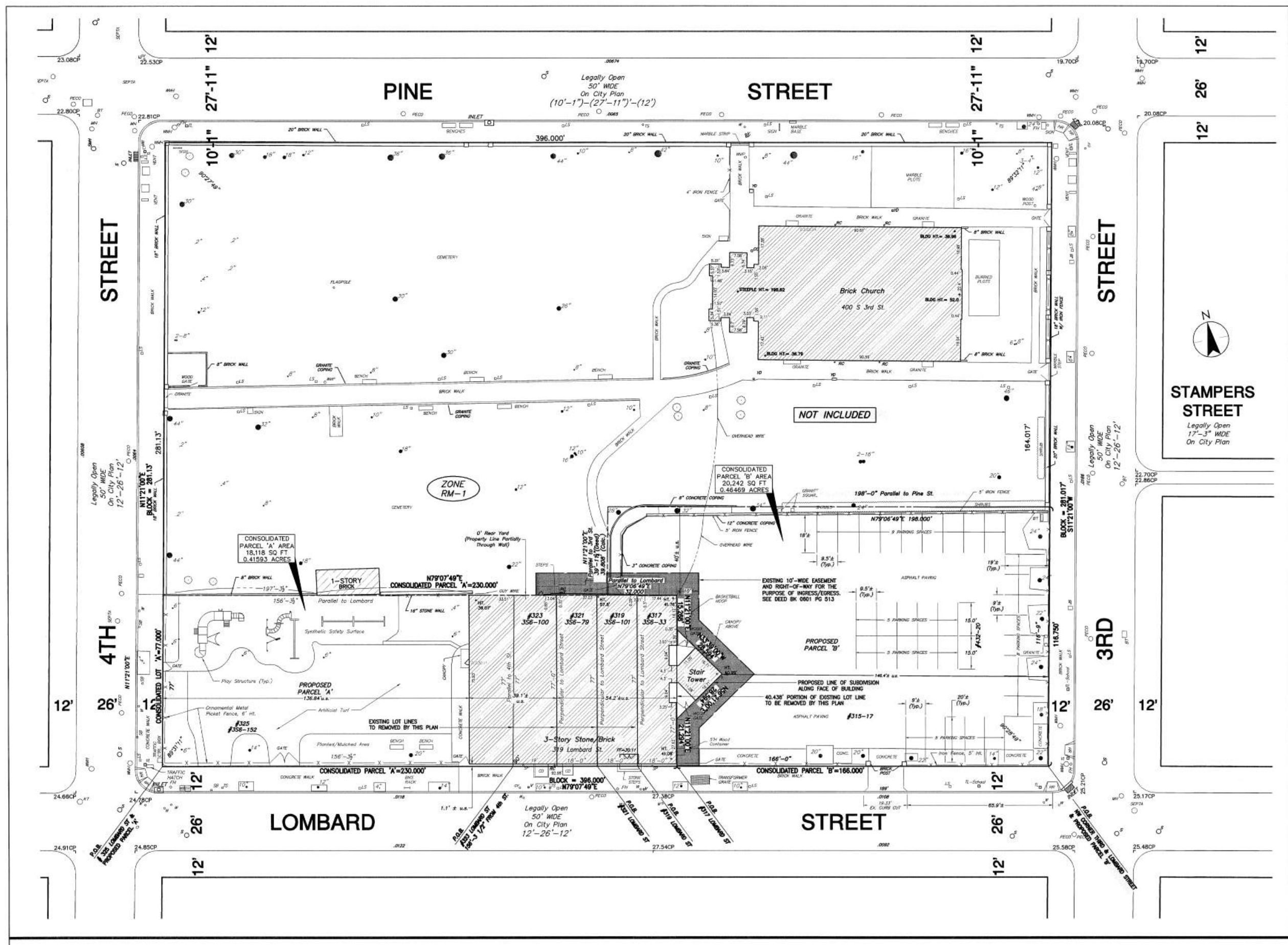


Figure 1.3. Site Plan Showing Limits of Archaeological Study Area (outlined). Scale: 1 inch = 45 feet (approximately). Source: Stantec 2015, Lot Consolidation/Subdivision Plan.

19th- and early 20th-century history of the project site, are contained in the standard published history of the Philadelphia public schools (Custis 1897).

An initial emphasis of study was on maps showing the project site. Downtown Philadelphia has extensive historic cartographic coverage, much of it available online at the Library of Congress and the Greater Philadelphia GeoHistory Network, and a valuable sequence of maps was retrieved showing the development history of the corner of Third and Lombard Streets (Scull 1762; Easburn 1776; Matlack and Pearson 1786; Hills 1797; Sidney 1849; Hexamer and Locher 1860; Bromley and Bromley 1885; Bromley 1910; Sanborn Map Company 1916; Bromley 1922). These maps are reproduced in Chapter 2 of this report and underpin the archaeological assessment discussed in Chapter 3. One particular map of exceptional utility to the current study was *Mapping West Philadelphia: Landowners in October 1777* (Duffin 2016), compiled from early land records and available online at the University of Pennsylvania Archives website. This map provides a critical benchmark in tracing deeds and the ownership sequence of individual properties.

A small number of historic photographs, most of them focused on the Wharton School, were identified through online searches. The originals of these images are held by the City of Philadelphia, Department of Records; the Free Library of Philadelphia, Digital Collections; and the Library Company of Philadelphia, but are readily accessible online at the Library of Congress and PhillyHistory.org websites.

The bulk of the research effort, however, was expended on developing a detailed history of the project site from land records. This was accomplished largely by in-person visits to the St. Peter's Episcopal Church Archives, the Philadelphia City Archives and the Historical Society of Pennsylvania.

Chapter 2

LAND USE HISTORY

The subdivision and development of the block bounded by Pine, Third, Lombard and Fourth Streets has its origins in the early land grants of William Penn to the Growden family. On October 24 and 25, 1682, William Penn granted a substantial 5,000-acre tract to Lawrence Growden, a pewterer and recent Quaker emigrant from St. Merryn, Cornwall. Lawrence and his son Joseph settled on this land, establishing a plantation at the site of what is today known as Growden Mansion in the Philadelphia suburb of Trevose. In his will of 1707, proved on October 26, 1708, Lawrence Growden bequeathed to his grandson, also named Lawrence, 3,000 acres of the original 5,000-acre land grant from William Penn, including the Trevose property. As a result of the settling of his grandfather's estate and debts owed by his father Joseph, the younger Lawrence acquired the ownership rights to several lots in Philadelphia, including land containing the project site (Commonwealth of Pennsylvania, Bureau of Land Records, Patent Book A 9/22; Payton 2005:35).

The younger Lawrence Growden (1693-1770) lived a portion of his life in Bristol, England, working there as a merchant before returning to America, where he represented Bucks County in the Pennsylvania Assembly from 1734 to 1737. In the latter year, he was elevated to the Governor's Council, and he also subsequently served for 12 years as a member of the Pennsylvania Supreme Court. Among his other governmental duties, Lawrence Growden, along with the Reverend Richard Peters, a future rector of St. Peter's (and inhabitant of the project site [see below]), was commissioned to fix the Maryland/Pennsylvania boundary, a challenging task that was not accom-

plished until 1763-67 when the Mason-Dixon line was formally surveyed (Scharf and Westcott 1884:128, 1505; Biddle *et al.* 2011:217).

As a result of Lawrence Growden receiving ownership rights to his grandfather's property in Philadelphia, he was eventually granted three lots by a patent deed from John Penn, Thomas Penn and Richard Penn (sons of William Penn) on March 16, 1738. The three lots were bounded on the north by land of the German or Frankfurt Company and on the south by land of William John and Anne Sharlott, lying between what would subsequently become Pine Street and Cedar (today's South) Street. The third of these three lots, measuring 102 feet north-south by 396 feet east-west, comprised the southern portion of what is today the block bounded by Pine, Third, Lombard and Fourth Streets. For reasons that are unclear (but presumably to obtain clear title and perhaps related to the settling of Lawrence Growden's grandfather's estate), the same three lots were sold three months later by the sheriff of Philadelphia County to John and Mary Kinsey, who on February 21, 1739, then sold them back to Lawrence Growden (Commonwealth of Pennsylvania, Bureau of Land Records, Patent Book A 9/22). There is no indication that dwellings existed on any of the three lots at this time.

Less than a month later, on March 5, 1739, Growden sold two parcels to Edward Shippen for £360. The second of these parcels corresponds to the lot described above and is identified as lying between Third and Fourth Streets, measuring 102 by 396 feet and bounded on the south by a lot belonging to Joseph Wharton and on the north by a lot owned by the Frankfurt Company in the tenure of White Massey (City of Philadelphia Archives, Deed Book G1/107). Edward

Shippen III (1703-1781), son of Joseph Shippen and a grandson of Edward Shippen, Philadelphia's first official mayor, was a prominent merchant who was elected mayor of the city in 1744. From 1732 he partnered with James Logan in the firm of Logan and Shippen, and he later founded the fur trading business of Shippen and Lawrence with Thomas Lawrence. Shippen also held numerous judicial posts at the county and provincial levels, was one of the founders of the College of New Jersey (now Princeton University) in the late 1740s and served as a paymaster for supplies for British and provincial forces in the 1750s. Additionally, he was a founder of the Pennsylvania Hospital and the American Philosophical Society and a subscriber to the Philadelphia Academy (the forerunner of the University of Pennsylvania) (Watson 1877:I:66; Scharf and Westcott 1884:389-390; Klein 1975).

Edward Shippen's interest in owning land on what were then the southern fringes of the built-up city is likely to have been entirely speculative. Shippen, in concert with his younger brother Joseph Shippen (1706-1793), also a merchant, appears to have subdivided the former Growden properties with an eye to their future development. On August 19, 1741, Edward sold Joseph a series of 16 lots, including parts of the current project site, between Second and Fourth Streets for \$175 (City of Philadelphia Archives, Deed Book H3/458). The deed for this transaction excepted a 50-foot-wide street running east-west from Second Street to Third Street and a 25-foot-wide street running east-west from Third Street to Fourth Street. These two street segments passed along the southern side of lots earlier purchased from Lawrence Growden and correspond to modern Lombard Street (Shippen Family 2016).

Over the course of the next two decades Edward and Joseph Shippen gradually subdivided and sold off the lots along Lombard Street between Third and Fourth Streets. It was during this period that the first buildings began to appear within this block. By 1762, the

Scull map shows three buildings, including two within the project site limits, lying south of the recently erected St. Peter's Church, which opened for services on September 4, 1761 (Figure 2.1). The Easburn map of 1776 (Figure 2.2), which appears to have relied heavily on the earlier Scull map, shows essentially the same arrangement of buildings within the block, raising the possibility that more buildings may have been in existence by the time the Revolutionary War broke out.

Deed research undertaken as part of the current survey suggests that dwellings were present on at least three of the eight to ten separate lots that comprised the project site in October 1777 (Figure 2.3). On July 8, 1763, the Reverend Richard Peters purchased at a sheriff's sale a parcel on the west side of Third Street adjoining the south side of the St. Peter's Church property (City of Philadelphia Archives, Deed Book D42/347). This parcel is described as containing a brick messuage on a lot measuring 20 feet north-south by 198 feet east-west. A photograph taken in 1859 of the house on this lot, referenced as "Joseph Sims Old Mansion" (Photograph 2.1), likely shows the brick messuage that was in place in 1763. The building, a three-story, side-hall, high-style late-Georgian townhouse, compares favorably with other pre-Revolutionary homes in Philadelphia (e.g., the nearby Samuel Powel House at 244 South Third Street) (Tatum 1976). The Reverend Peters' house may also be shown on the Scull map of 1762 (Figure 2.1), although it is depicted as being set back some distance from the street frontage, a feature that does not conform with the photograph of 1859. The house in the photograph, whatever its age, was pulled down in the 1860s to make way for the George M. Wharton Public School (see below).

A second property along the west side of Third Street, south of the Reverend Richard Peters' lot, also appears to have supported a dwelling. On August 4, 1763, James Welsh, a tailor, purchased at a sheriff's sale a lot described as containing a wooden tenement (City of Philadelphia Archives, Deed Book D76/4999).

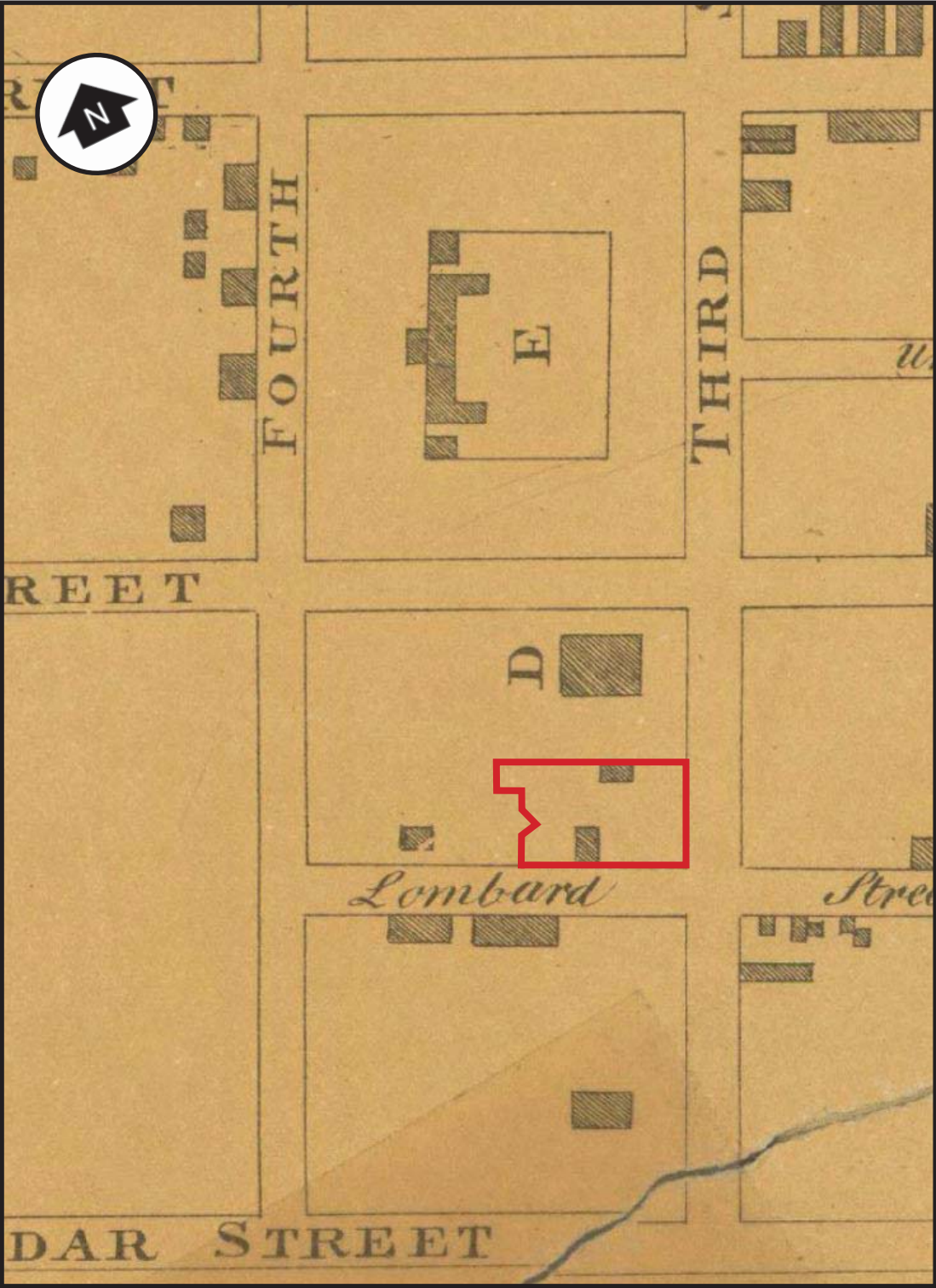


Figure 2.1. Scull, Nicholas. Plan of Philadelphia (detail). 1762. Scale 1 inch = 180 feet (approximately). Project site outlined.

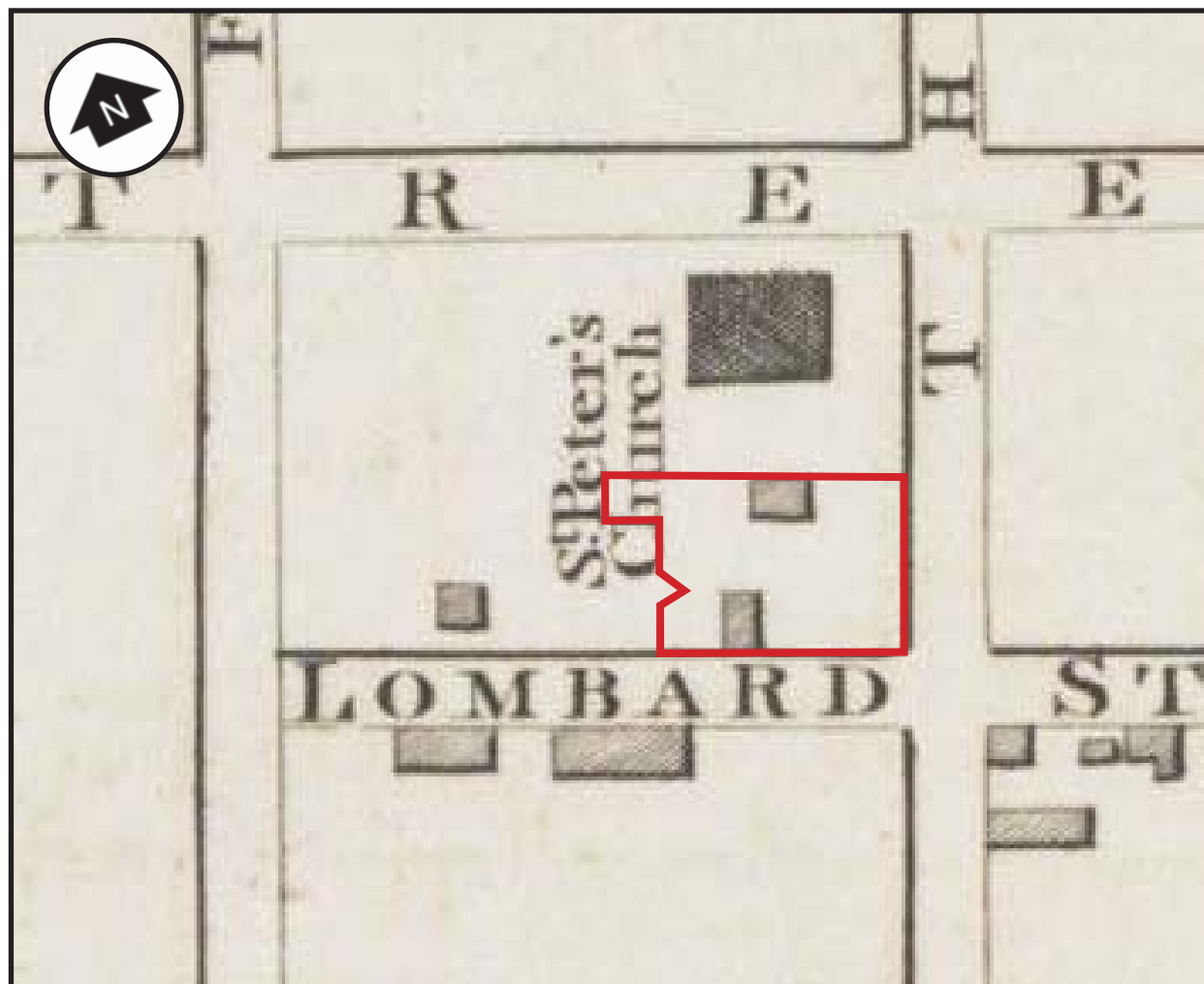
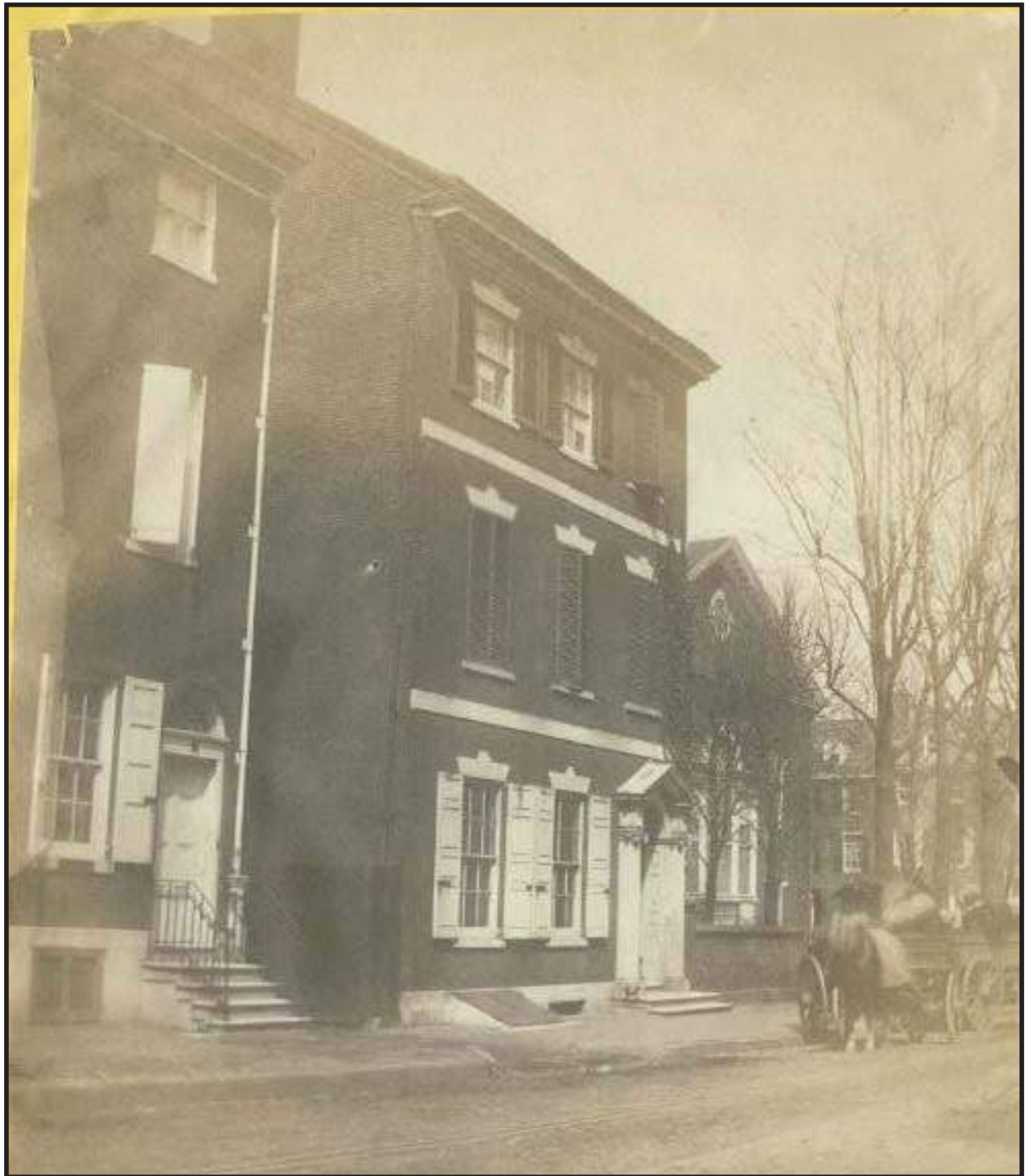


Figure 2.2. Easburn, Benjamin. *A plan of the city of Philadelphia, the capital of Pennsylvania, from an actual survey* (detail). 1776. Scale 1 inch = 125 feet (approximately). Project site outlined.



Figure 2.3. *Mapping West Philadelphia: Landowners in October 1777* (detail). Source: Duffin 2016. Scale 1 inch = 70 feet (approximately). Project site outlined.



Photograph 2.1. Richards, Frederick De Bourg. Joseph Sims Old Mansion. Next south of St. Peter's church ground on the west side of Third Street near Lombard St. March 1, 1859.

The lot was noted as being 19 feet 3 inches north of Lombard Street and measured 19 feet 3 inches north-south by 64 feet east-west.

The third property containing a dwelling within the project site in October 1777 fronted onto Lombard Street (Figure 2.3). According to a deed dated January 10, 1775, John Young, a house carpenter, acquired a lot with a messuage from Alexander Huston, a merchant, for £190 (City of Philadelphia Archives, Deed Book GWR7/446). The lot measured 20 feet east-west by 77 feet north-south. Although the deed reflecting Huston's purchase of this lot was not located, it is clear from the Huston/Young conveyance that Huston had acquired the same lot from Joseph Shippen on November 11, 1761. The dwelling on this property is almost certainly the building shown fronting on to Lombard Street within the project site on the Scull map of 1762 and the Easburn map of 1776 (Figures 2.1 and 2.2).

Research into Alexander Huston reveals that he may never have inhabited the house on Lombard Street or, if he did, he had relocated by 1771 and was renting out the property. A cancelled fire insurance policy of that year references a brick house owned by Huston on the north side of Lumbert [sic] Street between Third and Fourth Streets and states that Richard Robinson was living there at the time the property was surveyed on January 28, 1771. The house is described as "22 feet by 13 feet – two storys high – 9 inch walls – 2 Rooms on a floor – plastered partitions – painted inside & out New" (Philadelphia Contributionship for the Insurance of Houses from Loss by Fire 1771).

As a sampling exercise, the ownership sequence of the property owned by Alexander Huston and John Young in the late 18th century, later corresponding to the street address of 309 Lombard Street, was traced down to the present day (Table 2.1). The property passed through the hands of a succession of owners in the early and mid-19th century, apparently serving

as a home to occupants of solid middle-class stature. From 1827 onward, deeds refer to a three-story brick messuage, suggesting that the original dwelling was either increased in height or rebuilt. The three-story, shingle-roofed, brick structure with its rear frame additions and porches is first clearly depicted in a plan view in the Hexamer and Locher series of *Maps of Philadelphia, 1858-60* (see below, Figure 2.7). The building was demolished shortly after the property was purchased by the City of Philadelphia in 1869 as part of the land acquisition process for the George M. Wharton Public School. Later maps and aerial photographs indicate that no other buildings were ever constructed on this site after the school was built.

The history of the project site as a whole from the Revolutionary War era up until the time the Wharton School was built in 1869 may be broadly tracked through historic maps (Figures 2.4-2.7). A plan of the squares, streets, lanes and alleys between Cedar (South) and Pine Streets, drawn up in 1786, shows the block bounded by Pine, Third, Lombard and Fourth Streets firmly rooted in the fabric of the city, but unfortunately does not show individual buildings (Figure 2.4). The Hills map of 1797 shows buildings within the city blocks, but in stylized fashion (Figure 2.5). The entire Lombard Street frontage of the project site is shown as built up in one continuous zone, when in fact this is unlikely to have been the case. On the Third Street frontage, the Reverend Peters' former house is depicted as a separate structure with two additional structures to the rear (possibly on the same lot) and a gap to the south separating the house from a continuous row of buildings extending to the corner at Lombard Street.

The Sidney map, published roughly a half century later in 1849, provides a somewhat more detailed depiction of buildings then existing within the project site, but does not delineate individual lots (Figure 2.6). It is not until 1860, when the Hexamer and Locher map series was completed, that it is possible to fully under-

TABLE 2.1. 309 Lombard Street, Philadelphia - Sequence of Ownership

Date	Grantor	Grantee	Price	Acquisition Reference	Notes
March 16, 1738	John Penn, Thomas Penn & Richard Penn	Lawrence Growden	unknown	(Patent Book A9/22)	Three lots between Pine and Cedar Streets
June 10, 1738	Joseph Brigutual, Sheriff	John Kinsey	unknown	(Patent Book A9/22)	as above
February 21, 1739	John Kinsey	Lawrence Growden	unknown	Patent Book A9/22	as above
March 5, 1739	Lawrence Growden, Gentleman	Edward Shippen, Merchant	£360	Deed Book G1/107	Two lots between Pine and Cedar Streets, incl. one between Third and Fourth Streets
August 19, 1741	Edward Shippen, Merchant	Joseph Shippen, Merchant	£175	Deed Book H3/458	Sixteen lots north of Lombard Street between Second and Fourth Streets
November 16, 1761	Joseph Shippen	Alexander Huston	unknown	unknown	
January 10, 1775	Alexander Huston, Merchant, and Elizabeth Huston	John Young, House Carpenter	£190	Deed Book GWR7/446	message and piece of ground 20 x 77 feet
no date	John Young	Margaret J. Firth and Rebecca Blackwood	n/a	(Deed Book IC20/263 & IC8/561)	Young died intestate; property divided between two daughters
February 2, 1810	Samuel and Rebecca Blackwood	James Matlack	\$400	Deed Book IC8/561	One half of message and lot measuring 20 x 77 feet
March 12, 1812	John F. and Margaret Firth	James Matlack	\$300	Deed Book IC20/263	as above
May 16, 1815	James Matlack	Ludowick and George Laws	\$1,100	Deed Book MR5/61	message and lot measuring 20 x 77 feet
December 31, 1824	George and James Laws, Execs for Ludowick Laws	Thomas B. Prichett	\$600	Deed Book GWR7/447	One half of message and lot measuring 20 x 77 feet
December 31, 1824	George and Mary Laws	Thomas B. Prichett	\$600	Deed Book GWR7/449	as above
January 12, 1825	Thomas B. Prichett, Brewer, and Anna S. Prichett	Mary, Anna and Ann Wetherill	\$1,250	Deed Book GWR7/450	Brick message and lot measuring 20 x 77 feet
January 13, 1825	Mary, Anna and Ann Wetherill, Spinsters	Andrew D. Cash	\$1	Deed Book GWR7/451	as above
March 26, 1826	Andrew D. Cash, Conveyancer, and Mary C. Cash	Thomas Mitchell, Conveyancer and Thomas Evans, Druggist	\$1	Deed Book GWR9/622	Two properties, incl. one described as above; annual ground rent of \$62.50 payable to Mary, Anna and Ann Wetherill
December 11, 1827	Thomas Mitchell and Thomas Evans for Andrew D. and Mary C. Cash	William Lehman	\$3,000	Deed Book GWR21/64	Three-story brick message on a lot as above
November 11, 1830	George Rees, Sheriff	Anna Margaret Adams	\$3,100	PA Supreme Court Sheriff's Deed F/120	as above; Lehman died without a wife or parents; property passed to sisters and children
February 2, 1857	Anna Margaret Adams	Edwin P. Hawlings	\$3,000	Deed Book RDW157/408	Three-story brick message on a lot as above
December 18, 1857	Edwin P. Hawlings, Gentleman	George Phillips and Abraham Israel	\$1,725	Deed Book RDW157/406	as above
April 27, 1858	George Phillips and Abraham and Hannah Israel	John H. Jones	\$2,800	Deed Book ADB20/169	as above
April 17, 1869	John H. Jones	Peter H. Schrader	unknown	Deed Book JTO298/156	as above
April 29, 1869	Peter H. Schrader, Liquor Dealer, and Catherine Schrader	City of Philadelphia	\$1	Deed Book JTO293/132	as above
27-Apr-40	School District of Philadelphia	St. Peter's Church	\$4,000	Deed Book DWH957/89	10 lots of land on the west side of Third Street and north side of Lombard Street

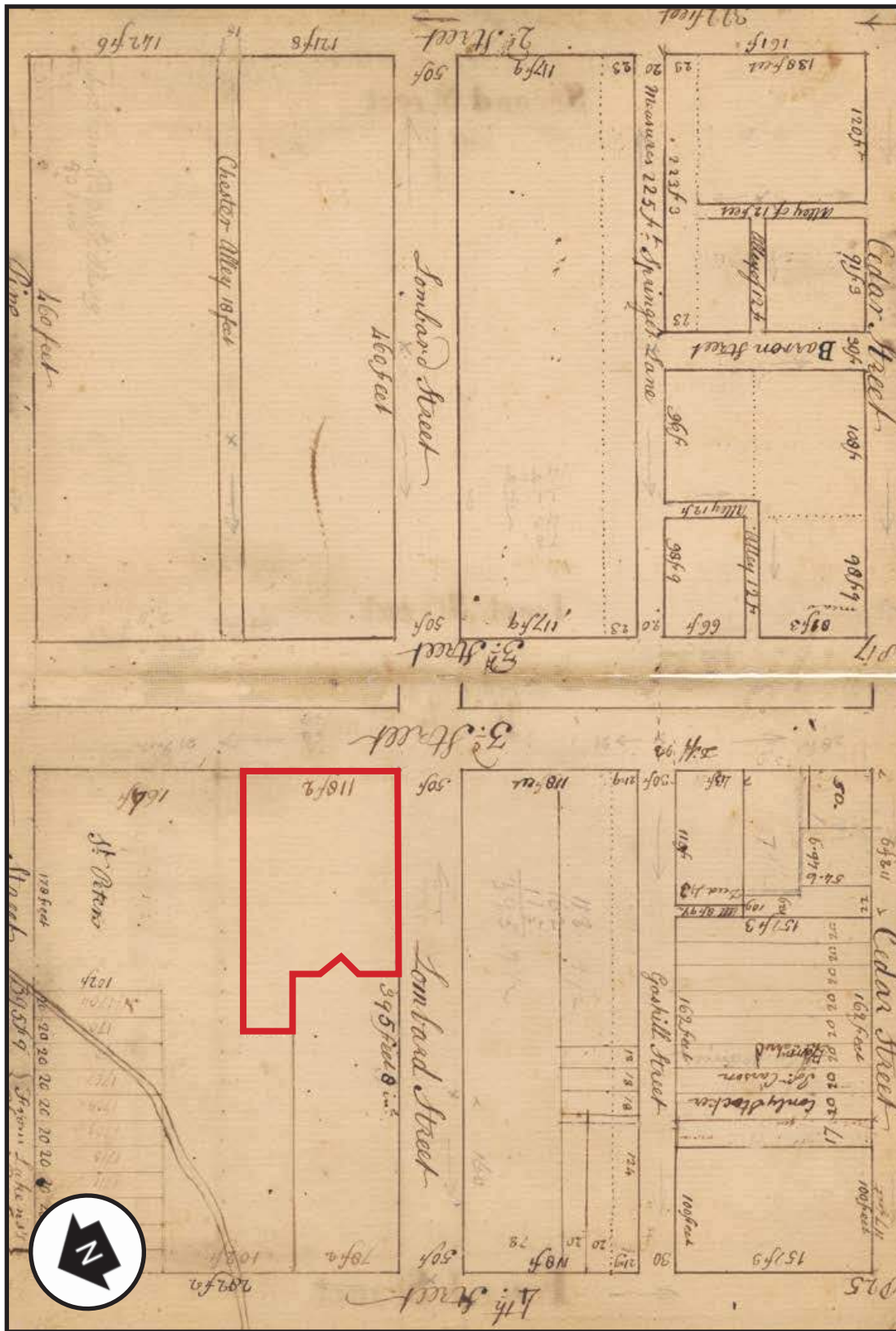


Figure 2.4. Matlack, Josiah and James Pearson. Plan With the Measures of All the Squares, Streets, Lanes and Alleys Between Cedar & Pine Streets and From Delaware to Schuylkill (detail). 1786. Scale 1 inch = 130 feet (approximately). Project site outlined.

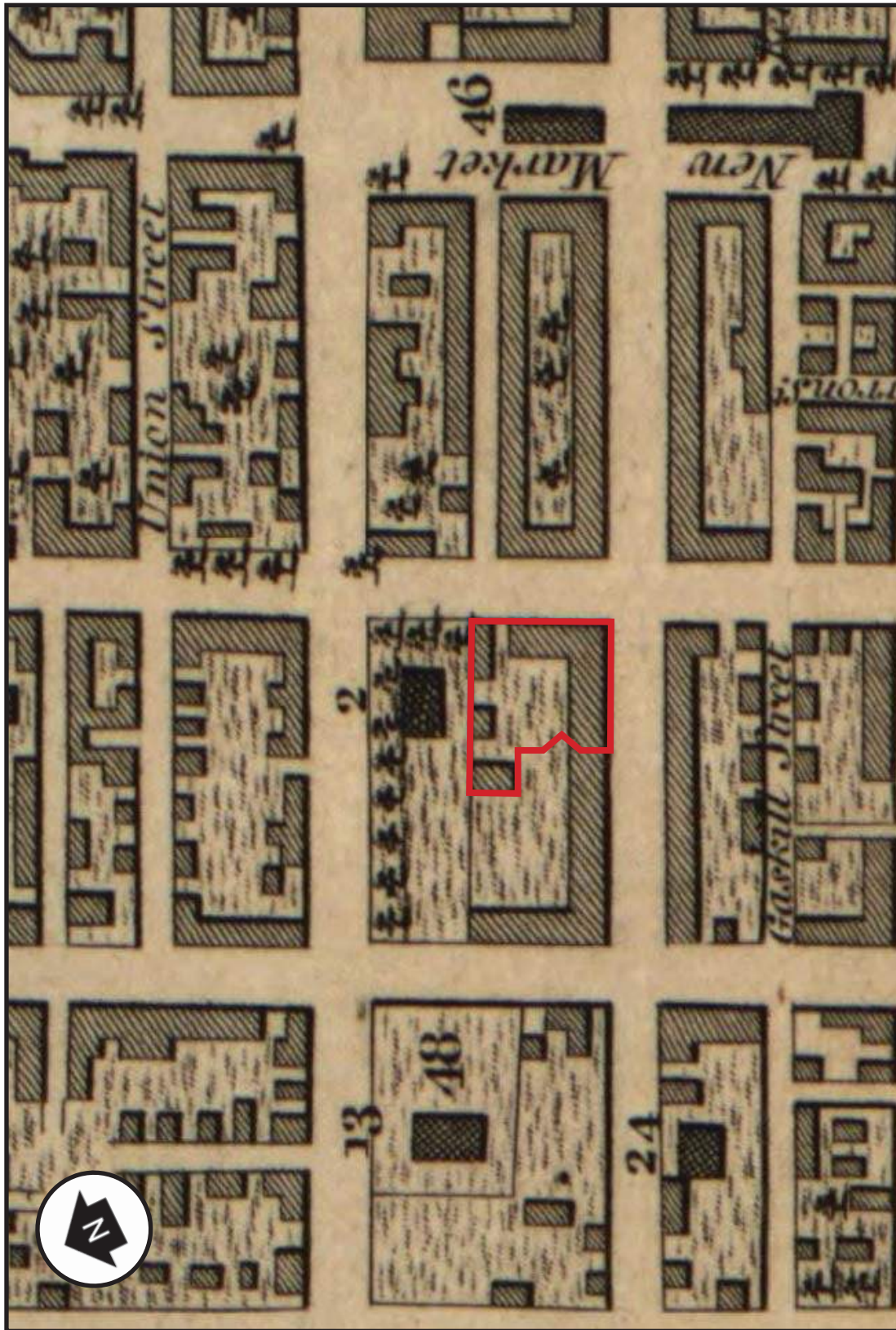


Figure 2.5. Hills, John. *This plan of the city of Philadelphia and its environs (showing the improved parts)* (detail). 1797. Scale 1 inch = 200 feet (approximately). Project site outlined.

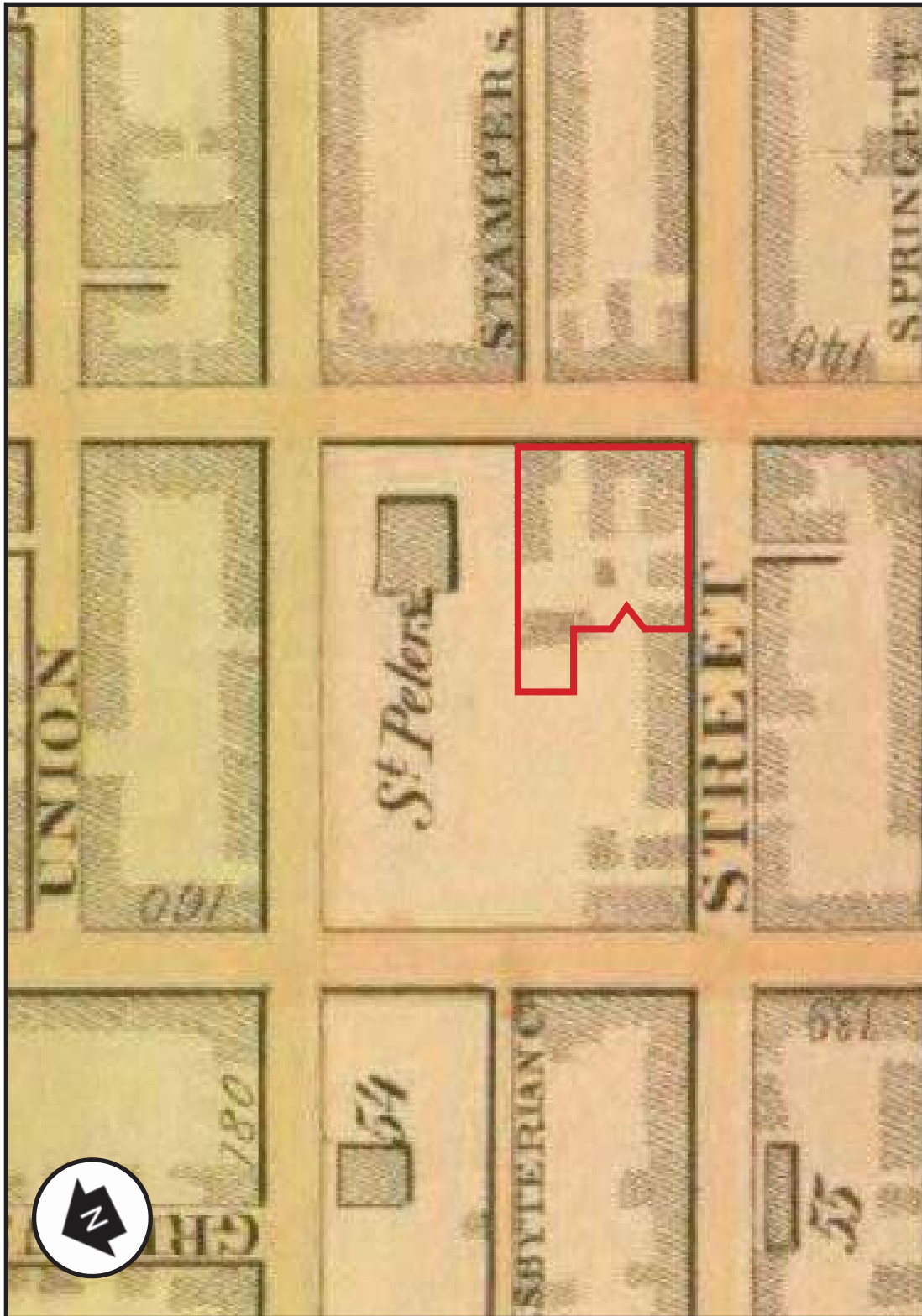


Figure 2.6. Sidney, J.C. *Map of the City of Philadelphia Together With All the Surrounding Districts Including Camden, N.J.* (detail). 1849. Scale 1 inch = 140 feet (approximately). Project site outlined.

stand the layout of buildings and properties within the block (Figure 2.7). The Lombard Street frontage within the project site contained five contiguous buildings (307, 309, 311, 313 and 315 Lombard Street). All of these buildings extended back to the side yard of the former Reverend Peters' lot, and a narrow alley that passed along the east side of 307 Lombard Street gave access to the rear of the properties fronting on to Third Street. Four contiguous buildings (426, 428, 430 and 432 Third Street) lined the frontage along the southern end of Third Street, with the southernmost building on the corner doubling as 301 Lombard Street. This corner building and 311 Lombard Street each contained a store on the ground floor. The largest and most prominent property within the project site was 420 Third Street (the former Reverend Peters' lot), which contained the house (Photograph 2.1) and a driveway that led to the rear of the lot and provided access to a large brick building, possibly a stable or coach house. This latter building may well have pre-dated the American Revolution, as the structure shown on the Hexamer and Locher maps generally matches that shown on the Scull map of 1762 (cf. Figures 2.1 and 2.7).

A profound change took place within the project site in 1869 when the City of Philadelphia built the George M. Wharton Public School. The City acquired three lots for this purpose: the above-mentioned lot at 309 Lombard Street, purchased from Peter H. Schrader (Figure 2.7; Table 2.1); the large lot at 420 Third Street, formerly owned by the Reverend Richard Peters, purchased from Tobias Huber, representing the estate of Maskline Clark; and the lot adjoining to the south at 426 Third Street, purchased from Rudolphus E. Sweeny. To make way for the new school, all of the buildings on these three lots were demolished (Figure 2.8).

It is unclear who designed the Wharton School, although it was most likely Lewis H. Esler. Esler was the first superintendent of buildings for the Philadelphia School District and served in this capacity from 1867 to 1883. Following the directives

and ideas of Samuel Sloan, who had published an influential book on school architecture in 1855, Esler designed several stone school buildings for the school district, the Wharton School apparently being one example. Although detailed plans and drawings of the school were not located during the current research, the facility likely adopted Sloan's "Philadelphia Plan," which typically designated each floor as one large room that could be converted into as many as four classrooms through the use of moveable partitions. Stairs and entrances were usually located on the sides of the school building and were separated from the classrooms by small corridors. The Wharton School, built in the Renaissance Revival style, also shows Sloan's influence in its use of quoins on the building's corners and segmental stone arches above the doors and windows, which were intended to emphasize the school's role as a public institution (Photograph 2.2) (Custis 1897; Cooledge 1986; Splain 2015; Garrison n.d.).

Between 1885 and 1910, the City of Philadelphia progressively bought up the remaining properties within the project site, presumably for recreational use and for additional classroom and/or administrative space. Historic maps indicate that 311, 313 and 315 Lombard Street were acquired, cleared of buildings and had been re-cast as a schoolyard by 1910. A two-section brick structure, identified as water closets on the Sanborn fire insurance maps of 1916, presumably separate boys' and girls' bathrooms, was also in place in the northwest corner of the school lot by 1910 (Figures 2.9 and 2.10).

The City purchased the three properties south of the school on Third Street in the first decade of the 20th century. 428 Third Street was acquired from Joseph and Margaret Gillis on April 19, 1901 (City of Philadelphia Archives, Deed Book JV259/143), with the house on this lot being pulled down in 1911 (Photographs 2.3 and 2.4). 430 Third Street was bought from Nathan and Esther Schneiderman on March 27, 1905 (City of Philadelphia Archives, Deed

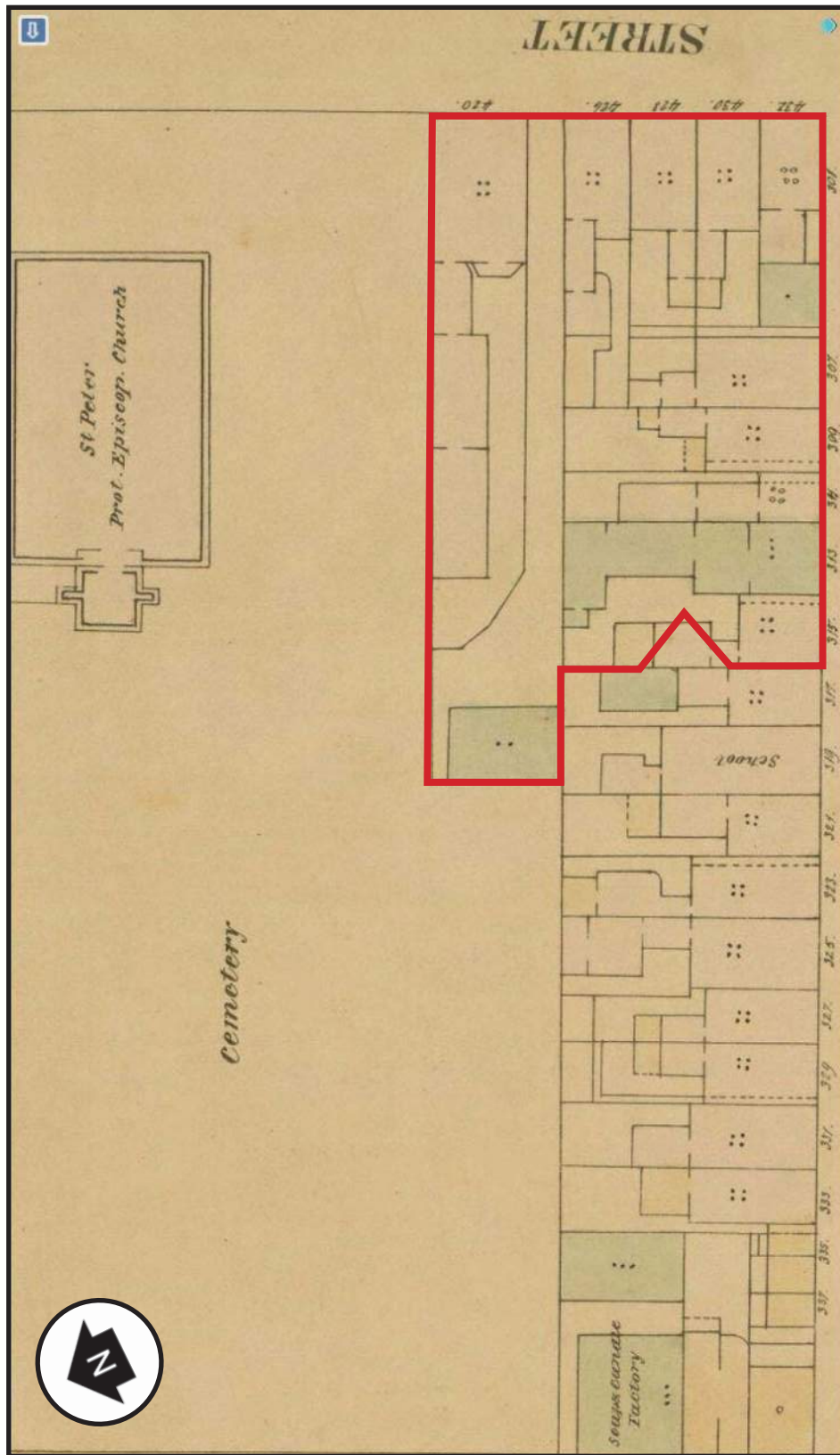


Figure 2.7. Hexamer, Ernest and William Locher. *Maps of the City of Philadelphia, 1858-1860*. Volume 1, Plate 4 (detail). 1860. Scale 1 inch = 60 feet (approximately). Project site outlined.

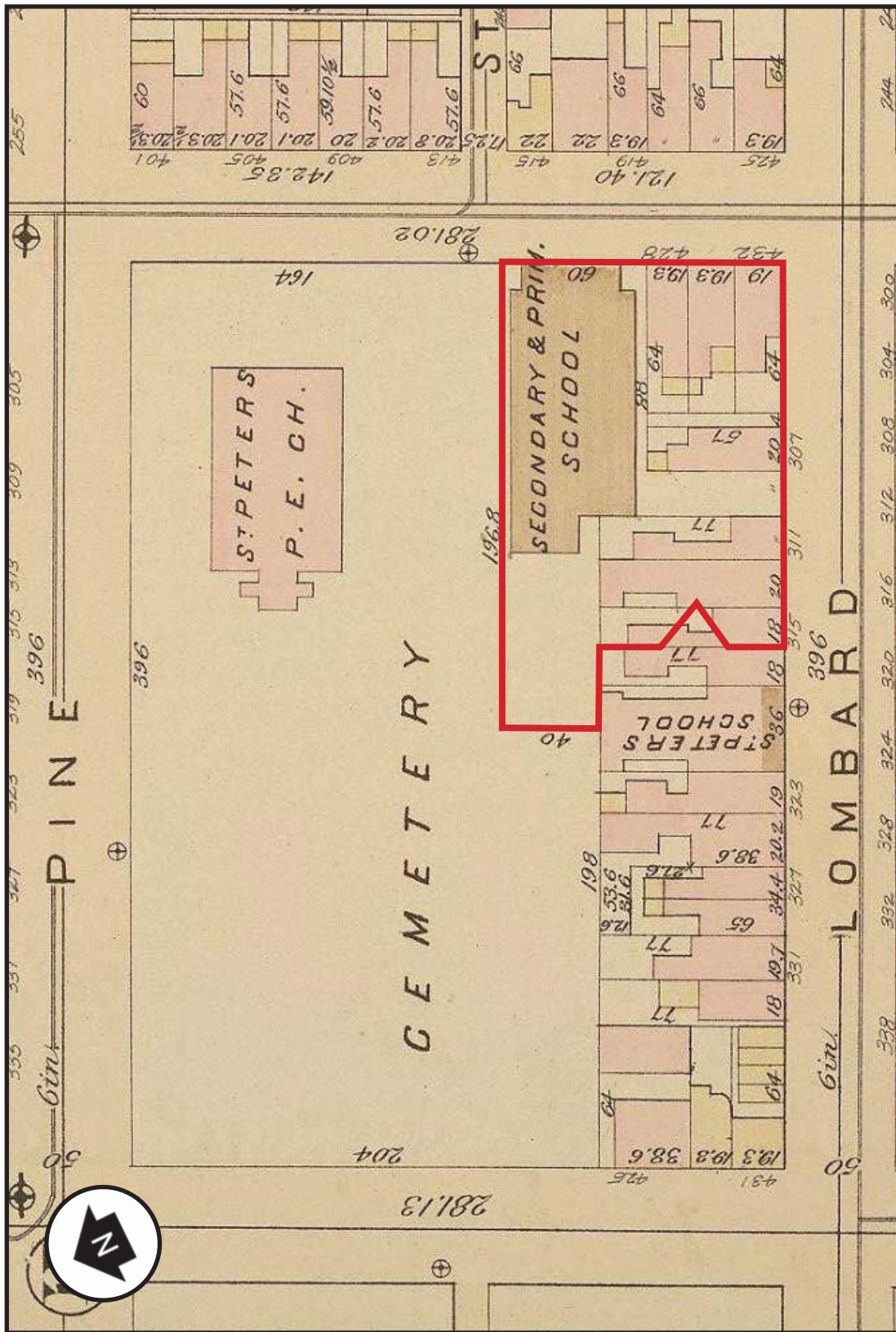
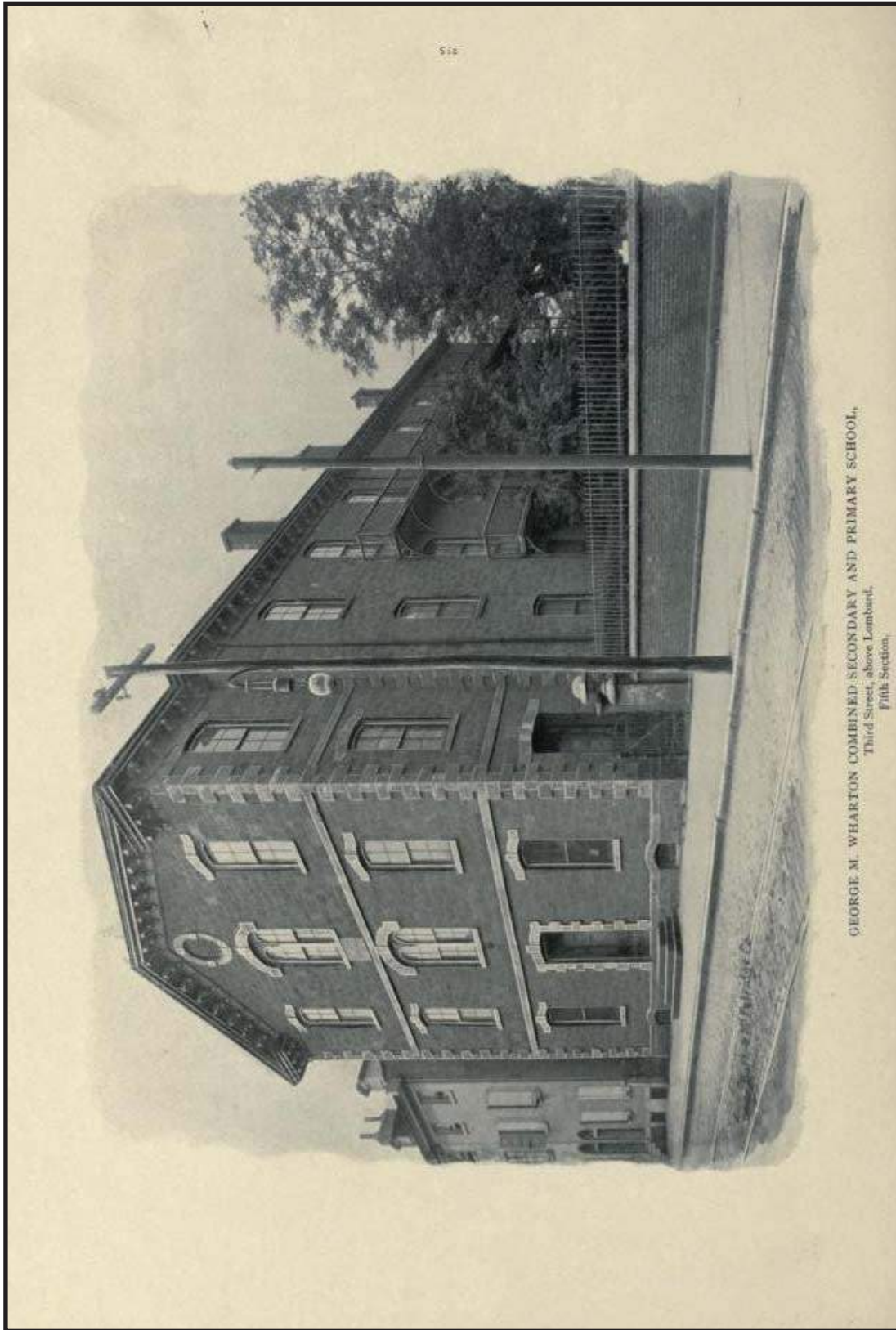


Figure 2.8. Bromley, George W. and Walter S. Bromley. *Atlas of the City of Philadelphia*, 5th, 6th, 7th, 8th, 9th & 10th Wards. Plate A (detail). 1885. Scale 1 inch = 65 feet (approximately). Project site outlined.



Photograph 2.2. George M. Wharton Combined Secondary and Primary School, Third Street, above Lombard, Fifth Section. 1897. Source: Custis 1897:255.

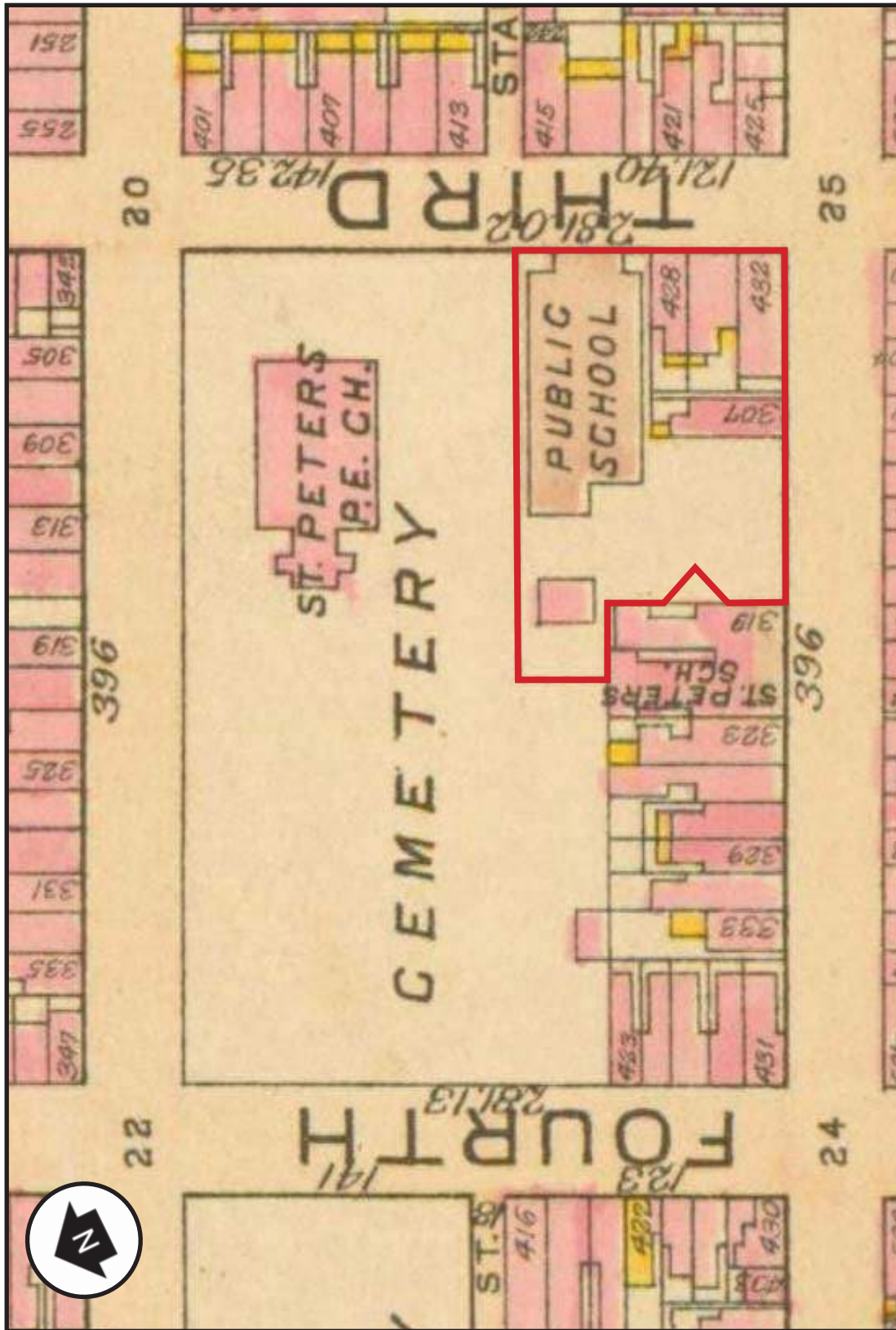


Figure 2.9. Bromley, George W. *Atlas of the City of Philadelphia*. Plate 1 (detail). 1910. Scale 1 inch = 80 feet (approximately). Project site outlined.

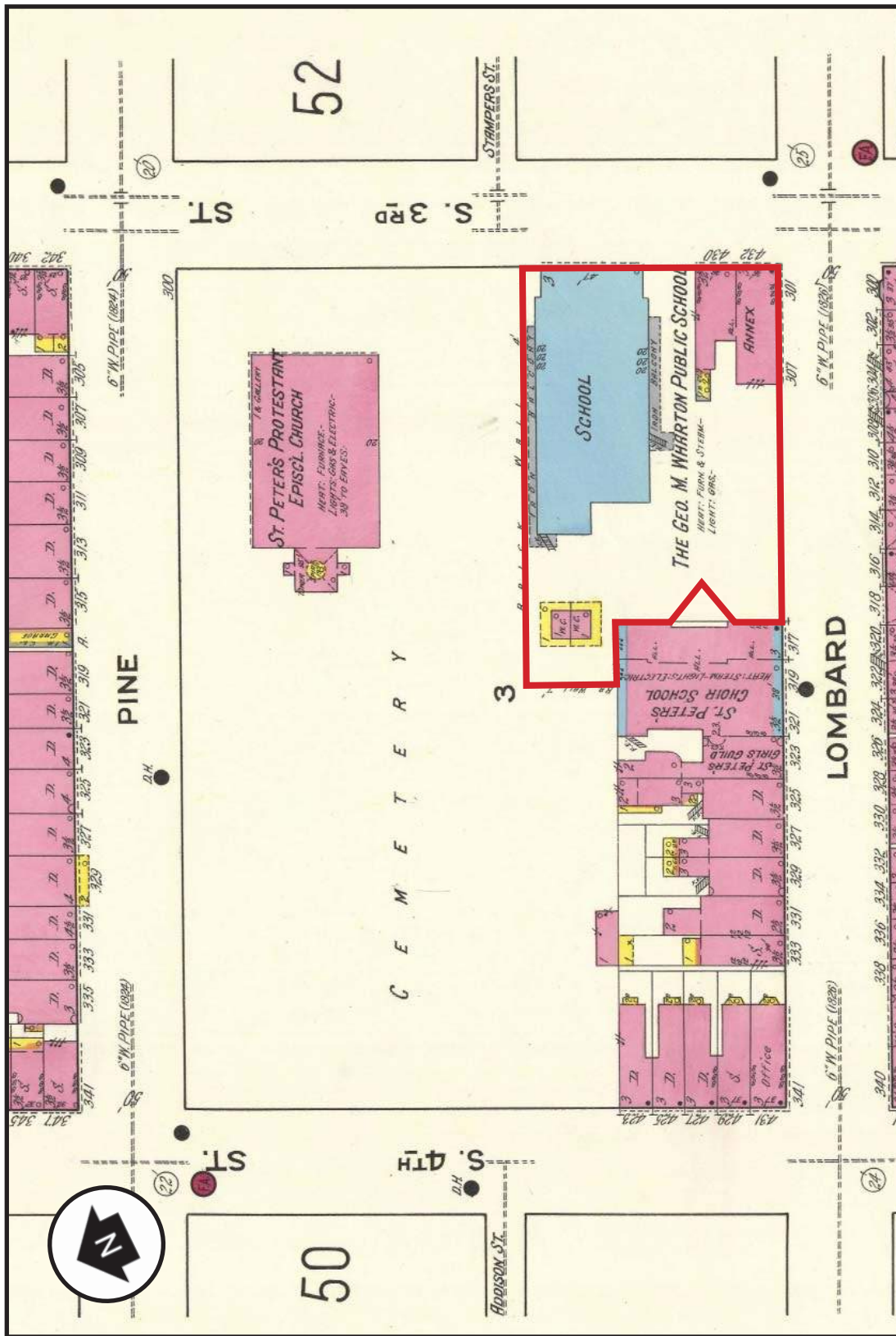
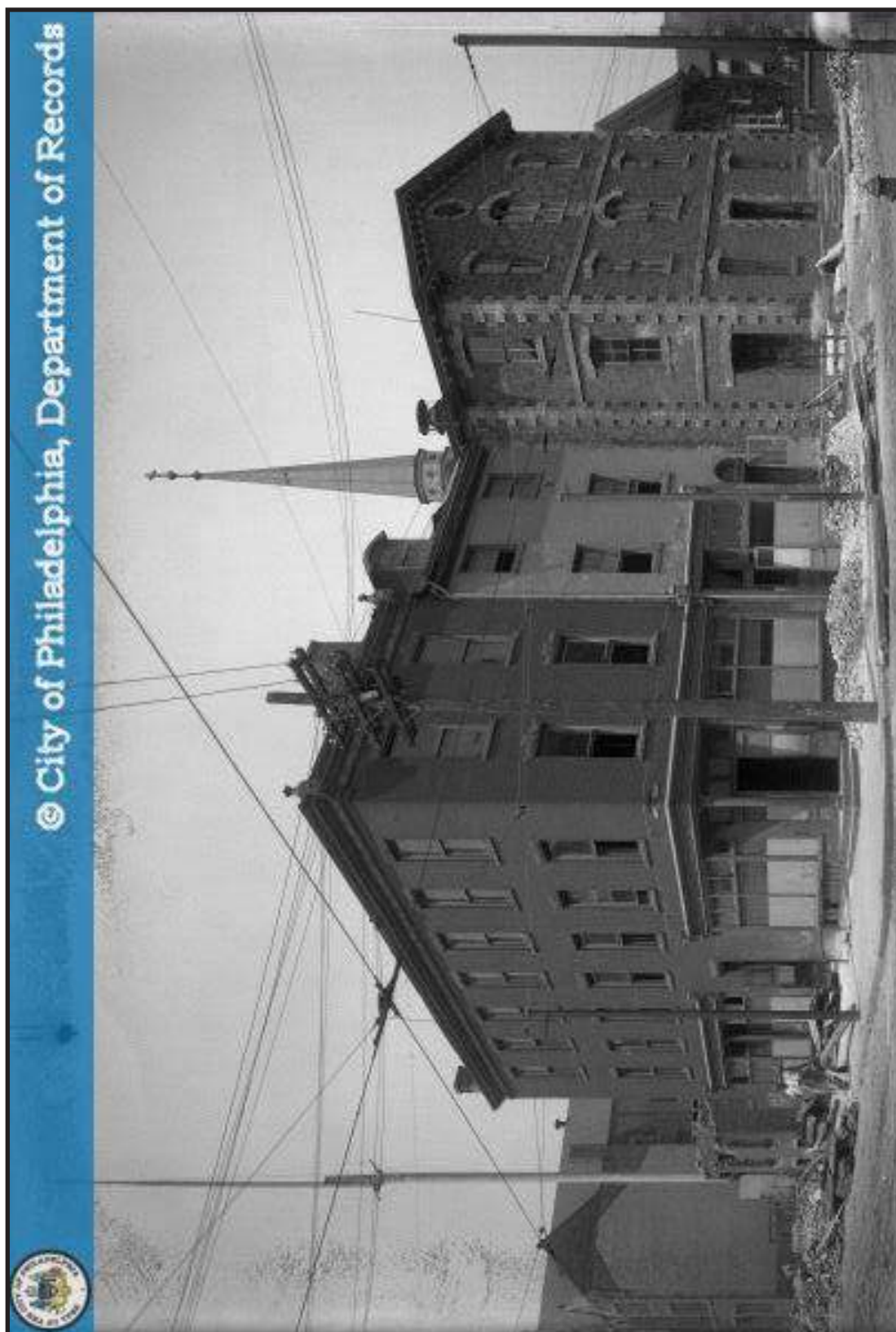
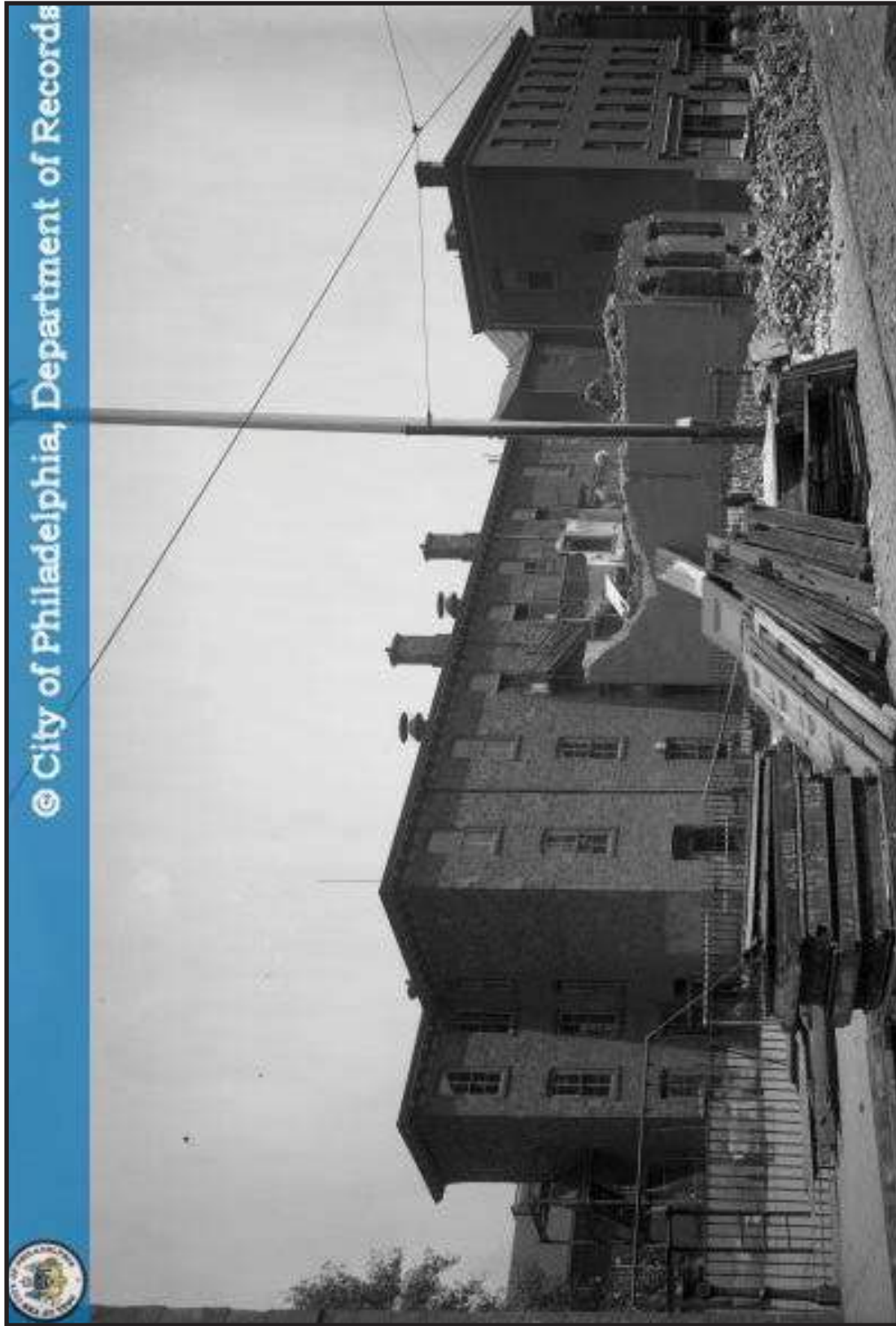


Figure 2.10. Sanborn Map Company. *Insurance Maps of Philadelphia, PA*. Volume 1, Sheet 51 (detail). 1916. Scale 1 inch = 80 feet (approximately). Project site outlined.



Photograph 2.3. City of Philadelphia Department of Records. George M. Wharton School and the corner of Third and Lombard Streets. August 1, 1911. Note that 307 Lombard Street is undergoing demolition.



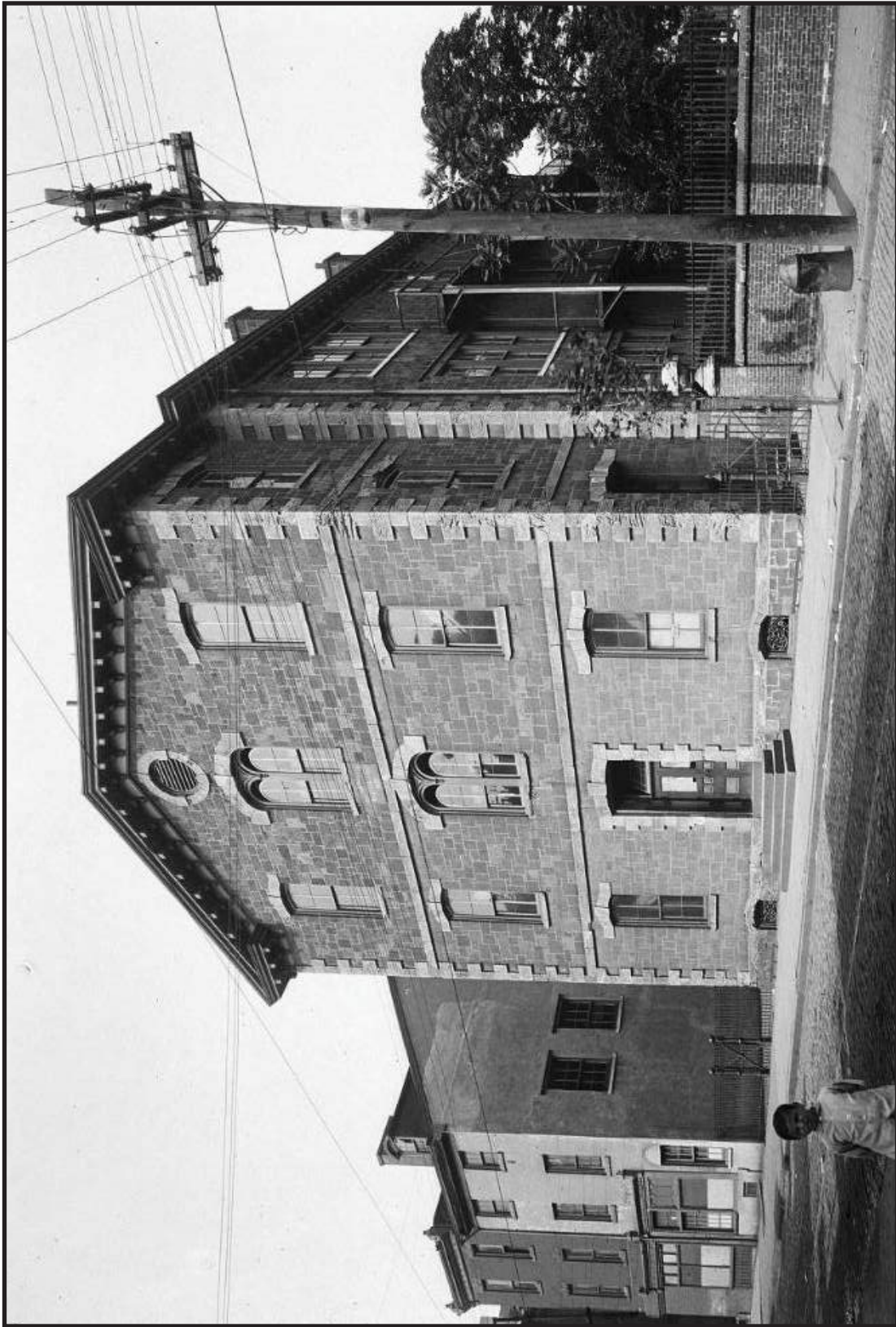
Photograph 2.4. City of Philadelphia Department of Records. George M. Wharton School and Lombard Street. August 1, 1911. Note that 307 Lombard Street is undergoing demolition and 428 Third Street appears to have been just recently demolished.

Book WSV429/360), while 432 Third Street, the corner property, was acquired from Abraham and Fannie B. Margolin on August 8, 1906 (City of Philadelphia Archives, Deed Book WSV726/131). The three-story brick buildings at 430 and 432 Third Street are seen in photographs taken in 1911 and 1913 (Photographs 2.3-2.6) with both structures exhibiting boarded-up storefronts at street level. The photographs of 1911 also show both 307 Lombard Street and 428 Third Street in the process of being demolished. While much of the ground floor of 307 Lombard Street still remained at the time these photographs were taken, 428 Third Street had been completely removed (some telltale debris still remained on the sidewalk out front). Although a title search was not undertaken for 307 Lombard Street, the City is presumed to have acquired this property in the first decade of the 20th century.

The Sanborn fire insurance maps of 1916 indicate that the buildings at 430 and 432 Third Street were repurposed as a “school annex” (Figure 2.10). They are both shown as still standing on the Bromley atlas maps of 1922 (Figure 2.10) and are also visible in an aerial photograph of 1930 (Dallin Aerial Survey Company 1930). By 1935, however, as is clear from a photograph taken in December of that year, they had been demolished and the schoolyard had been extended to the street corner (Photograph 2.7). This photograph also appears to show that the one-story bathroom facility in the northwest corner of the school lot had been enlarged to two stories.

The Wharton School was taken out of service in the late 1930s with local schoolchildren being directed elsewhere for their public education. The school property was put up for auction on February 15, 1940 and purchased on that day by St. Peter’s Episcopal Church for \$4,000. This transaction was formalized by a deed executed on April 27 of the same year (City of Philadelphia Archives, Deed Book DWH957/89). The church’s initial intention was to use the school as a recreational center for children of the parish, but the school buildings were torn down shortly after their purchase. Since 1940, the former school prop-

erty has remained as open land and in recent decades has served principally as a parking lot for the church congregation and the neighboring St. Peter’s School (Freeman & Company 1940; *Philadelphia Inquirer*, February 16, 1940).



Photograph 2.5. Free Library of Philadelphia, Digital Collections, Historical Images of Philadelphia. George M. Wharton Public School on Third Street. September 23, 1913.



Photograph 2.6. Free Library of Philadelphia, Digital Collections, Historical Images of Philadelphia. George M. Wharton Public School Annex at the corner of Third and Lombard Streets. September 23, 1913.

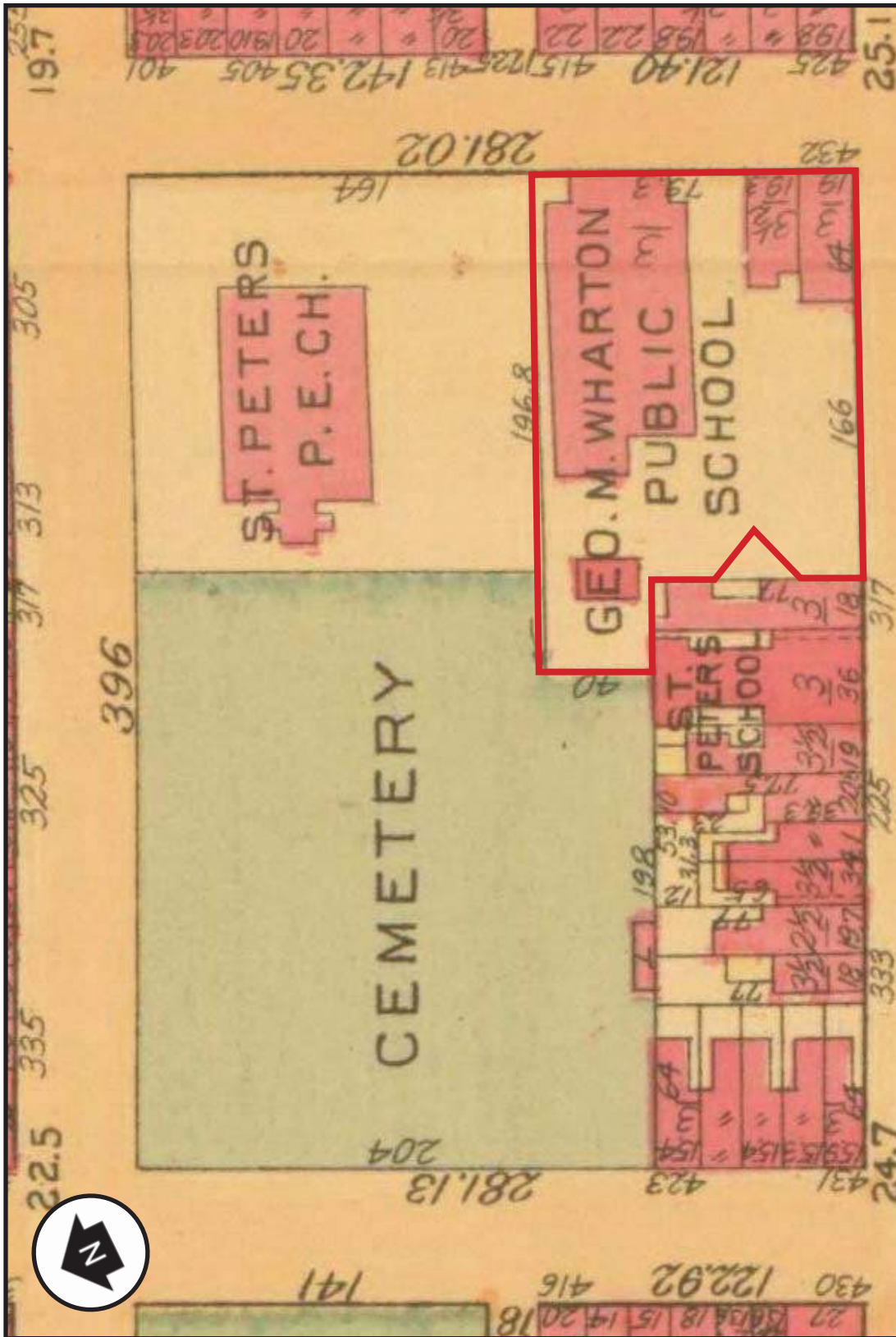
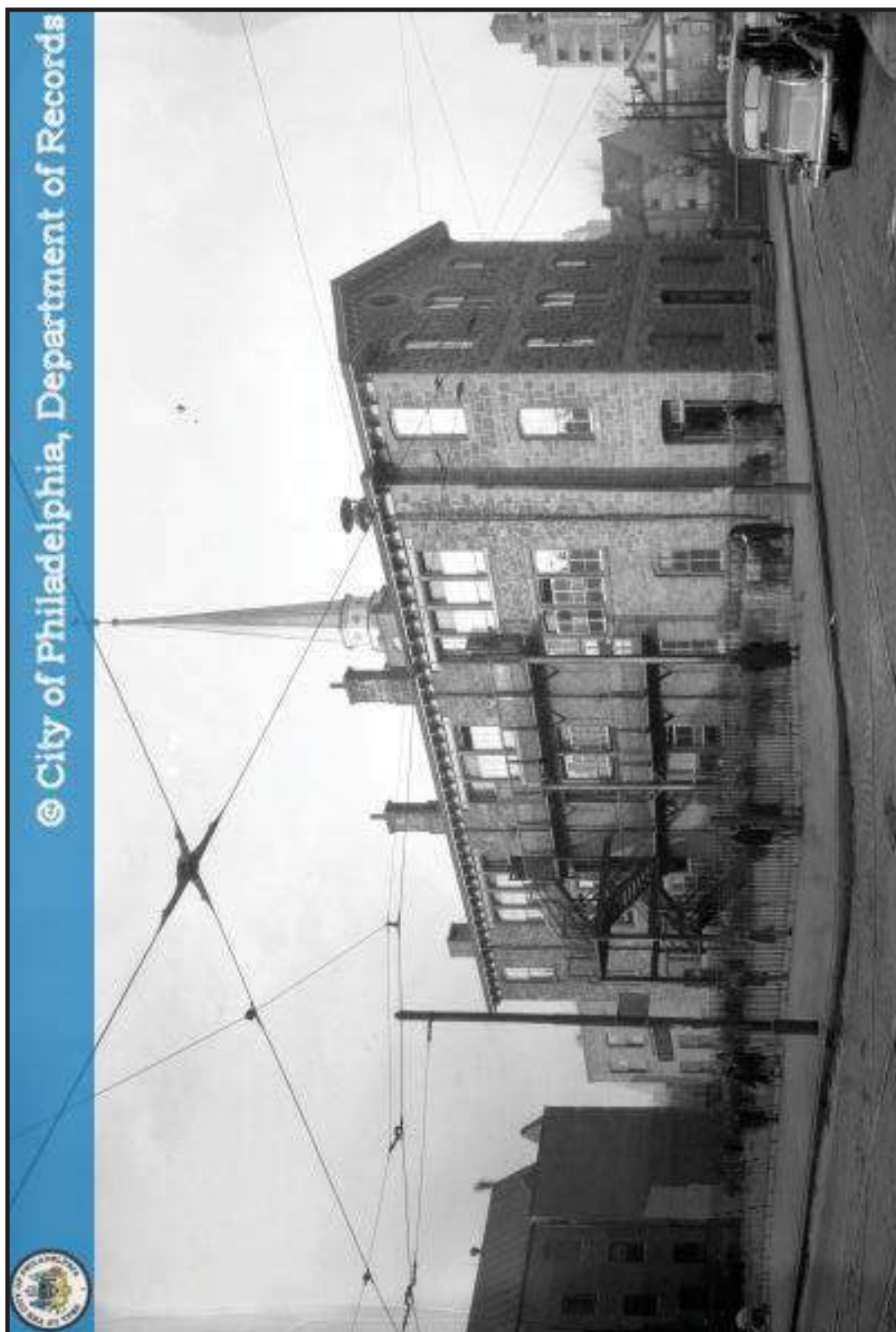


Figure 2.11. Bromley, George W. *Atlas of the City of Philadelphia (Central) South Street to Lehigh Ave.* Plate 1 (detail). 1922. Scale 1 inch = 65 feet (approximately). Project site outlined.



Photograph 2.7. City of Philadelphia Department of Records. George M. Wharton School and the corner of Third and Lombard Streets. December 9, 1935.

Chapter 3

ARCHAEOLOGICAL ASSESSMENT

A. CURRENT SITE CONDITIONS

The project site consists of a single paved lot bounded on the east and south by Third and Lombard Streets respectively, on the north by the cemetery associated with St. Peter's Episcopal Church, and on the west by St. Peter's School, an independent, non-sectarian, co-educational day school for children ages 3 through 14 (Photographs 3.1-3.8). Access into the lot is from Lombard Street. The eastern half of the lot is mostly used for parking, while the western half serves as a schoolyard for the adjoining St. Peter's School facility.

The Third Street and Lombard Street edges of the site are bordered by well-spaced, mature sycamore trees set just inside an iron rail fence (Photographs 3.1-3.4). The northern edge of the site adjoining the cemetery is also defined by an iron rail fence set just inside a low privet hedge (Photograph 3.2). The brick and stone buildings of St. Peter's School, including a recently constructed brick stair tower, border the site on its northern side (Photographs 3.5 and 3.6).

The surface elevation of the site is roughly one to two feet above that of the adjoining cemetery, which is especially noticeable around the northern and north-western perimeter of the property (Photographs 3.2 and 3.7). This heightened grade would appear to be the result of successive demolition of buildings on the property in the later 19th and early-to-mid-20th centuries, leading to the creation of a compact layer of debris on top of which a bedding plane of fill and the asphalt parking lot surface have been laid down.

B. ARCHAEOLOGICAL POTENTIAL

The project site is judged to have little potential for yielding significant Native American archaeological resources. Native American sites, especially camps, tend to be found on well drained soils in close proximity to major drainages. The current project location is more than 1,000 feet from the banks of the Delaware River and from the former tributary known as Dock Creek, which flowed into the Delaware from the northwest between Spruce and Walnut Streets. In addition, it is likely that historic period land use (e.g., construction of buildings and cultivation of soils) will have disrupted Native American archaeological resources if indeed these did at one time exist at the corner of Third and Lombard Streets.

Historic period land use on the project site extends back more than a quarter millennium, with initial development occurring in the *circa* 1740-60 period and gathering pace in the years immediately before the American Revolution and more especially in the early federal period. Most of the project site appears to have been subdivided and built upon by the mid-19th century with a handful of properties perhaps experiencing more than one episode of building prior to 1860. 430 Third Street, for example, contained a wooden tenement in 1763, which by 1860 had been replaced by a three-story brick building (see above, Chapter 2). By far the most disruptive building episode from the standpoint of potential archaeological preservation was the construction of the George M. Wharton Public School in 1869, which entailed the demolition of three houses (420 and 426 Third Street and 309 Lombard Street) and the erection of a massive three-story stone edifice with deep foundations and a full basement. Subsequent expansion of the school



Photograph 3.1. Proposed site of St. Peter's Parish Hall, corner of Third and Lombard Streets, general view of site looking north from St. Peter's School stair tower; Lombard Street at right; Third Street at top of view (Photographer: Richard Hunter, October 2016) [HRI Neg. #16054/D1:025].



Photograph 3.2. Proposed site of St. Peter's Parish Hall, corner of Third and Lombard Streets, general view of site looking northwest from St. Peter's School stair tower; Third Street at upper right; St. Peter's Church at left (Photographer: Richard Hunter, October 2016) [HRI Neg. #16054/D1:026].



Photograph 3.3. Proposed site of St. Peter's Parish Hall, corner of Third and Lombard Streets, view of eastern end of site looking south southwest from northeast corner of Parcel B; Third Street at left; Lombard Street beyond (Photographer: Richard Hunter, October 2016) [HRI Neg. #16054/D1:004].



Photograph 3.4. Proposed site of St. Peter's Parish Hall, corner of Third and Lombard Streets, view of southern end of site looking east northeast from southwest corner of Parcel B; Lombard Street at right; Third Street beyond (Photographer: Richard Hunter, October 2016) [HRI Neg. #16054/D1:024].



Photograph 3.5. Proposed site of St. Peter's Parish Hall, corner of Third and Lombard Streets, view of western end of site looking south from northern edge of Parcel B; St. Peter's School at right (Photographer: Richard Hunter, October 2016) [HRI Neg. #16054/D1:019].



Photograph 3.6. Proposed site of St. Peter's Parish Hall, corner of Third and Lombard Streets, view of northwest corner of site looking west southwest from northern edge of Parcel B; rear of St. Peter's School in center of view (Photographer: Richard Hunter, October 2016) [HRI Neg. #16054/D1:018].



Photograph 3.7. Proposed site of St. Peter's Parish Hall, corner of Third and Lombard Streets, view of northwest corner of site looking southeast from St. Peter's Cemetery; note the approximately 18-inch difference in elevation between the cemetery and the parking lot where the proposed parish hall is to be constructed (Photographer: Richard Hunter, October 2016) [HRI Neg. #16054/D1:021].



Photograph 3.8. Proposed site of St. Peter's Parish Hall, corner of Third and Lombard Streets, view of northern end of site looking west from the northeast corner of Parcel B; St. Peter's Cemetery at right; St. Peter's School in center of view (Photographer: Richard Hunter, October 2016) [HRI Neg. #16054/D1:017].

property resulted in the construction of a free-standing bathroom facility to the rear (west) of the main school building, and the progressive demolition of the remaining brick buildings on the project site between roughly 1900 and 1935, before the school itself was torn down in 1940. All of these activities can be expected to have taken their toll on the archaeological record of the earlier 19th and 18th centuries.

To some degree, the layers of fill and demolition debris will have served to protect underlying archaeological resources within the project site, much as “tell sites” accumulate in the Old World and cover over the remains of buried structures. However, the successive redevelopment of the project site over the course of its quarter millennium or so of use will also have resulted in the removal of earlier structural features and soil horizons, most notably where later, deeper basements and utility trenches replaced buildings with shallow foundations and cellars and associated deposits.

In terms of potential archaeological importance, the period of greatest interest for the project site may be defined as extending from *circa* 1740 through *circa* 1860, with resources of the pre-Revolutionary era, should these survive, being of paramount concern. Foundations and other structural remains of colonial buildings, shaft features such as wells, privies, cisterns and refuse pits, and soil deposits with cultural artifacts of the colonial period may all contribute to our knowledge of the Society Hill Historic District.

Figure 3.1 presents an archaeological sensitivity map of the project site based on an analysis of historic maps and the land use history as it is currently known. Substantial portions of the site are deemed to be of little archaeological interest as a result of deep excavations for later 19th-century buildings whose footprints and general character are reasonably well known. These properties include the Wharton School (main building and bathroom block) and most of the buildings along the Third and Lombard Street front-

ages. Archaeological exploration of the foundations and basements of such structures has relatively little to offer in the way of significant new information and many buildings of similar type and age survive elsewhere across the city.

The remainder of the project site is delineated as being of either moderate or high archaeological sensitivity. The most critical areas are considered to be: 1). the northwest corner of the site, which corresponds to the rear (western) part of the former Reverend Richard Peters’ property, where a pre-Revolutionary building once stood and rear yard features and deposits of similar vintage might be expected to survive; 2). the greater part of the 307 Lombard Street property, which contained a brick house documented as being owned by Alexander Huston in the early 1770s and by John Young, a house carpenter, in the mid-1770s (a portion of the adjoining side yard of 311 Lombard Street is also included here, where useful comparative archaeological data may survive); and 3). portions of the rear yards of 428 and 430 Third Street and 307 Lombard Street, where shaft features and yard deposits of mid-18th- through mid-19th-century date may be anticipated. Adjacent to these three high-sensitivity zones, areas of moderate sensitivity are delineated, where 18th/19th-century rear-yard archaeological resources might be of interest if they survived construction of the Wharton School and subsequent demolition actions. The narrow alley extending along the east side of 307 Lombard Street is also assigned to this moderate-sensitivity category.

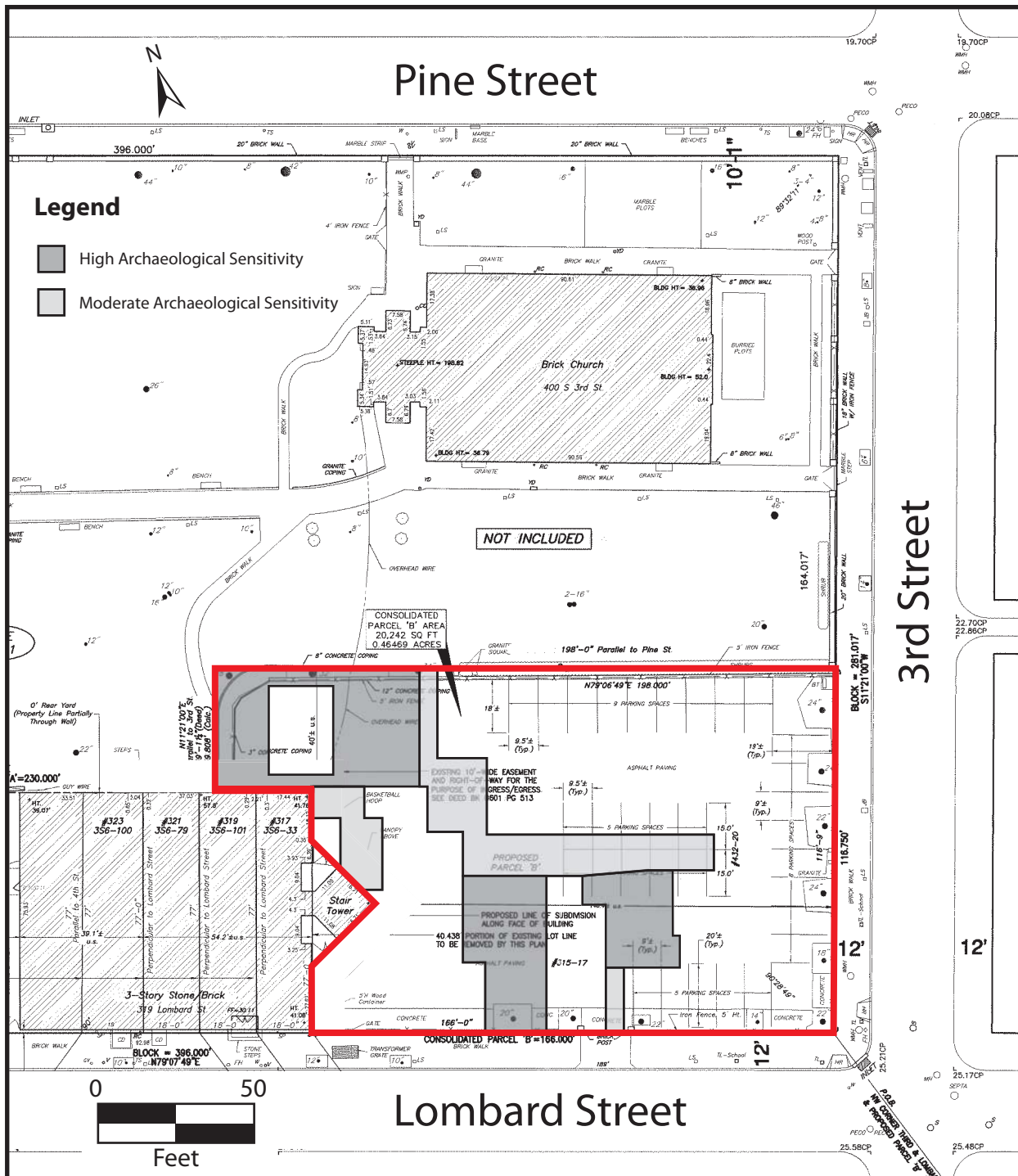


Figure 3.1. Site Plan Showing Areas of Archaeological Sensitivity.

Chapter 4

CONCLUSIONS AND RECOMMENDATIONS

Phase IA archaeological survey of the site of the proposed parish hall for St. Peter's Episcopal Church has determined that the property at the corner of Third and Lombard Streets lies within Philadelphia's Society Hill Historic District and is considered to have archaeological potential.

Historical research has demonstrated that the project site, currently an open, paved lot used for parking and recreational activity, was initially subdivided and began to be developed circa 1740-60. By the time of the American Revolution the site contained as many as eight to ten separate properties of which at least three included dwellings. Development (and limited redevelopment) continued through the late 18th and early 19th centuries to the point where the Third and Lombard Street frontages were effectively built-up prior to mid-century. A major shift in land use took place in 1869 when the City of Philadelphia acquired three lots and constructed the George M. Wharton Public School. By 1910 the City had acquired the remaining properties and was progressively demolishing buildings along the street frontages to make way for an expanded schoolyard. The school eventually closed in the late 1930s and was acquired by St. Peter's Church in 1940, whereupon the school building was torn down, creating the open lot that has survived to the present day.

Analysis of historic maps and historical data has allowed the delineation of areas of high, moderate and minimal archaeological sensitivity within the project site. Areas of high sensitivity hold a reasonable potential for yielding significant information about historic land use within the Society Hill Historic District for the period *circa* 1740-1860, including structural remains, shaft features (wells, cisterns, privies and

pits) and cultural deposits containing artifacts and environmental data reflecting predominantly domestic occupation. Areas of moderate archaeological sensitivity may yield similar types of information, but could have been compromised by construction of the Wharton School and subsequent demolition activities. The remainder of the project site is unlikely to yield significant archaeological data owing to construction of deeper foundations and basements in the mid- to late 19th centuries.

The following recommendations are offered:

1. The Philadelphia Historical Commission would appear to be the only agency having any regulatory oversight of the proposed parish hall project with regard to its effect on potential archaeological resources. Clarification is required from the Commission concerning the need for further archaeological study.
2. Further archaeological investigation, if requested or required by the Philadelphia Historical Commission, should appropriately entail a Phase IB or combined Phase IB and Phase II-level study that includes machine-assisted and manual excavation, documentation and analysis of subsurface data, additional archival study and preparation of a technical report meeting current professional standards.
3. If significant archaeological remains are discovered in the course of Phase IB or Phase II-level archaeological studies, an appropriate level of mitigation should be implemented involving either data recovery excavation and/or monitoring during construction.

4. Throughout any future archaeological exploration of the project site, efforts should be made to communicate the results of such work to the general public and local community through onsite open days, presentations, exhibits, popular publications and online media.

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Appendix A
RESUMES

ERYN C. BOYCE
Architectural Historian/Historian, MS

EDUCATION

M.S., Historic Preservation, University of Pennsylvania, 2015
B.A., History, Hamilton College, 2013

EXPERIENCE

June 2016-present Architectural Historian/Historian
Hunter Research, Inc., Trenton, New Jersey

Execution of research in support of historic, historic architectural and archaeological studies including:

- review of primary and secondary source materials
- title research
- genealogical investigation
- review of historic cartographic materials
- selected contributions to reports

December 2015-June 2016 Program Associate
New Jersey Historic Preservation Office, Trenton, New Jersey

- performed Section 106 reviews on above-ground projects.
- determined eligibility of resources
- studied buildings' historic contexts
- evaluated project effects

December 2015-June 2016 Intern
Heritage Consulting, Inc., Philadelphia, Pennsylvania

- conducted background research
- compiled written reports
- edited grants and strategic plans
- assisted principal during stakeholder meetings.

September 2013-June 2016 Site Assistant/Interpreter
Fonthill Castle, Doylestown, Pennsylvania

- developed, implemented, and evaluated tours, programs and special events
- led the planning and execution of annual Old-Fashioned Fourth of July event
- assisted with interviewing, training and supervision of volunteers

December 2014-March 2015 Research Assistant/Teaching Assistant
University of Pennsylvania, Philadelphia, Pennsylvania

- researched literature on identity
- teaching assistant for American Architecture class

May 2014-August 2014 Property Care Intern
Historic New England, Boston, Massachusetts

- compiled background information Eustis Estate in Milton, MA
- wrote conditions assessment report for Eustis Estate

May 2013-August 2013 Museum Education/Marketing Intern
Erie Canal Museum, Syracuse, New York

- planned, developed and implemented series of eight family programs
- designed and implemented marketing campaign for family programs

- | | |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| June 2012-
August 2012 | Museum Education Intern
Strawberry Banke Museum, Portsmouth, New Hampshire <ul style="list-style-type: none">• developed lesson plans for summer camp activities• worked at four summer camps and led camp activities |
| May-Aug 2011
May-Aug 2010 | Intern
Fonthill Castle, Doylestown, Pennsylvania <ul style="list-style-type: none">• gave tours• developed activities for summer camps and birthday parties |

SPECIAL SKILLS

Proficient with Microsoft Office Suite, Adobe Creative Suite and ArcGIS

RICHARD W. HUNTER
President/Principal Archaeologist, Ph.D., RPA

EDUCATION

Ph.D., Geography, Rutgers University, New Brunswick, New Jersey, 1999.

Dissertation Title: *Patterns of Mill Siting and Materials Processing: A Historical Geography of Water-Powered Industry in Central New Jersey*

M.A., Archaeological Science, University of Bradford, England, 1975

B.A., Archaeology and Geography, University of Birmingham, England, 1973

EXPERIENCE

1986-present President/Principal Archaeologist
Hunter Research, Inc., Trenton, NJ

Founder and principal stockholder of firm providing archaeological and historical research, survey, excavation, evaluation, report preparation, historic exhibit development and public outreach services in the Northeastern United States. Specific expertise in historical and industrial archaeology (mills, iron and steel manufacture, pottery manufacture), historical geography, historic landscape analysis, historic interpretive design and public outreach products. Participation in:

- Project management, budgeting and scheduling
- Proposal preparation and client negotiation
- Hiring and supervision of personnel
- Supervision of research, fieldwork, analysis and report preparation
- Historic exhibit development, popular and academic publications and public presentations

1999-2004 Faculty Member, Certificate in Historic Preservation
Office of Continuing Education, Drew University, Madison, NJ

Courses: The Role of Archaeology in Preservation
25 Years of Public Archaeology in New Jersey

1983-1986 Vice-President/Archaeologist
Heritage Studies, Inc., Princeton, NJ

Principal in charge of archaeological projects. Responsibilities included:

- Survey, excavation, analysis, and reports
- Client solicitation, negotiation, and liaison
- Project planning, budgeting, and scheduling
- Recruitment and supervision of personnel

1981-1983 Principal Archaeologist
Cultural Resource Group, Louis Berger & Associates, Inc., East Orange, NJ

Directed historical and industrial archaeological work on major cultural resource surveys and mitigation projects in the Mid-Atlantic region. Primary responsibility for report preparation and editing.

- 1979-1981 Archaeological Consultant, Hopewell, NJ
- 1978-1981 Adjunct Assistant Professor, Department of Classics and Archaeology, Douglass College, Rutgers University, NJ
- 1978-1979 Research Editor
Arete Publishing Company, Princeton, NJ
- Prepared and edited archaeological, anthropological, and geographical encyclopedia entries (*Academic American Encyclopedia*, 1980).
- 1974-1977 Archaeological Field Officer
Northampton Development Corporation, Northampton, England
- Supervised archaeological salvage projects executed prior to development of the medieval town of Northampton (pop. 230,000).
- Experience included:
- Monitoring of construction activity
 - Supervision of large scale urban excavations
 - Processing of stratigraphic data and artifacts
 - Preparation of publication materials
- 1969-1970 Research Assistant
Department of Planning and Transportation, Greater London Council

SPECIAL SKILLS AND INTERESTS

- water-powered mill sites
- canals and urban water powers
- iron and steel manufacture
- pottery manufacture
- historic cartography
- scientific methods in archaeology
- historic sites interpretation and public outreach

SELECTED PUBLICATIONS

"New York's Urban Archaeology. The Forts Landscape Reconstruction Project: Central Park's Revolutionary War Forts." *Archaeological Institute of America, New York Society News*, Winter 2015:6-8.

Sartori to Sacred Heart: Early Catholic Trenton. Sacred Heart Church [2014] (with Patrick Harshbarger).

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"The Demise of Traditional Pottery Manufacture on Sourland Mountain, New Jersey, during the Industrial Revolution." Ch. 13 in *Domestic Potters of the Northeastern United States, 1625-1850*. Studies in Historical Archaeology, Academic Press [1985].

PROFESSIONAL AFFILIATIONS

Register of Professional Archaeologists (RPA) [formerly Society of Professional Archeologists] (accredited 1979; certification in field research, collections research, theoretical or archival research)

Preservation New Jersey (Board Member, 1994 - 2003)

New Jersey State Historic Sites Review Board (Member, 1983 -1993)

Society for Historical Archaeology

Society for Industrial Archaeology

Society for Post-Medieval Archaeology

Historical Metallurgical Society

Council for Northeast Historical Archaeology

Professional Archaeologists of New York City

Archaeological Society of New Jersey (Life Member; Fellow, 2011)

OTHER AFFILIATIONS

Mercer County Cultural & Heritage Commission (Commissioner, 2011 – present)

Trenton Downtown Association (Board Member, 1998 – present; Board Chair, 2007 - 2008)

Trenton Museum Society, (Trustee, 2011 – present)

Hopewell Township Historic Preservation Commission (Member, 1998 - 2006; Chair 2003 - 2004)

Hopewell Valley Historical Society (Trustee, 2014 – present)

Appendix B

PROJECT ADMINISTRATIVE DATA

APPENDIX B

Project Administrative Data

HUNTER RESEARCH, INC.

PROJECT SUMMARY

Project Name: Phase IA Archaeological Survey, Proposed St. Peter's Parish Hall Site, Parcel B, Third and Lombard Streets, City of Philadelphia, Philadelphia County, Pennsylvania

Level of Survey: Phase IA

HRI Project Reference: 16054

Date of Report: November 2016

Client: St. Peter's Church, Society Hill, Philadelphia

Prime:

Review Agency: Philadelphia Historical Commission

Agency Reference: N/A

Artifacts/Records Deposited: N/A

PROJECT CHRONOLOGY

Date of Contract Award: 10/5/2016

Notice to Proceed: 10/5/2016

Background Research: October - November 2016

Fieldwork: October 2016

Analysis: N/A

Report Written: November 2016

PROJECT PERSONNEL

Principal Investigator(s): Richard W. Hunter, N/A

Background Researcher(s): Eryn Boyce, Richard Hunter

Field Supervisor(s): N/A

Field Assistant(s): N/A

Analyst(s): N/A

Draftperson(s): Evan Mydlowski

Report Author(s): Eryn Boyce, Richard Hunter

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