

**ADDRESS: 727-35 CHESTNUT ST**

Name of Resource: Thrift Park, Inc.

Proposed Action: Classification in Chestnut Street East Historic District

Property Owner: Chestnut 733 Associates LP/Goldenberg Group

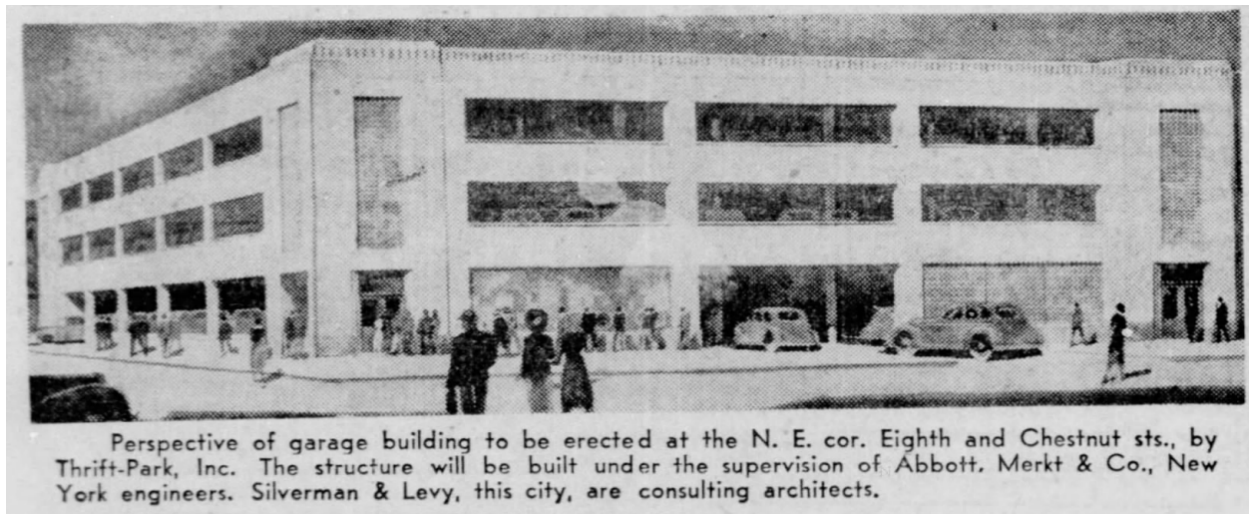
Applicant: Goldenberg Group

Staff Contact: Jon Farnham, jon.farnham@phila.gov

**OVERVIEW:** At its November 2021 meeting, the Historical Commission designated the Chestnut Street East Historic District, which includes properties on the 600, 700, and 800 blocks of Chestnut Street as well as some cross streets. The nomination included the property at 727-35 Chestnut Street, a parking garage, in the proposed district and classified it as non-contributing. The Committee on Historic Designation disagreed with the nominator's proposed classification and recommended classifying the parking garage as contributing. The Historical Commission subsequently adopted that recommendation and classified the parking garage at 727-35 Chestnut Street as contributing when it designated the historic district.

An attorney representing the owner of the garage subsequently objected to the classification of the garage as contributing, asserting that his client had been notified in writing on 20 August 2021 that the property would be considered for inclusion in the historic district with a classification of non-contributing but had not been notified that the Committee had upgraded the classification to contributing, fundamentally changing the way that the Historical Commission would regulate the property. The Historical Commission's attorney reviewed the matter and decided that the Historical Commission should not upgrade the classification of a property from non-contributing to contributing during its review of a historic district nomination without notifying the property owner, who may want to participate in the deliberations regarding classification. The City attorney has directed the Historical Commission to reconsider the classification of the garage at meetings of the Committee on Historic Designation and Historical Commission so that the owner has an opportunity to participate in the deliberations.

Gimbels Department Store was established in the Midwest in the nineteenth century and grew into one of the nation's largest chains in the twentieth century. Gimbels opened its first Philadelphia store on the south side of the 800 block of Market Street in 1894, when it acquired the Granville Haines Dry Good Store. The sprawling complex spanned the northern half of the block from 8<sup>th</sup> to 9<sup>th</sup> Streets. In 1927, Gimbels built an office and warehouse annex at the adjacent property to the south at 819-41 Chestnut Street. In 1936, Adam Gimbel of Gimbels and Charles Devlin, the vice president of National Garages, a parking garage company headquartered in Detroit, Michigan, entered into an agreement in which National would provide parking for the Market Street department store. National Garages was, despite its name, an international company, established in 1922, that designed, managed, and owned parking garages. By the 1950s, it operated 150 garages and had designed 300 garages for locations in North America and Europe. Under the name Thrift-Parking, Inc., National Garages purchased a surface parking lot at 727-35 Chestnut Street, at the northeast corner of 8<sup>th</sup> and Chestnut Streets, in 1940. National Garages retained the engineering firm of Abbott, Merkt & Company to design a parking structure for the site. Founded by Hunley Abbott and Oswald L. Merkt in New York City in 1923 as an engineering and construction services firm for industrial plants, Abbott, Merkt & Company undertook commissions for commercial and industrial buildings and civil infrastructure throughout the United States and internationally. Contractor S.H. Levin constructed the parking garage at 8<sup>th</sup> and Chestnut Streets in late 1940 and early 1941. Silverman & Levy, a Philadelphia architectural firm that specialized in stores and storefronts but worked in many arenas, served as consulting architects on the parking garage project. Silverman & Levy undertook many projects for Gimbels including updating sales floors and storefronts and were likely included on the project by Gimbels to coordinate the parking garage with their recently completed storefront and entrance work across 8<sup>th</sup> Street.



*Philadelphia Inquirer*, 15 September 1940, p. 80.

The parking garage opened in 1941 and was marketed to Gimbels' customers. Newspaper advertisements described the garage as "Thrift Park, opposite Gimbels at 8<sup>th</sup> and Chestnut Streets." Advertisements touted the direct access from the parking garage to the department store at the subway concourse level, obviating the need to face inclement weather. Gimbels offered a "special package delivery service" for customers, delivering items purchased at the department store directly to the customer's car in the garage, free of charge, using parking ticket numbers. Gimbels even accommodated customers who cycled to the store, storing their bicycles for only 20 cents per day.

**TRY GIMBELS SPECIAL PACKAGE DELIVERY SERVICE WHEN YOU PARK** at Thrift Park Garage, 8th and Chestnut Streets; walk across the street to Gimbels, and, as you make your purchases, tell your salesperson your Thrift Park ticket number your packages will be delivered to Thrift Park Garage.

*Philadelphia Inquirer*, 25 February 1941, p. 22.

#### **Special Garage Service**

What will they think of next? Park your car in the Thrift Park Garage, just across from Gimbels. When shopping in Gimbels show your parking ticket to the salesperson. Packages will be delivered direct to the garage! No charge for this special service.

#### **STORE TO-YOUR-CAR DELIVERY SERVICE**

Park at Thrift Park Garage, 8th and Chestnut Streets; walk across the street to Gimbels; and, as you make your purchases, tell your salesperson your Thrift Park ticket number. Your packages will then be delivered directly to the Thrift Park Garage.

*Philadelphia Inquirer*, 28 September 1941, p. 16.

*Philadelphia Inquirer*, 6 April 1941, p. 13.

**AND if you come by bicycle, Gimbels has a special service for you. We'll check your bicycle at the Thrift Park Garage, Eighth and Chestnut Streets—it's just 20c for all day!**

*Philadelphia Inquirer*, 15 May 1942, p. 26.

**now open!**  
**Philadelphia's most**  
**modern parking space**

# THRIFT PARK

OPPOSITE GIMBELS AT EIGHTH AND  
CHESTNUT STREETS

**clean, covered**  
**parking for price**  
**of open parking lot**

**15¢**  
**1<sup>ST</sup> HALF HOUR**  
5¢ for each additional half hour

At last—a garage that handles your car with "kid gloves," that treats it the way you do yourself, that stores it as safely and carefully as you do in your own private garage. No more chipped doors; no more fender dents; no more shifting your cars from one space to another—when your car is parked at Thrift Park it's not moved till you call for it.

## convenience!

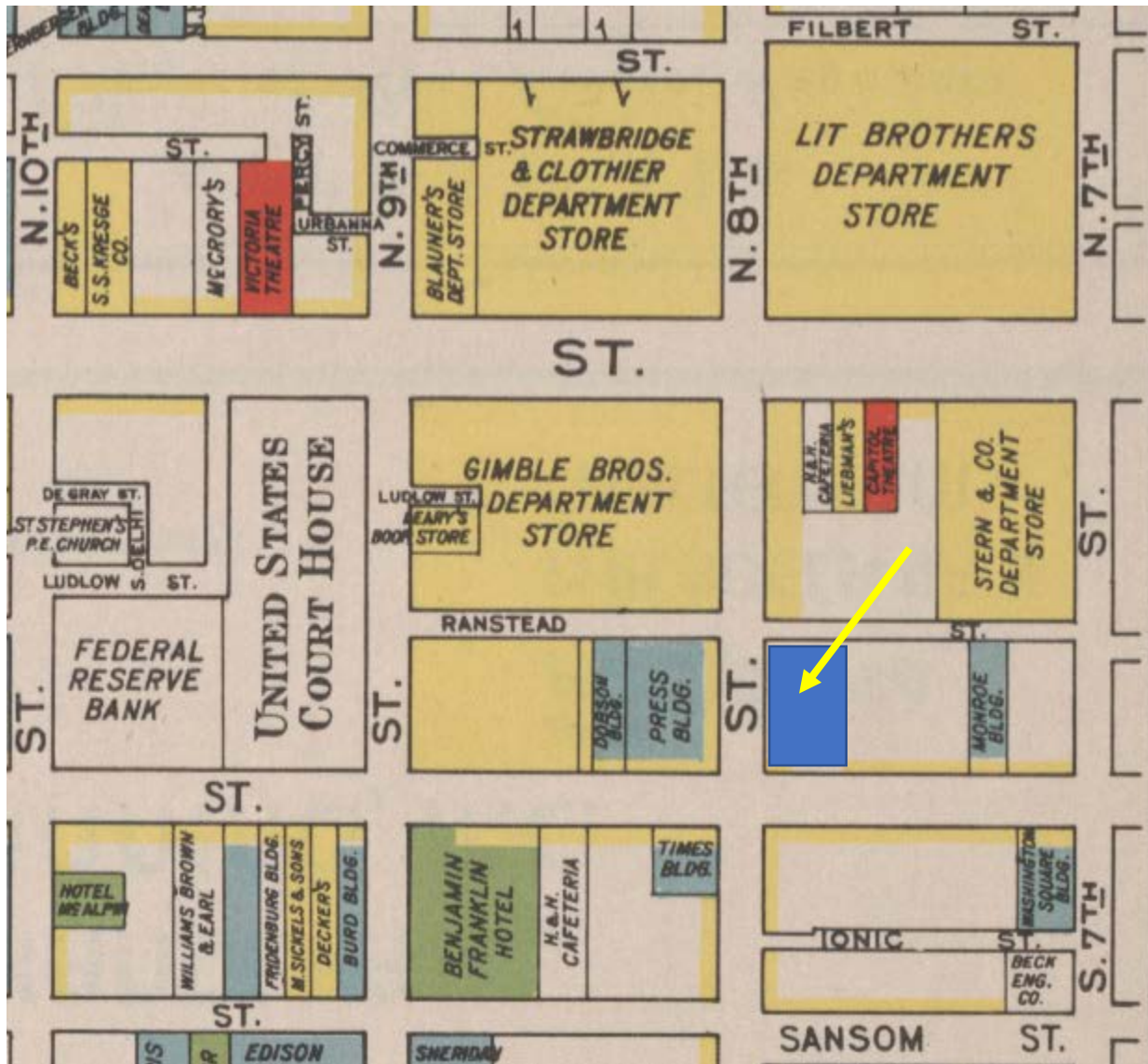
- Exceptionally wide entrances both on Eighth Street and Chestnut Street.
- No Elevators to place your car on or off—quick delivery via wide 30-foot ramps to all floors.
- Just a step to the big department stores and direct entrance to Gimbel's via the Subway concourse—no need to go outside in bad weather.
- Large clean waiting rooms.

## service!

- Special service for Gimbel customers. Gimbel customers who park their cars at Thrift Park may have their purchases delivered to their cars by giving the salespersons their ticket number.
- Special checking service—no need to worry about valuables—leave them at checking room.
- Washing, gasoline, oil and mechanical service 24 hours of every day.
- Low rates: 15¢ for the first half-hour; 5¢ for each additional half hour.

**THRIFT PARK**  
**GARAGE**

**N. E. CORNER 8TH and CHESTNUT**



*Franklin's Street and Business Occupancy Atlas of Philadelphia & Suburbs, Center City, 1946.* The parking garage is indicated by the added blue box. The map shows the relationship of the garage to the Gimbels Department Store to the northwest.

When Gimbels' Thrift-Park garage opened in 1941, parking companies had been providing hourly and daily public parking services in garages to Philadelphians for more than two decades. The first parking garages in the city were established right after 1900, but they provided automobile storage and maintenance by the month or year, not short-term parking. Early automobiles were extremely unreliable, requiring constant maintenance, which was provided at automobile storage facilities. The first garages to provide "day parking" or "short-time parking," where patrons could rent spots by the hour and day, were constructed in the years just before and after World War I. The early garages often catered to chauffeurs, and provided facilities like locker rooms, lounges, barber shops, and smoke shops for the professional drivers while they waited for their employers. In 1921, Philadelphia suffered a parking crisis, causing the Mayor to ban all parking around City Hall and restrict parking in the heart of the business district. The ban prompted the construction of numerous parking garages in Center City Philadelphia in the early 1920s. A 1929 study documented that there were 76 parking garages and 23 surface parking lots with a total capacity of 19,528 cars in Philadelphia's central business district.



## Pennsylvania Garage

—that Free Clubroom for  
Chauffeurs

**WHEN** you leave the car at the Pennsylvania, you are entitled to use our cozy clubroom for chauffeurs. Pool tables, card tables, steel lockers, shower bath, modern washroom, barber shop, where cigars and cigarettes are on sale—in fact, just the kind of a place you like to stay while the boss is at the theatre or business.

Bring the car down here where it's warm and cozy and where you get prompt attention. Short storage, 50 cents.

**PENNA. GARAGE & SERVICE CO.**  
329-31-33-35 S. Broad St.

Joseph T. Kinsler  
Pres. & Gen. Mgr.

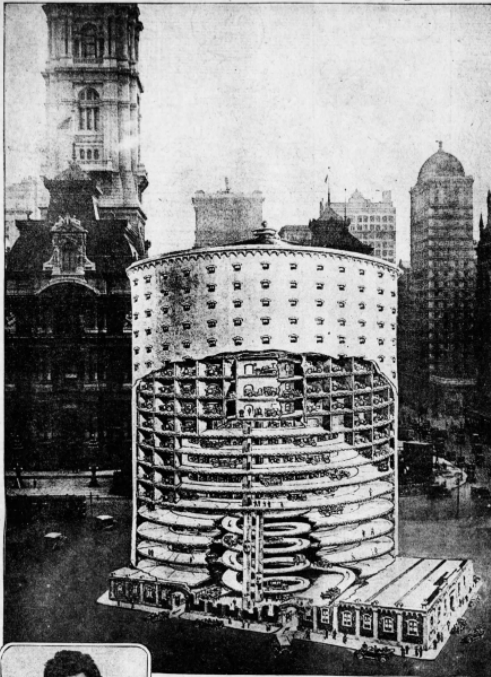
Thos. A. Atkins, Jr.  
Treas. and  
Supt.




Exclusively Motorless-Stratford Service

*Philadelphia Inquirer*, 7 December 1917, p. 15.

## Skyscraper Garage to Solve Auto-Parking Problem



**HOW A SUGGESTED PLAN** by E. G. Higgins to overcome the problem of finding automobile parking places in crowded city areas, where parking spaces are growing scarce, would look if adopted in Philadelphia. The scheme is to build a garage in the form of a tower, with a spiral driveway from which on either side there could be let out the cars. At the center there would be a spiral landing platform, on which cars could be let out at intervals from the ascending driveway. The entrance is at the right-hand side.



*Public Ledger*, 17 November 1919, p. 24.

## DOWNTOWN PARKING BAN TO TAKE EFFECT TODAY

Motor Vehicles Can Stop Only to Dis-  
charge Passengers

Parking of motor cars on any of the streets bounded by Race and Pine, Seventh and Seventeenth streets must come to an end at 7 o'clock this morning under new regulations made public by the Department of Public Safety several days ago.

*Philadelphia Inquirer*, 5 November 1921, p. 1.

## SHORT-TIME AUTO STORAGE : BY THE HOUR OR THE DAY

Why take chances of having your car stolen or getting into the clutches of the law when a safe, watchful storage for a short time, at small cost, can be had at the following garages, all near the heart of the city? The diagram herewith shows the new TRAFFIC REGULATIONS.

**LINCOLN SERVICE GARAGE**  
Half Square East on Cherry  
From Broad Street  
*Prompt, Courteous Attendants*  
NO TIPPING  
Storage and Washing, Day or Night    Capacity 300 Cars

For Good Service Call Locust 0622

**PARK YOUR CAR WITH US**  
50¢ CENTRALLY LOCATED 50¢  
*Special Monthly Rates*

**MIDDLE CITY GARAGE**  
1143 to 1149 Cherry Street  
(Broad and Cherry Streets)  
*Repairs and Tinting Any Hour Day or Night*  
ALWAYS OPEN    L. D. KIRSNER, Mgr.

**New Hanover Garage**  
1125-27 Cherry St.  
PHILADELPHIA  
Storing, Repairing, Supplies  
Day and Night Service  
241 21, Market 5274

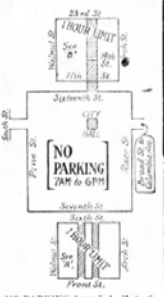
**DAY AND NIGHT SAFETY SERVICE YOUR CAR AT**  
**U S M C Garage**  
1807-09 LOCUST : 1123-39 MANNING  
*Repairing 24 Hours of the Day*  
ACCESSORIES, SPECIAL BODIES, TIRE AND TYRE REPAIRS  
BACE 1300

**STANTON GARAGE**  
ONE FLOOR : NO POSTS  
**AUTO LAUNDRY**  
1610 MARKET STREET  
**TRANSIENT STORAGE ONLY**

**BROWN Service Co.**  
1411 Locust St.  
Day Storage  
**50c**  
*Supplies*

**PUBLIC PARKING SPACE**  
Where one could drive down to the street at night park some car at  
**THE PARKING PLACE**  
115 N. 13TH STREET  
Hours 8 A. M. to 11 P. M.

**Short Storage—Day or Evening**  
**50c**  
**PENNA. GARAGE**  
329 to 335 S. Broad St.  
22719, Locust



NO PARKING from 7 A. M. to 6 P. M., from 7th to 16th street and from Race to Pine, inclusive, and on Broad street from Columbia avenue to South street.

"A"—ONE-HOUR LIMIT from Front to Sixth between Arch and Walnut, inclusive, except that parking on Market and Chestnut streets from Delaware avenue to 6th street is limited to THIRTY MINUTES.

"B"—ONE-HOUR LIMIT from 17th street to 24th, between Arch and Walnut streets, inclusive, except that parking on Market street from 16th to 17th is limited to FIFTY MINUTES; from 17th to 19th, THIRTY MINUTES; 19th to 24th, ONE HOUR.

*Public Ledger*, 18 January 1922, p. 46.

Included with this overview are the nomination for the historic district, the 20 October 2021 minute of the Committee on Historic Designation, and the 12 November 2021 minute of the Historical Commission. A report prepared by a consultant working for the property owner will be provided prior to the January 2022 meeting of the Historical Commission.

**STAFF RECOMMENDATION:** The staff recommends maintaining the classification of the parking garage at 727-35 Chestnut Street as non-contributing because new research shows that:

- the architectural firm of Silverman & Levy did not play a lead role in the design of the parking garage;
- the parking garage was not directly related to the nineteenth and early twentieth-century commercial buildings within the district, but was instead erected to provide parking for customers of the Gimbels Department Store, located on Market Street, outside the historic district; and,
- the parking garage was not an early example of a short-term parking garage in Philadelphia. The first short-term parking garages were built more than 20 years earlier.

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

**20 OCTOBER 2021, 9:30 A.M.  
REMOTE MEETING ON ZOOM  
EMILY COOPERMAN, CHAIR**

**CALL TO ORDER**

**START TIME IN ZOOM RECORDING: 00:00:00**

The Chair called the meeting to order at 9:30 a.m. The following Committee members joined her:

<b>Committee Member</b>	<b>Present</b>	<b>Absent</b>	<b>Comment</b>
Emily Cooperman, Ph.D., chair	X		
Suzanna Barucco	X		
Jeff Cohen, Ph.D.	X		
Bruce Lavery	X		
Debbie Miller	X		
Elizabeth Milroy, Ph.D.	X		

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

The following staff members were present:

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

The following persons attended the online meeting:

- Paul Steinke, Preservation Alliance
- Libbie Hawes
- Allison Weiss, SoLo Germantown Civic Association
- Oscar Beisert, Keeping Society
- J. M. Duffin
- Hal Schirmer, Esq.
- Jay Farrell
- David Traub, Save Our Sites
- Tom Beck
- Russell Fulton
- Patrick Grossi, Preservation Alliance
- Nancy Pontone
- Jimmy Tran

- The open land in the historic district, including the property at 32 Manheim Street and the rear yards of all properties, may be likely to yield information important in pre-history or history, satisfying Criterion I.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Manheim Square historic district satisfies Criteria for Designation I and J.

<b>ITEM: Manheim Square historic district</b>					
<b>MOTION: Satisfies Criteria I and J</b>					
<b>MOVED BY: Cohen</b>					
<b>SECONDED BY: Lavery</b>					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Lavery	X				
Debbie Miller	X				
Elizabeth Milroy	X				
Total	6				

### **CHESTNUT STREET EAST COMMERCIAL HISTORIC DISTRICT**

Proposed Action: Designation

Property Owner: Various

Nominator: Keeping Society

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

**OVERVIEW:** This nomination proposes to designate a district along the 600, 700, and 800 blocks of Chestnut Street in Center City as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Chestnut Street East Commercial Historic District, which is comprised of 56 properties, including condo units, primarily dating from the 1840s through 1920s with a few dating into the mid-twentieth century, is significant under Criteria for Designation A, C, G, and J. The nomination argues that the district represents the architectural and historical timeline of Philadelphia's commercial heritage on Chestnut Street, covering numerous phases of commercial development along one of the city's most fashionable streets.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the Chestnut Street East Commercial Historic District satisfies Criteria for Designation A, C, and J, but not Criterion G, and that the period of significance should be amended to end in 1929, with the north side of the 600 block of Chestnut Street being excluded from the district boundary.

**START TIME IN ZOOM RECORDING:** 01:57:57

#### **PRESENTERS:**

- Ms. DiPasquale presented the nomination to the Committee on Historic Designation.
- Oscar Beisert represented the nomination.

- Attorney Brett Feldman and consultant Nick Kraus represented the property owners of 130 S Independence Mall West, also known as 601 Chestnut Street, and opposed the inclusion of the property in the district.
- Jim Tran, property owner of 703 and 705 Chestnut Street, opposed the inclusion of his properties in the district.

#### **DISCUSSION:**

- Ms. Cooperman questioned the staff recommendation regarding the exclusion of the north side of the 600 block of Chestnut Street from the district boundary.
  - Ms. DiPasquale responded that most of the properties in the district date from the 1840s to 1920s; only one mid-century building is considered contributing to the district, and that is 130 S. Independence Mall West, which is geographically separated from the other blocks by a large non-contributing building to the west.
  - Mr. Farnham further clarified that the nomination associates the building at 130 S. Independence Mall West with Independence Hall and Independence National Historic Park, which are across 6<sup>th</sup> Street to the east, but that area is not included within the historic district, so the justification for including the property is not made. He also noted that what connects it geographically to the district is a large non-contributing 1970's office building.
  - Mr. Farnham noted that the staff recommendation regarding the property at 130 S. Independence Mall West was formulated before the staff knew the owners' opposition to the proposed designation. The staff developed its recommendation independently, not in coordination with the property owners' consultants.
- Mr. Beisert opined that, while it is a relatively small district with some holes in it, it is a strong district with distinctive entrances at 6<sup>th</sup> and 9<sup>th</sup> Streets. He disagreed that the Colonial Revival bank at 130 S. Independence Mall West should be classified as non-contributing. He conceded that it is distinctly different in character than the rest of the district. He noted that he originally had it classified as significant but changed it to contributing at the staff's suggestion. He opined that it speaks to changes in the district when larger buildings were getting torn down and smaller Colonial Revival buildings constructed. While the nomination does not include Independence Mall, part of the district faces it, he continued. He opined that it is a continuation of the Colonial Revival tradition, which includes the Public Ledger building to the south. He maintained that without the building the district is worthy but noted that he feels it should remain contributing.
- Mr. Feldman explained that they are in support of the district overall, but do not feel property at 130 S. Independence Mall West is contributing to the district. Mr. Feldman explained that they prepared a presentation and submitted a letter that they would like incorporated into the record.
  - Ms. Cooperman responded that the Committee is happy to hear the presentation, but the Committee was provided with the materials, including the letter, the night before, and it is impossible for the Committee to give due consideration to such materials when they are received in the 11<sup>th</sup> hour.
  - Mr. Kraus opined that it is a well-written nomination and that the 700 and 800 blocks of Chestnut Street are cohesive and worthy of designation. He noted that they support the staff's recommendation.
  - Ms. Cooperman reiterated that the slideshow should have been submitted as a written report far in advance of the meeting, and that it is difficult to read slides with text on the spot.



- Mr. Kraus moved ahead in the presentation, showing the context of the building at the edge of the district and separated by a non-contributing 1979 high-rise, noting that there is no physical or aesthetic connection between 130 S. Independence Mall West and the primary blocks in the district.
- Mr. Kraus explained that the building at 130 S. Independence Mall West fronts on Independence Mall, not Chestnut Street, and according to the nomination, “serves as a companion piece to Independence Mall” and “deviates from the vertical form of the other commercial buildings in the district.” The building is one of only two buildings in the proposed district constructed in the 1960s, and the other, 800-06 Chestnut Street, is considered non-contributing.
- Mr. Kraus presented a c. 1910 photograph showing the prior buildings at the northwest corner of 6<sup>th</sup> and Chestnut Streets, which fit into the commercial context outlined in the nomination.
- Mr. Kraus noted that there is no discussion of the block in the nomination beyond the urban renewal phase and as it relates to Independence Mall, which is not part of the district.
- Mr. Kraus concluded that the property at 130 S. Independence Mall West, also known as 601 Chestnut Street, does not meet the Criteria for Designation and is not consistent with the building stock on the 700 and 800 blocks of which the nomination is focused.
- Mr. Tran explained that they did not have a chance to attend in the first meeting. He noted that he rehabbed the fronts of the buildings at 703 and 705 Chestnut Street and does not consider them historic. He noted that there are other historic buildings on the block, but he would like his buildings excluded from the designation. He explained that he was told when he purchased the properties that 703 Chestnut Street was constructed in 1929.
  - Ms. Cooperman responded that this is the first public meeting regarding the district, and that the Committee will make a recommendation to the full Historical Commission, which will meet next month and is also open to the public.
  - Mr. Farnham clarified that the earlier meeting was an informal, informational meeting run by the Historical Commission’s staff for property owners to ask questions about the designation process, but no decisions were made about the nomination at that time.
  - Ms. Cooperman noted that the inventory form dates 703 Chestnut Street to 1854, and that as an architectural historian, she believes that is likely to be an accurate date, perhaps with alterations circa 1929, which is within the period of significance.
  - Ms. Barucco noted that the inventory dates 705 Chestnut Street to 1942.
  - Mr. Tran asked what he can do at this time to oppose the designation.
  - Ms. Cooperman responded that he is doing it, by putting his objections on the record. She explained that the Committee on Historic Designation makes a non-binding recommendation to the Historical Commission regarding the nomination and the classification of the buildings, and the Commission will make its final decision at its meeting on 12 November 2021.
  - Ms. Barucco clarified that the proposed district includes several blocks along Chestnut Street, not just the 700 block.
  - Mr. Farnham commented that the façade of 705 Chestnut Street probably dates to the mid twentieth century.
  - Mr. Tran explained that he purchased the property in 2004, and that alterations had been made approximately 10 years prior to that, and that he remodeled the storefronts subsequently.

- Ms. Cooperman acknowledged that the upper floor of 705 Chestnut Street clearly does not date to 1854. The building has been altered.
- Ms. Cooperman questioned the where the construction date of 1965 listed in the inventory for 130 S. Independence Mall West came from.
  - Mr. Lavery responded that the Philadelphia Architects and Buildings website lists the construction date as 1965 and attributes the design to Martin, Stuart & Noble, but noted that that date could be incorrect.
  - Mr. Lavery conducted additional research and determined that the date of 1965 came from interior alterations by the Nicholas Berberich company in 1965.
  - Ms. Cooperman determined that the property is included in the Turner Company's 50 Years of Buildings publication, published in 1952, so it predates 1952.
  - Mr. Lavery explained that Martin, Stuart & Noble, were a significant firm who recreated the Library Company for the Philosophical Society in 1958 and 1959, but also designed the modernist Mercantile Library on Chestnut Street in the 1950s. He noted that the one firm created a Minimalist classic while also going right back to the Colonial Revival. He further noted that the Grant Simon plan for the East Independence Mall had planned a dozen buildings lining Chestnut and Walnut Streets that were of the same massing and shape as 130 S. Independence Mall West.
- Ms. Cooperman noted that she is struggling with the boundary and the period of significance identified in the nomination, opining that they are unnecessarily narrow, though the buildings are extremely worthy. She explained that she spent a long time working on the National Register amendment for the Center City East Commercial Historic District, which encompasses and extends beyond these blocks, so she is struggling with excising them from the many around them, and therefore the period of significance in this district versus the larger context. She noted that there are larger patterns of development that go into the 1960s but opined that it is problematic that the nomination classifies the bank at the corner of 8<sup>th</sup> and Chestnut Streets as non-contributing simply because it is later. She explained that the National Register Center City East district has an extremely long period of significance.
  - Ms. Barucco agreed, noting that the district brings to mind the updates to the larger National Register district, which she reviewed as chair of the Pennsylvania Historical and Museum Commission board. She noted that she is also concerned about the narrowness of the district. She noted that the update to the National Register district included mid-century modern buildings. She noted that the proposed Chestnut Street Commercial historic district nomination has great mid nineteenth through early twentieth-century history, but the buildings on the north side of the 600 block of Chestnut Street are part of the continuum of what happened in this district. She further noted that the parking garage at 727-35 Chestnut Street is listed as non-contributing, but that she sees it as contributing because it represents how people got to the district, which should be recognized as well.
  - Ms. Cooperman agreed, noting that 727-35 Chestnut Street is a very early architect-designed garage and still retains many of its key historic details.
- Mr. Cohen commented that it is amazing that facades along Chestnut Street were able to be moved back five feet when the street was widened in the 1890s. He noted that some of the facades clearly date from the 1870s and 1880s, so they had to have been reconstructed or somehow otherwise moved, which is remarkable.

- Mr. Cohen opined that it is slightly disingenuous to say that the bank building at 130 S. Independence Mall West resembles nothing else in the area, as the Public Ledger Building is also Colonial Revival, even if at a massive scale. Furthermore, the building has a commercial history, and put a new face on commerce. He noted that it was built before Rohm & Haas, and perhaps the architects envisioned a Colonial Revival ensemble around the Mall. Martin, Stuart & Noble were one of the last competent Revivalist firms, he explained. The building at 130 S. Independence Mall West is a presentation of commercial identity in Colonial garb. He opined that it is a pivot between the buildings around Independence Mall and the linear Chestnut Street. He opined that it is a pivotal and thematically appropriate building, especially given the earlier date of construction.
- Mr. Cohen commented that in looking at the 1850s and 1870s Baxter commercial panoramas, it is clear that the building at 703 Chestnut Street is the first and second story of a taller mid-nineteenth century building, as evidenced by the fenestration and brick of the second floor. The upper floors were removed at some point. He opined that this is sufficient to keep the building classified as contributing.
- Mr. Cohen and Ms. Cooperman opined that the building at 705 Chestnut Street should be classified as non-contributing because the historic façade is completely gone.
- Mr. Cohen supported with the inclusion of Criterion I, the archaeology criterion, opining that the district is on rich ground, even if many of the buildings likely have deep basements. He noted that the buildings were constructed during a period in which people were building ambitiously, but probably throwing away ambitiously as well.
  - Ms. Miller agreed, noting that some of the nineteenth-century buildings likely incorporated eighteenth-century building components within them, explaining that it was common across the city to see reuse at the subterranean level in particular.
  - Ms. Miller noted at 130 S. Independence Mall West, there is evidence that that site has been continually built on since the eighteenth century, and there are likely to be archaeological resources, especially under the parking lot.
  - Ms. Miller pointed out that there are two fairly large parking lots in the district, one at 709-13 Chestnut Street and one at 801-17 Chestnut Street. In looking at aerial images of the parking lots, particularly that at 709-13 Chestnut, one can see where they have been filling in privies shafts that are sinking with different colored asphalt. She noted that the parking lot at 8<sup>th</sup> and Chestnut is in better condition but opined that there will also be archaeological resources there, and that the Historical Commission needs to consider the eighteenth-century components that existed on these blocks. She explained that the property at 130 S. Independence Mall West was the site of the original Chestnut Street theatre built by John Inigo Richards and rebuilt on a design by Benjamin Latrobe, and at the southeast corner of 7<sup>th</sup> and Chestnut Streets was the Waln mansion, also designed by Latrobe, so there is a lot of history on these blocks that extends beyond the period of significance identified in the nomination.
- Ms. Milroy addressed Criterion G, noting that the staff recommends against the inclusion of the criterion, but opined that it should be retained, since the district is contiguous along 6<sup>th</sup> Street with Independence Mall, even though the blocks to the west are not related to the Mall.
  - Mr. Cohen agreed with the retention of Criterion G.

- Ms. Barucco responded that she is fine either way, noting that both the Public Ledger and bank at 130 S. Independence Mall West are contributing to the district, whether or not they are connected to Independence Mall. She argued that the thrust of the nomination is the significance of the long and changing period of commercial growth along Chestnut Street.
- Ms. Barucco noted that the nomination dates 705 Chestnut Street to 1942, and the upper floor of the façade appears to have already been altered to more or less its current appearance by 1959. She noted that storefront changes are a given in a commercial district and commented that she is in favor of maintaining the building as contributing.
  - Ms. Miller agreed, acknowledging that it is unclear whether the building was completely demolished and rebuilt or whether the earlier five-story building was taken down to two stories with a new façade.
- Ms. Cooperman questioned what an appropriate start date for the period of significance would be.
  - Ms. Miller initially responded that it could begin in 1790.
  - Mr. Cohen opined that 1790 was too late and suggested that it begin in 1700. Other Committee members agreed.
- Ms. Cooperman addressed the individual buildings the Committee had discussed recommending be reclassified.
  - For 709-13 Chestnut Street, the Committee members agreed the property should be classified as contributing for archaeological potential.
  - For 727-35 Chestnut Street, the 1940s parking garage, Ms. Cooperman suggested that the property be reclassified as contributing as an exemplary early parking garage.
  - For 705 Chestnut Street, Mr. Cohen questioned whether the property should be classified as contributing architecturally and whether that would restrict what could be done with the façade.
  - Mr. Farnham explained that buildings could be classified as contributing for archaeological potential, or just as contributing, which would mean contributing for archaeological potential and architecturally.
  - Ms. Barucco suggested that 615 Chestnut Street remain architecturally non-contributing but classified as contributing for archaeological potential.
  - Ms. Cooperman noted that the former bank building at 800-06 Chestnut Street dates to 1966 and questioned whether the Period of Significance should be extended one year.
  - Other Committee members questioned whether the building is architecturally meritorious, and the Committee determined that the period of significance should remain at 1965 and the building remain classified as non-contributing.
- Mr. Feldman asked that the Committee take a step back. He argued that it is his understanding that the nomination is about capturing the golden era of commercial development on Chestnut Street from 1840 to basically 1929 when the Depression hit and development screeched to a halt. He maintained that whatever one might think about 130 S. Independence Mall West and the significance of the Colonial Revival and what statement the building was making moving to Independence Mall, that history is a whole separate era from the one represented by the blocks to the west. He suggested that the building be considered separately and individually, and that if the nomination moves forward as-is, the property is being designated for something completely different than 99% of the district, which is composed primarily of three to five-story buildings that give the district its look and feel. He reiterated that

the history of 130 S. Independence Mall West is a completely different story than most of the district, that the appearance of the building is different in design, scale, scope, and is physically separated from the majority of the district by a large non-contributing building.

- Ms. Cooperman responded that the Committee is not of the opinion that the 1929 Stock Market Crash is an appropriate end date for the period of significance. She argued that commercial activity in this area continued through the 1920s and well beyond, which is the basis for the recommendation for the period of significance. She noted that commercial activities also existed before 1840. She contended that 130 S. Independence Mall West is part of the commercial development that continued well past 1929. She explained that the end of the period of significance at 1965 coincides with a sudden enormous change of scale in the 1970s that is represented by the non-contributing building at 615 Chestnut Street.
- Ms. Milroy agreed, noting that there was a similar conversation going with the construction of the Benjamin Franklin Hotel, which was constructed during a time when there was a back and forth of scale. She noted that the district was able to capture buildings from certain periods, but that it is also important to think about the longer history of the blocks and how they have evolved over time.
- Mr. Beisert, the nominator, expressed concern about the addition of Criterion I to the recommendation, noting that the nomination does not discuss the early history of the district and the development of the properties. He noted it is primarily focused on the commercial history of the street, not the earlier residential history. He suggested that the archaeological component could be an amendment to the nomination at a later date. He noted that he does not object per se, but thinks it is as hasty decision to assign archaeological designation to all the properties without additional research. Archaeology is never mentioned in the nomination.
  - Ms. Cooperman responded that it is not hasty but is based on the extensive professional expertise of the Committee members.

#### **PUBLIC COMMENT:**

- Paul Steinke of the Preservation Alliance for Greater Philadelphia supported the nomination, noting that it is one of the city's most important early commercial and retail districts. He commented that the Alliance has long been interested in this stretch of Chestnut Street and sponsored five successful individual nominations going back to 2015 and are sponsors of the Jeweler's Row district half a block to the south. He opined that the building at 130 S. Independence Mall West is a finely rendered example of Colonial Revival architecture, and kind of a reflection of the Public Ledger Building across the street, but on the other hand, it seems like its story is more about Independence Mall and its creation, in which a leading Philadelphia bank decided to plant a flag on the Mall with a sort of backward-looking Colonial Revival building right next to a forward-looking Rohm & Haas building just to the north.
- Hal Schirmer supported the nomination.
- Doug Mooney representing the Philadelphia Archaeological Forum supported the nomination and supported the inclusion of Criterion I, as the district encompasses a significant swath of Center City and possesses high potential for archaeological remains. He noted that there are 20 or more known archaeological sites within a few blocks of this district. He acknowledged that there have been impacts from more recent and substantial construction, and that not every property in the district is likely to have equal archaeological significance. He opined that a Phase 1A archaeological



assessment would be needed to determine the archaeological potential for each property. He opined that the absence of Criterion I in the designation would preclude the Historical Commission from asking for such a report in the future. He noted that the nomination documents the history of the district from the mid nineteenth through early twentieth centuries, but the history associated with the district actually goes back substantially further in time and based on a quick review of historic maps, from at least from the middle of the eighteenth century the area was occupied, and certainly there are still significant resources preserved within parts of this district. For example, at the southeast corner of 8<sup>th</sup> and Chestnut Street was the mansion built by Robert Morris and known as Morris's Folly. Whether or not there are any remnants of that property is unknown at this time but it is a possibility. The goal at a minimum should be to afford the Historical Commission the opportunity to review the potential impacts to archaeological resources, should any arise in the future. As always, the goal is to keep archaeological resources in the ground and not dig them up.

- David Traub of Save Our Sites supported the nomination, commenting that it was long overdue, and that the district is comprised of a marvelous ensemble of interesting architecture of its period.

#### **COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:**

The Committee on Historic Designation found that:

- The proposed district falls within the larger boundaries of the National Register-listed Center City East Commercial historic district and may be unnecessarily restrictive in its scope. Nevertheless, the blocks proposed for designation are worthy of designation.
- The proposed district, which extends from 6<sup>th</sup> to 9<sup>th</sup> Streets along Chestnut Street, has been continually developed since the early eighteenth century, with most of the existing buildings in the district dating from 1840 through the 1920s, and some dating into the mid twentieth century. A beginning date of 1700 for the period of significance is appropriate in order to cover the earlier archaeological potential of the district.
- Commercial development in the district did not end with the Stock Market Crash of 1929, but a change in scale and building types did occur in the late 1960s and 1970s, as seen in the non-contributing building at 615 Chestnut Street. An end date of 1965 for the period of significance is appropriate.
- Numerous storefront alterations over time are common in commercial districts such as this one.
- The properties at 703 and 705 Chestnut Street were historically five stories in height. The building at 703 Chestnut Street was reduced in height, as evidenced by the nineteenth-century brick and fenestration of the second floor. It is unclear whether 705 Chestnut Street was demolished entirely and rebuilt or reduced in height and reclad. The existing second-floor cladding and large window opening appear in a 1959 photograph of the property.
- The property at 800-06 Chestnut Street dates to 1966 and should remain classified as non-contributing.
- Documentary evidence shows that the building at 130 S. Independence Mall West was constructed in 1950, not 1965 as the nomination claims.

The Committee on Historic Designation concluded that:

- The proposed district represents the architectural and historical timeline of Philadelphia's commercial heritage on Chestnut Street, covering numerous phases

of commercial development along one of the city's most important streets, satisfying Criteria A, C, and J.

- The district's adjacency to Independence Mall and the position of the bank building 130 S. Independence Mall West and the Public Ledger Building at 150 S. Independence Mall West along the Mall satisfies Criterion G.
- Although not discussed in the nomination, the district encompasses land that was developed in the eighteenth century, and despite changes over time, retains the potential for archaeological resources, satisfying Criterion I.
- Owing to the earlier history and archaeological potential, the period of significance should be amended to begin in 1700, and all properties classified as contributing for their archaeological potential.
- The architect-designed building at 727-35 Chestnut Street, constructed in 1940, is an early garage and represents the development of the district and how people travelled to the commercial district.
- Additional research is needed on 705 Chestnut Street to determine whether it should remain classified as contributing or its classification should be changed to non-contributing.
- The classification of the property at 130 S. Independence Mall West should remain as contributing as proposed in the nomination's inventory.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Chestnut Street East Commercial historic district satisfies Criteria for Designation A, C, G, and J, and to amend the nomination to include Criterion I and classify all properties as contributing for archaeological potential; to amend the period of significance to 1700 to 1965; to retain the classification of contributing for 130 S. Independence Mall West; to classify 727-35 Chestnut Street as contributing; and for the staff to conduct additional research into the alterations to 705 Chestnut Street.

<b>ITEM: Chestnut Street East Commercial historic district</b>					
<b>MOTION: Satisfies Criteria A, C, G, J; add I</b>					
<b>MOVED BY: Barucco</b>					
<b>SECONDED BY: Milroy</b>					
<b>VOTE</b>					
<b>Committee Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Recuse</b>	<b>Absent</b>
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Debbie Miller	X				
Elizabeth Milroy	X				
Total	6				

**THE MINUTES OF THE 711TH STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 NOVEMBER 2021  
REMOTE MEETING ON ZOOM  
ROBERT THOMAS, CHAIR**

**CALL TO ORDER**

**START TIME IN ZOOM RECORDING: 00:00:00**

Mr. Thomas, the Chair, called the meeting to order at 9:00 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Mark Dodds (Department of Planning & Development)	X		
Kelly Edwards, MUP	X		
Patrick O'Donnell (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
Vacant (Department of Licenses & Inspections)			vacant
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Stephanie Michel (Community Organization)	X		
Jessica Sánchez, Esq. (City Council President)		X	
Kimberly Washington, Esq.	X		

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

The following staff members were present:

Jonathan Farnham, Executive Director  
Kim Chantry, Historic Preservation Planner III  
Laura DiPasquale, Historic Preservation Planner II  
Meredith Keller, Historic Preservation Planner II  
Allyson Mehley, Historic Preservation Planner II  
Leonard Reuter, Esq., Law Department  
Megan Cross Schmitt, Historic Preservation Planner II

The following persons attended the online meeting:

Deborah Ballard  
Margaret Oshaughnessy  
Konstantinos Nikoloutsos  
Harrison Haas  
Jody Connolly  
Stephen J. Maffei  
Brett Feldman, Esq, Klehr Harrison  
Amanda Calabrese  
Nelly Rosario  
Plato Marinakos  
Jeffrey Scafaria, Esq.  
AJ Reilly  
Mary Giampietro  
Deborah Gary  
Sonia Burroughs  
Nick Kraus, Heritage Consulting Group  
Celeste Oliveri  
Jim Marino  
Suzanne Edinger  
Louise Prinski  
Gina Hall  
Margaret Welsh  
Janet Dunst-Clark  
Fon Wang  
Justin Detwiler  
Jane Adams  
Mary Corkery Larson  
Gilberto Wilson  
Donah Beale  
Loretta Nass  
Irena Wight  
Katie Sacchetta  
Duncan Grant  
Michael Brahler  
Richard Cavalli  
Bella Amichetti  
Ellen M. Friel  
Mary Littel Farrell  
Zhanna Fast  
Paul Herron  
Nancy Pontone  
Lauren Trimbur  
Alex Balloon  
Marie Germain  
Sean Narcum  
David Traub  
Eileen Tepper  
Eileen Lafferty  
Sam Katz  
Jennifer Harrell

Joseph Bernstein  
Colleen McLaughlin  
Dolores Lukomski  
Clare McAneny  
Kelly Mahon  
Jackie Kelly  
Joan Seamus Kearney  
Caitlin Siemien  
Jana Monaco  
Avery Mathews  
Kevin Chun  
Agnes Cavalcante  
Andrew Goltzman  
Heather M. McLaughlin  
Francine Tajfel  
Lisa Kahuila  
Libbie Hawes  
Anna Marie Beech  
Lillian Walker Shelton  
Barbara Geiger  
H.W. Fox  
Vivian Brady Jones  
Marlene Pryor  
Rich Leimbach  
Meredith Trego  
Mary Giampietro  
Michael LaFlash  
Doug Mooney  
Tom Beck  
Jan Bullard  
Christine Crutchley  
Amy Lambert  
Dennis Carlisle  
Steven Peitzman  
Niki Green  
Marybeth Baranosky  
William Kerr  
Joe Walsh  
Emily Campbell  
Jay Farrell  
Lisa Mallon  
Oscar Beisert  
Nathaly Delapaz  
Mason Carter  
J. Egrich  
Colby Cauchon  
Adrian Trevisan  
Danielle Giangreco  
Flora Cruz Morales  
Rick Sudall  
Lorraine Rocci



**ITEM: Manheim Square Historic District**  
**MOTION: Continue to December 2021 PHC meeting**  
**MOVED BY: Cooperman**  
**SECONDED BY: Dodds**

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

### **CHESTNUT STREET EAST COMMERCIAL HISTORIC DISTRICT**

Proposed Action: Designation

Property Owner: Various

Nominator: Keeping Society

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

**OVERVIEW:** This nomination proposes to designate a district along the 600, 700, and 800 blocks of Chestnut Street in Center City as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Chestnut Street East Commercial Historic District, which is comprised of 56 properties, including condo units, primarily dating from the 1840s through 1920s with a few dating into the mid-twentieth century, is significant under Criteria for Designation A, C, G, and J. The nomination argues that the district represents the architectural and historical timeline of Philadelphia's commercial heritage on Chestnut Street, covering numerous phases of commercial development along one of the city's most fashionable streets.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the Chestnut Street East Commercial Historic District satisfies Criteria for Designation A, C, and J, but not Criterion G, and that the period of significance should be amended to end in 1929, with the north side of the 600 block of Chestnut Street being excluded from the district boundary.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Chestnut Street East Commercial historic district satisfies Criteria for Designation A, C, G, and J, and to amend the nomination to include Criterion I and classify all properties as contributing for archaeological potential; to amend the period of significance to 1700 to 1965; to retain the classification of contributing for 130 S. Independence Mall West; to classify 727-35 Chestnut Street as contributing; and for the staff to conduct additional research into the alterations to 705 Chestnut Street.

## **START TIME OF DISCUSSION IN ZOOM RECORDING: 02:32:10**

### **PRESENTERS:**

- Ms. DiPasquale presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- Attorney Brett Feldman and consultant Nick Kraus represented the property owners of 130 S Independence Mall West, also known as 601 Chestnut Street.
- Attorney Paul Heron and Hai (Jim) Tran represented the properties at 703 and 705 Chestnut Street.

### **DISCUSSION:**

- Ms. Cooperman explained the Committee on Historic Designation recommendations for 130 S. Independence Mall West, 703 and 705 Chestnut Street, and 727-35 Chestnut Street. For 130 S. Independence Mall West, she noted the Committee felt it was important to recognize the evolving commercial history of the district that stretches into the post-World War II period. She stated that the Committee learned that the building dates to 1951 not 1965, as claimed in the nomination. She explained the building relates to Independence Mall but also represents the historic trends of the district as a whole. For 703 and 705 Chestnut Street, the Committee requested additional information from the staff on the alterations over time to the property. The staff produced a memorandum that corroborates the inventory listings. She argued that 727-35 Chestnut Street is an early garage by a known architect that reflects the changing character of transportation into the commercial district in the period beginning around WWII and automobile usage and retains Moderne style details that are not obvious on first look.
- Mr. Beisert commented that this is an intact section of Chestnut Street that tells the story of the nineteenth and early twentieth century commercial evolution of the street. He noted that it is remarkable that, while there are earlier buildings, the core of the district is an unusual row of late Victorian facades that resulted from the widening of Chestnut Street in the late nineteenth century, resulting in an interesting streetscape. The district also features distinctive larger buildings such as the Public Ledger, Gimbels, and Benjamin Franklin Hotel that create entrances to the district.
- Mr. Feldman and Mr. Kraus explained the owner's opposition to the inclusion of 130 S. Independence Mall West in the district. They presented a slideshow and referenced a report submitted to the Commission. They argued that the Colonial Revival building is not in keeping with the spirit of the district, is out of character, massing, and scale with the rest of the district, and is physically separated from the rest of the district on the north side of the block by a non-contributing building.
  - Mr. Thomas took issue with the argument that the building is physically separate from the district, noting that it is located directly across the street from the Public Ledger building, which is contributing to the district.
  - Mr. Feldman asked Mr. Farnham to explain the staff recommendation.
  - Mr. Farnham responded that the staff had originally and independently recommended that the north side of the 600 block of Chestnut Street, including 130 S. Independence Mall West, be excluded from the district, because it represents a different part of the history of the area than was told in the nomination about the commercial buildings to the west. The building at 130 S. Independence Mall West is historically associated with and oriented towards

- Independence Mall rather than Chestnut Street. He noted that the Committee on Historic Designation disagreed with the staff recommendation.
- Mr. Beisert disagreed that the property at 130 S. Independence Mall West is unrelated to the other properties in the district.
  - Mr. Thomas commented that the building at 130 S. Independence Mall West was constructed in the 1950s, during a time when the area was in flux. Given its position on Independence Mall, the bank was making a statement, he opined.
  - Ms. Cooperman noted that the building was not designed by an anonymous no-one architect, but by Sydney Errington Martin, an architect with one of the longest careers in Philadelphia and one of the most important Revivalists working in that period.
  - Mr. Heron explained that his client believes the properties at 703 and 705 Chestnut Street should be excluded or considered non-contributing to the district owing to the extensive alterations to the properties over time. Mr. Tran explained that he has conducted extensive renovations of the properties since he purchased them.
    - Mr. Farnham explained that the buildings were historically five stories in height, and had their upper floors removed in the early twentieth century. The façade of 705 Chestnut Street was reclad in 1942 for a bank.
  - Ms. Carney noted that she is delighted to see nomination move forward and does not want to hold up the overall designation, but agreed with the staff recommendation that the north side of the 600 block of Chestnut Street should be excluded from the nomination. She asked to hear from other Commissioners.
  - Ms. Cooperman moved to add the district to the Philadelphia Register under Criteria for Designation A, C, G, I, and J, as written and based on the CHD recommendation, with only change being to classify the building at 727-35 Chestnut St as contributing, and with a period of significance extending to 1965.
    - The motion was not seconded.
  - Mr. Thomas noted that there are open questions about the classifications of 130 S. Independence Mall West, 703 and 705 Chestnut, and 727-35 Chestnut Street.
    - Ms. Carney reiterated that she agrees with the changes suggested by the Committee on Historic Designation, except that she wants to exclude north side of 600 block of Chestnut Street and wants to hear from other Commissioners.
    - Mr. Dodds responded that his concerns focus more around the contributing classifications for 703 and 705 Chestnut and 727-35 Chestnut Street, which he would like to see classified as non-contributing.
    - Ms. Washington agreed with Mr. Dodds.
    - Ms. Cooperman opined that the photograph of 727-35 Chestnut Street in the meeting's presentation materials does not do the building justice. She opined that, based on a PhD in architectural history and 30 years of professional experience in Philadelphia's history and architecture, it is a notable building. She acknowledged that it is not in perfect condition but argued that it is absolutely significant as part of the evolution of commercial history in the proposed district, which has a period of significance to 1965 in the nomination. She asked if the district is solely about Victorian buildings. Absolutely not, she responded. If it were, why would it include the Public Ledger building? She noted that the Commission could also recommend that the nomination cover much more territory. She agreed that the argument that 703 and 705 Chestnut Street have sufficient alterations to have lost their historic character might be valid. The commercial history of Chestnut Street continued on through the construction of 130 S. Independence Mall West, she explained, and she and the other members

- of the Committee on Historic Designation made that recommendation based on their professional and educational experience.
- Mr. Thomas commented that he sees value in the remaining second floor of 703 Chestnut Street but is willing to put aside that opinion in order to move the district forward.
  - Ms. Cooperman responded that, given that it has been reduced substantially in height, despite the two remaining windows on the second floor, the building envelope of 703 Chestnut Street has been substantially changed. She noted her opinion would be different if the building was historically two stories.
  - The Commission discussed how best to proceed. Mr. Reuter suggested that since there does not appear to be an issue with respect to rest of district, the Commission could bifurcate the decision-making and designate district apart from specific buildings, then have separate discussions and motions for the other buildings.
  - Mr. Dodds commented that he also would like to discuss the addition of Criterion I to the nomination, noting that it was not included in the nomination, and the nominator expressed concerns about its inclusion at the Committee meeting. He noted that there could be good reasons to include it, but wondered if it was possible to approve nomination with the caveat that, if a Commissioner wants to add Criterion I in the future, the addition of Criterion I is accomplished through a separate nomination or amendment.
    - Ms. Cooperman strongly disagreed. She argued that the Commission has a responsibility to protect archaeological resources as much as above-ground resources. She observed that the Commission can make its own decisions about Criteria and is not bound by the Criteria cited in the nomination. She noted that the nomination is the basis of information for designation, but not the sole basis. She opined that Criterion I is often swept under the rug and that the Commission should be ashamed of itself for not protecting information that gives insight into the lives of people in the past, especially ordinary people.
    - Mr. Thomas noted that the Commission routinely adds or changes or excludes Criteria from nominations.
    - Ms. Carney responded that no one is saying that the Commission should ignore archaeological significance. She noted that it might be helpful to have more clarification about designating under Criteria I means exactly and how archaeological resources would be protected in the future.
    - Mr. Reuter clarified that a nomination can be amended at any time, including by the staff during their initial review and that the Committee can recommend amendments and that the Commission may do so as well. He noted that the Historical Commission recently won an appeal where the property owner specifically argued they did not have notice of the additional Criteria added by the Commission, including Criterion I.

**PUBLIC COMMENT:**

- Doug Mooney of the Philadelphia Archaeological Forum supported the nomination and the inclusion of Criterion I, as detailed in the letter he submitted to the Commission.
- Jim Duffin supported the nomination and the Committee on Historic Designation's recommendation.
- David Traub of Save Our Sites supported the nomination.
- Steven Peitzman supported the nomination and the inclusion of 703 and 705 Chestnut as contributing structures.

- Dennis Carlisle supported the nomination and opposed the inclusion of 727-35 Chestnut Street as contributing.
- Allison Weiss supported the nomination as written.

#### **HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The building at 130 S. Independence Mall West was constructed in 1951, not 1965, by a significant local architect and represents the extension of the commercial history of the district; it relates to Independence Mall, but also the historic trends of the district as a whole.
- The buildings at 703 and 705 Chestnut Street were originally five stories in height and altered to two stories in the first half of the twentieth century. The building at 705 Chestnut Street was reclad in 1942, and both properties had additional alterations to their storefronts over time. The building envelopes have been substantially altered from their historic form and are no longer able to represent their historic character.
- The building at 727-35 Chestnut Street is an early garage with a known architect that reflects the changing character of transportation into the commercial district in the period beginning around WWII and automobile usage.
- Alterations to storefronts are typical along commercial corridors. The Historical Commission's Rules and Regulations allow for the staff to approve modifications to already altered storefronts.

The Historical Commission concluded that:

- The proposed district represents the architectural and historical timeline of Philadelphia's commercial heritage on Chestnut Street, covering numerous phases of commercial development along one of the city's most important streets, satisfying Criteria A, C, and J.
- The district's adjacency to Independence Mall and the position of the bank building 130 S. Independence Mall West and the Public Ledger Building at 150 S. Independence Mall West along the Mall satisfies Criterion G.
- Although not discussed in the nomination, the district encompasses land that was developed in the eighteenth century, and despite changes over time, retains the potential for archaeological resources, satisfying Criterion I.
- The properties at 703 and 705 Chestnut Street should be reclassified in the inventory from contributing to non-contributing.
- The property at 727-35 Chestnut Street should be reclassified in the inventory from non-contributing to contributing.
- No additional classification changes should be made.

**ACTION:** Ms. Cooperman moved to find that the Chestnut Street East Commercial Historic District satisfies Criteria for Designation A, C, G, I, and J, with changes to the classifications of 703 and 705 Chestnut Street to non-contributing and 727-35 Chestnut Street to contributing in the inventory, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Washington seconded the motion, which passed by unanimous consent.

<b>ITEM: Chestnut Street East Commercial Historic District</b> <b>MOTION: Designate; Criteria A, C, G, I, J, amendments</b> <b>MOVED BY: Cooperman</b> <b>SECONDED BY: Washington</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

## **OLD BUSINESS**

### **ADDRESS: 2017 DELANCEY PL**

Proposal: Construct rear addition with roof deck and pilot house

Review Requested: Final Approval

Owner: Blue Ink LLC

Applicant: Sean Narcum, Peter Zimmerman Architects

History: 1865

Individual Designation: 1/6/1972

District Designation: Rittenhouse Fitler Historic District, 2/8/1995

Staff Contact: Megan Cross Schmitt, [megan.schmitt@phila.gov](mailto:megan.schmitt@phila.gov)

**OVERVIEW:** This application proposes to remove an original or early two-story projecting bay as well as a post-1950 one-story kitchen annex at the rear of the house and construct a large, three-story rear addition. A roof deck and pilot house are proposed for the roof of the main block of the building. At the top floor of the main block, the application proposes to remove two dormer windows in the mansard and replace them with three matching dormer windows. The existing roll up metal garage door would be removed so that the masonry opening can be widened to accommodate the proposed double-width parking. A wood-panel roll-up garage door is proposed at the building facade. A metal roll-up gate is proposed at the alley.

### **SCOPE OF WORK:**

- Construct roof deck and pilot house;
- Reconstruct rear mansard, replacing two dormer windows with three;
- Construct three-story rear addition;
- Widen garage entrance;
- Expand existing garage to fit two vehicles; expand existing parking pad to accommodate two vehicles.

**NOMINATION OF HISTORIC DISTRICT  
PHILADELPHIA REGISTER OF HISTORIC PLACES  
PHILADELPHIA HISTORICAL COMMISSION**

**SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM (CD, EMAIL, FLASH DRIVE)  
ELECTRONIC FILES SHOULD BE WORD OR WORD COMPATIBLE**

**1. NAME OF HISTORIC DISTRICT (CURRENT/HISTORIC)**

\_\_\_\_\_

**2. LOCATION**

*Please attach a map of Philadelphia locating the historic district.*

Councilmanic District(s): \_\_\_\_\_

**3. BOUNDARY DESCRIPTION**

*Please attach a written description and map of the district boundaries.*

**4. DESCRIPTION**

*Please attach a written description and photographs of the built and natural environments/ characteristic streetscape of the district.*

**5. INVENTORY**

*Please attach an inventory of the district with an entry for every property. All street addresses must coincide with official Office of Property Assessment addresses.*

Total number of properties in district: \_\_\_\_\_

Count buildings with multiple units as one.

Number of properties already on Register/percentage of total: \_\_\_\_\_/\_\_\_\_\_

Number of significant properties/percentage of total: \_\_\_\_\_/\_\_\_\_\_

Number of contributing properties/percentage of total: \_\_\_\_\_/\_\_\_\_\_

Number of non-contributing properties/percentage of total: \_\_\_\_\_/\_\_\_\_\_

**6. SIGNIFICANCE**

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

Period of Significance (from year to year): from \_\_\_\_\_ to \_\_\_\_\_

**CRITERIA FOR DESIGNATION:**

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

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

**7. MAJOR BIBLIOGRAPHICAL REFERENCES**

*Please attach a bibliography.*

**8. NOMINATOR**

Organization \_\_\_\_\_ Date \_\_\_\_\_

Name with Title \_\_\_\_\_ Email \_\_\_\_\_

Street Address \_\_\_\_\_ Telephone \_\_\_\_\_

City, State, and Postal Code \_\_\_\_\_

Nominator ☐ is ☐ is not the property owner.

**PHC USE ONLY**

Date of Receipt: \_\_\_\_\_

☐ Correct-Complete ☐ Incorrect-Incomplete Date: \_\_\_\_\_

Date of Preliminary Eligibility: \_\_\_\_\_

Date of Notice Issuance: \_\_\_\_\_

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

Date(s) Reviewed by the Historical Commission: \_\_\_\_\_

Date of Final Action: \_\_\_\_\_

☐ Designated ☐ Rejected

12/7/18



**NOMINATION**

**FOR THE**

**PHILADELPHIA REGISTER OF HISTORIC PLACES**



Figure 1. Looking southeast at the primary (north) elevations of the 700 and 600s blocks of Chestnut Street. Source: Oscar Beisert, 2018.

**CHESTNUT STREET EAST COMMERCIAL  
HISTORIC DISTRICT**

**INCLUDING THE 600, 700, & 800 BLOCKS OF CHESTNUT STREET  
PHILADELPHIA, PENNSYLVANIA**

*Nomination to the Philadelphia Register of Historic Places, Winter 2020  
The Chestnut Street East Commercial Historic District, Philadelphia, Pennsylvania*

# **1. CHESTNUT STREET EAST COMMERCIAL HISTORIC DISTRICT**

## **2. LOCATION**



Figure 2. Map of Philadelphia.

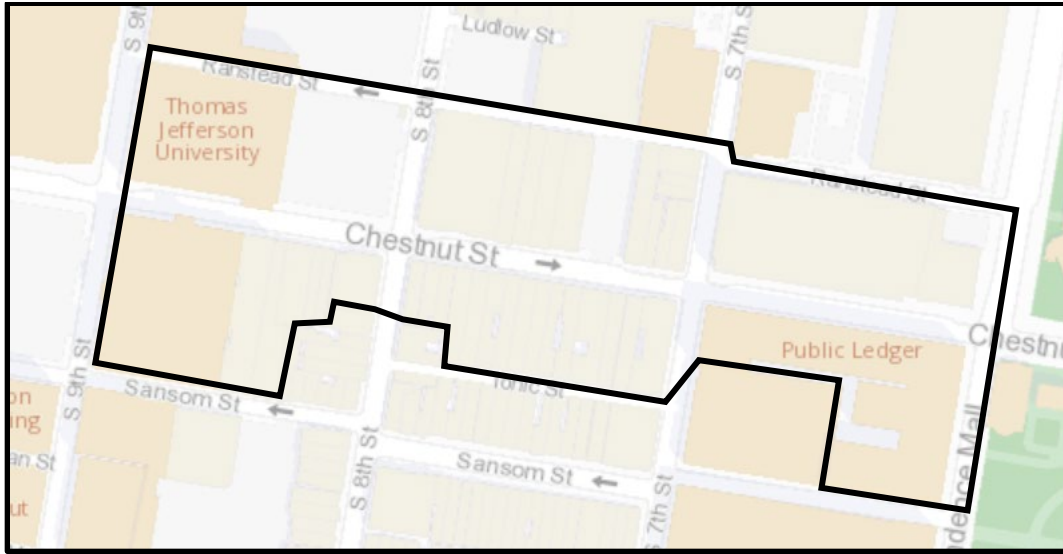


Figure 3. The boundary for the proposed designation is delineated in black. Source: atlasphila.gov.

### 3. BOUNDARY

The proposed boundary for the Chestnut Street East Commercial Historic District begins at the southwest corner of the intersection of South Independence Mall and Ranstead Street. From that point, the boundary runs south along South Independence Mall to the northeast corner of the said street where it intersects with Sansom Street. From that point, the boundary runs west along the southernmost boundary of the former Public Ledger Building along Sansom Street to its innermost southeast corner. From that point, the boundary runs north along the inner western boundary of the Public Ledger Building to a point where the L-shaped building turns and the boundary continues to the west beyond the western most boundary of the former Public Leger Building and across South 7<sup>th</sup> Street to the southeast into Ionic Street running along the said street to the southeast corner of the property at 726 Chestnut Street. At this point, the boundary runs north to the corner made by the rear of 728 Chestnut Street and the western wall of 726 Chestnut, where the boundary then runs to the west in the rear of 728-732 Chestnut Street. The boundary continues westward across South 8<sup>th</sup> Street along the southern property line of 800-06 Chestnut Street where at the boundary follows the line of the property at 808 and 810 Chestnut Street to the south and then to the west and then to the south again to Sansom Street. At the southeast corner of 812-14 Chestnut Street the boundary turns to the west along the south, Sansom Street elevations of 812-14 to 822 to the northeast corner of South 9<sup>th</sup> and Sansom Streets. At this point the boundary turns to the north running along South 9<sup>th</sup> Street to the southeast corner of its intersection with Ranstead Street. At this point, the boundary turns east, continuing along the south sides of the 800, 700, and 600 blocks Ranstead Street to the point of beginning.

**Boundary Justification:** These boundaries of the Chestnut Street East Commercial Historic District include all of the parcels that historically and currently front along the 600, 700, and 800 blocks of Chestnut Street as well as those that are within the 700 block, but face onto the unit block of S. 7<sup>th</sup> Street. The blocks within the boundary of the historic district that contain a high concentration or density of historic fabric in the form of solid blocks and vignettes include the north side of the 700 block and the south sides of the 700 and 800 blocks. The other blocks included feature prominent commercial buildings that represent the history of commercial development in

Philadelphia, including the Public Ledger Building that comprises the entirety of the south side of the 600 hundred block; the First Pennsylvania Bank at the northwest corner of Sixth and Chestnut Streets; the Gimbel Brothers Office Building & Warehouse at the northeast of Ninth and Chestnut Streets; and the Benjamin Franklin Hotel at the southeast corner of Ninth and Chestnut Streets. Once an entirely commercial corridor from river to river, both architecturally and historically, the decline of Philadelphia's commercial prowess led to redevelopment efforts in various sections of Chestnut Street. The three blocks included in this historic district comprise a solid commercial section represented by myriad historic buildings within the larger street. This historic district of commercial buildings was shaped and created by institutional and government-sponsored development that led to the loss of similar historic commercial buildings in adjacent blocks, creating this island.

In the 500 block of Chestnut Street, Independence Hall occupies the south side of the street, while the north side of the street comprises the southern end of Independence Mall, a development that obliterated many blocks of historic commercial fabric. Immediately to the west, the Public Ledger Building and the First Pennsylvania Bank stand at the corners as the eastern entrance to the historic district. While the Public Ledger Building appears to encompass an entire city block from the Independence Mall vantage point, the larger component or wing of its Chestnut Street mass is the same depth as the row buildings in the 700 block, speaking to the historic development patterns of an earlier period that lingered in 1924 due to the strictures of the parcels. Similarly, the First Pennsylvania Bank is out of character in massing and scale with the rest of the district but speaks to historicist commercial development of the 1950s and 1960s, when Independence Mall was forced into an age-old business district. It relates in its revivalist stylization to the earlier buildings in the 700 and 800 blocks and its neighboring Public Ledger Building but is decidedly low slung in relationship to Independence Hall..

In the 900 block of Chestnut Street, a large parking lot and garage took the place of historic commercial fabric around the turn of the twenty-first century, obliterating the south side of the street. Just opposite, on the north side of Chestnut Street, two impressive and historic government buildings occupy the entire block, eliminating the block from the commercial district. Immediately to the east, the Gimbel Brothers Office Building & Warehouse and the Benjamin Franklin Hotel stand at the corners as the western entrance to the historic district. Gimbels embraced a neoclassical façade, while the Benjamin Franklin Hotel was decidedly Georgian—both speak to the past in style but were pushing the superblock that would define commercial development in later years.

Within the 700 and 800 blocks, the historic district contains a myriad of commercial row buildings that speak to the commercial heritage of Chestnut Street.

**Period of Significance:** 1840 to 1965.



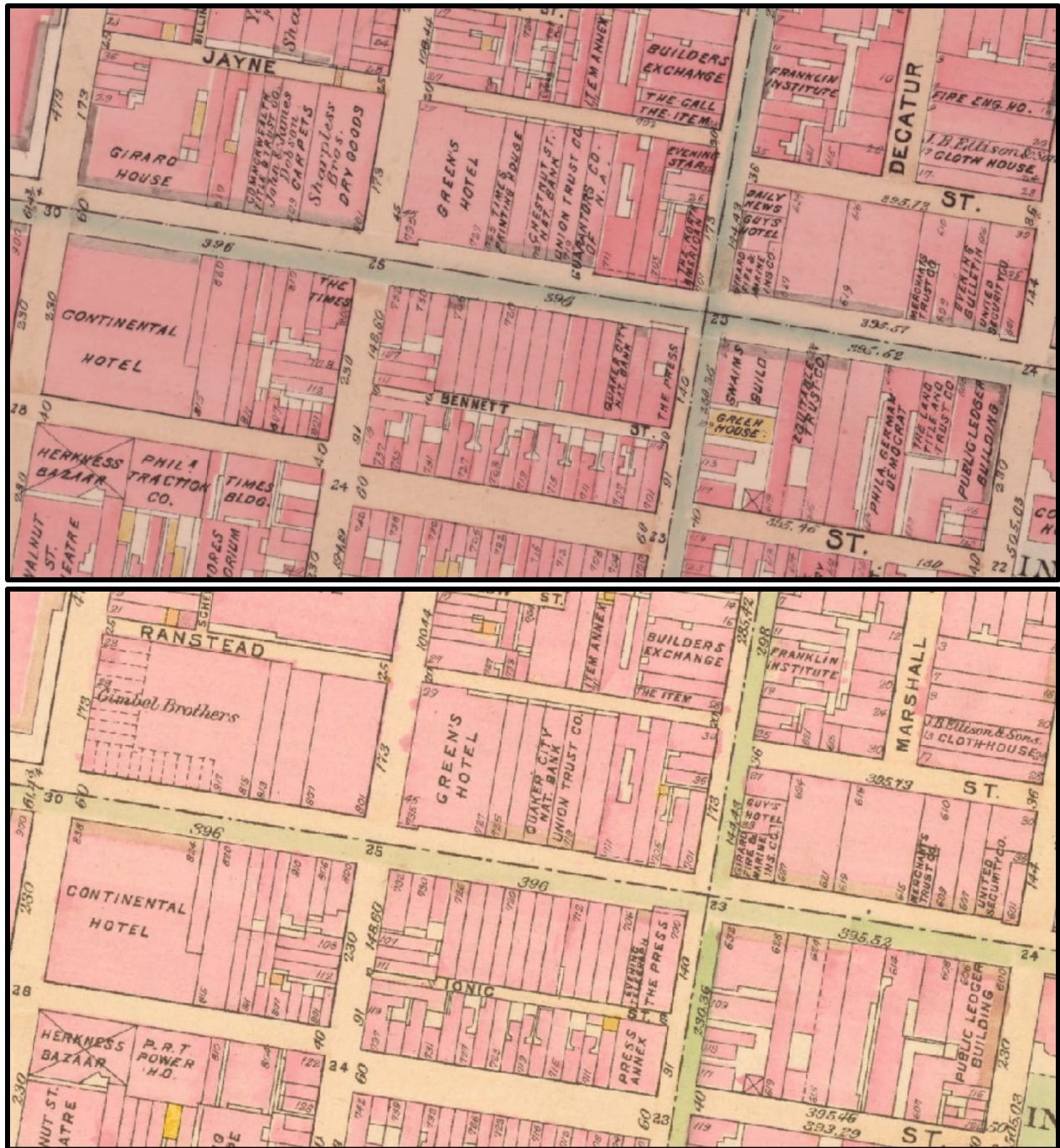


Figure 4. Top: 1895 Philadelphia Atlas by G.W. Bromley. Figure 5. Bottom: 1910 Philadelphia Atlas by G.W. Bromley. Source: Greater Philadelphia GeoHistory Network.



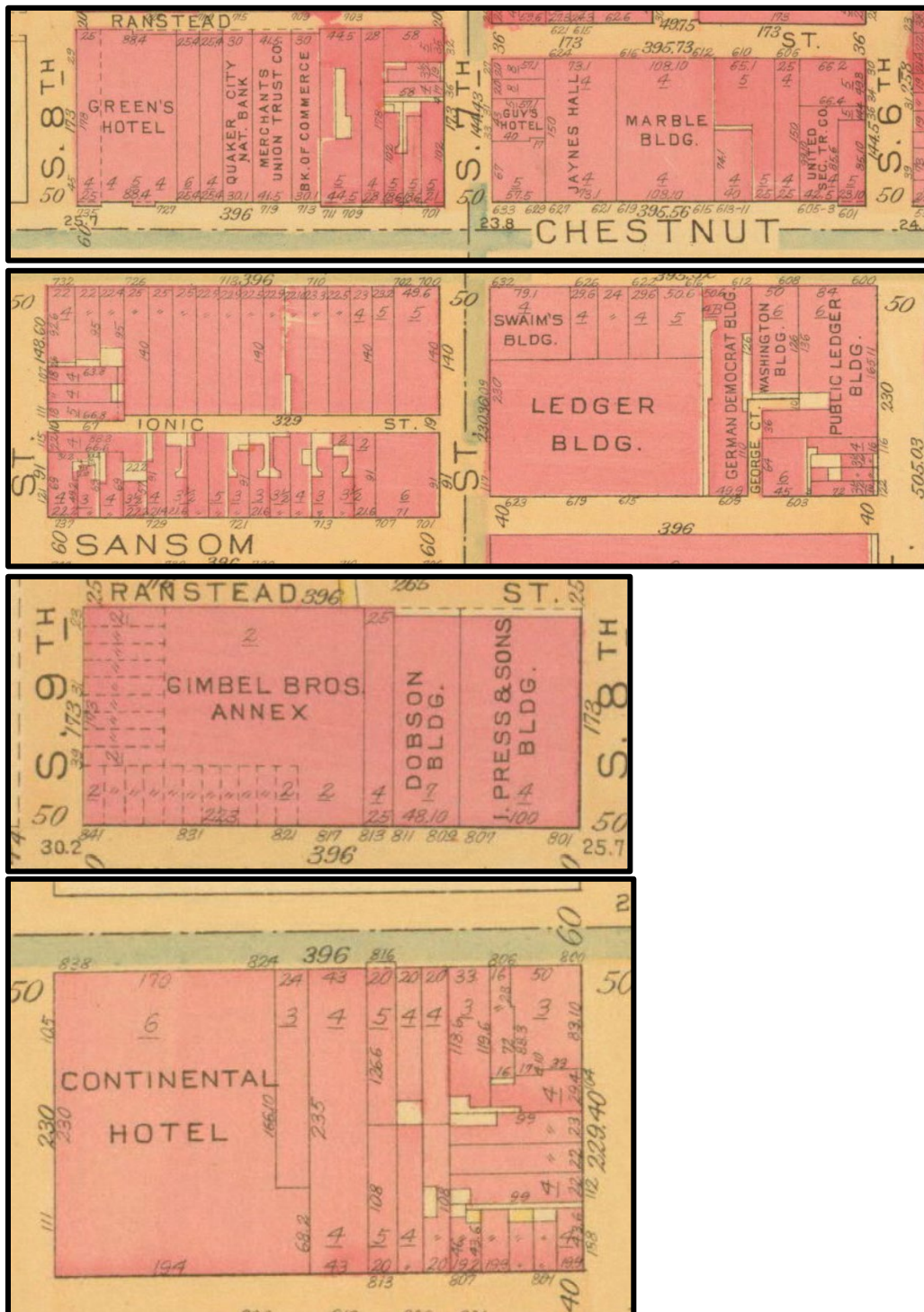


Figure 6. Top: North side of the 600 and 700 blocks of Chestnut Street from the 1922 Philadelphia Atlas by Geo. W. & Walter S. Bromley. Figure 7. Upper middle: South side of the 600 and 700 blocks of Chestnut Street from the 1922 Philadelphia Atlas by Geo. W. & Walter S. Bromley. Figure 8. Lower Middle: North side of the 800 block of Chestnut Street from the 1922 Philadelphia Atlas by Geo. W. & Walter S. Bromley. Figure 9. Bottom: South side of the 800 block of Chestnut Street from the 1922 Philadelphia Atlas by Geo. W. & Walter S. Bromley. Source: Greater Philadelphia GeoHistory Network.

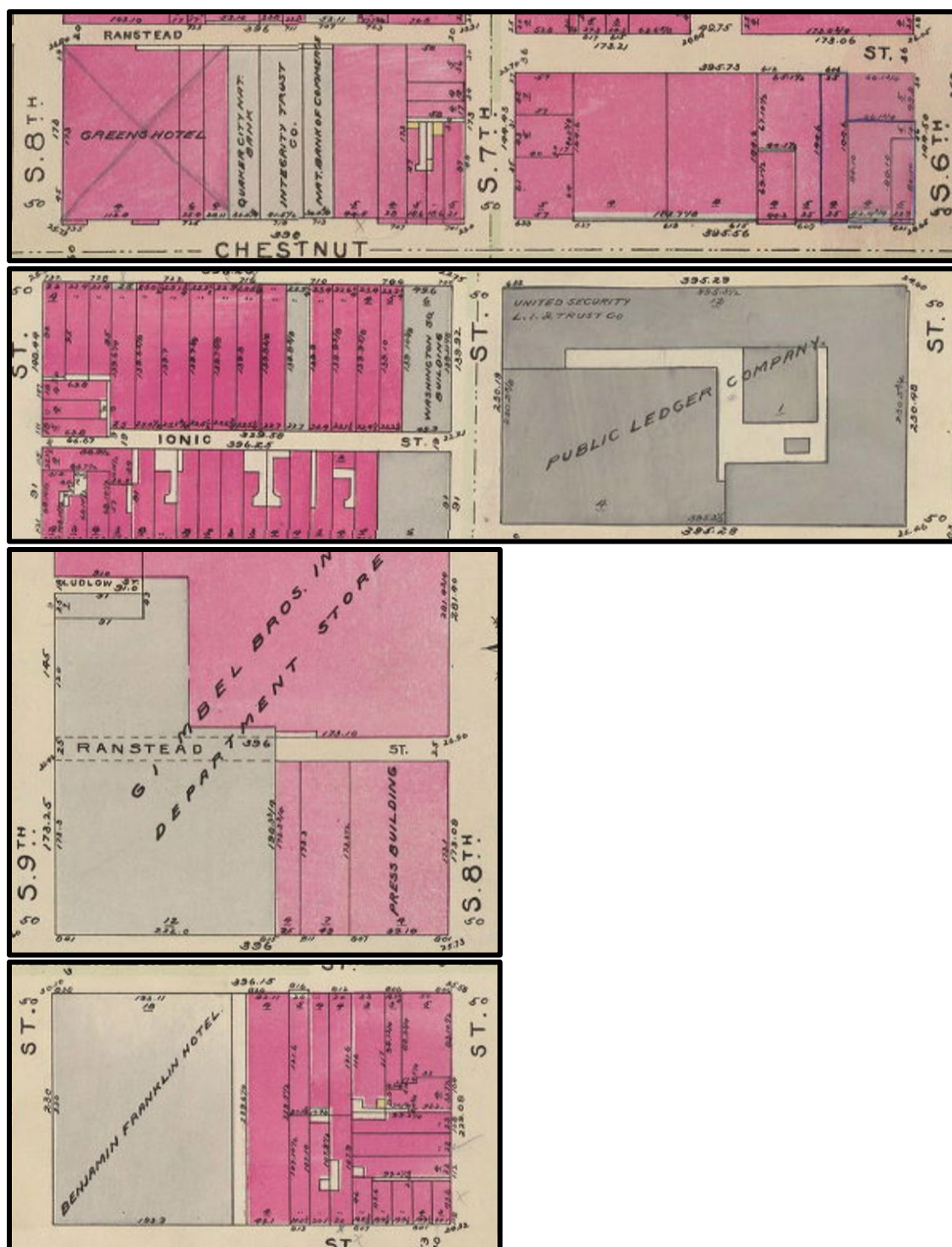


Figure 10. Top: North side of the 600 and 700 blocks of Chestnut Street from the 1927/31 Philadelphia Atlas by Elvino Smith. Figure 11. Upper middle: South side of the 600 and 700 blocks of Chestnut Street from the 1927/31 Philadelphia Atlas by Elvino Smith. Figure 12. Lower Middle: North side of the 800 block of Chestnut Street from the 1927/31 Philadelphia Atlas by Elvino Smith. Figure 13. Bottom: South side of the 800 block of Chestnut Street from the 1927/31 Philadelphia Atlas by Elvino Smith. Source: Greater Philadelphia GeoHistory Network.



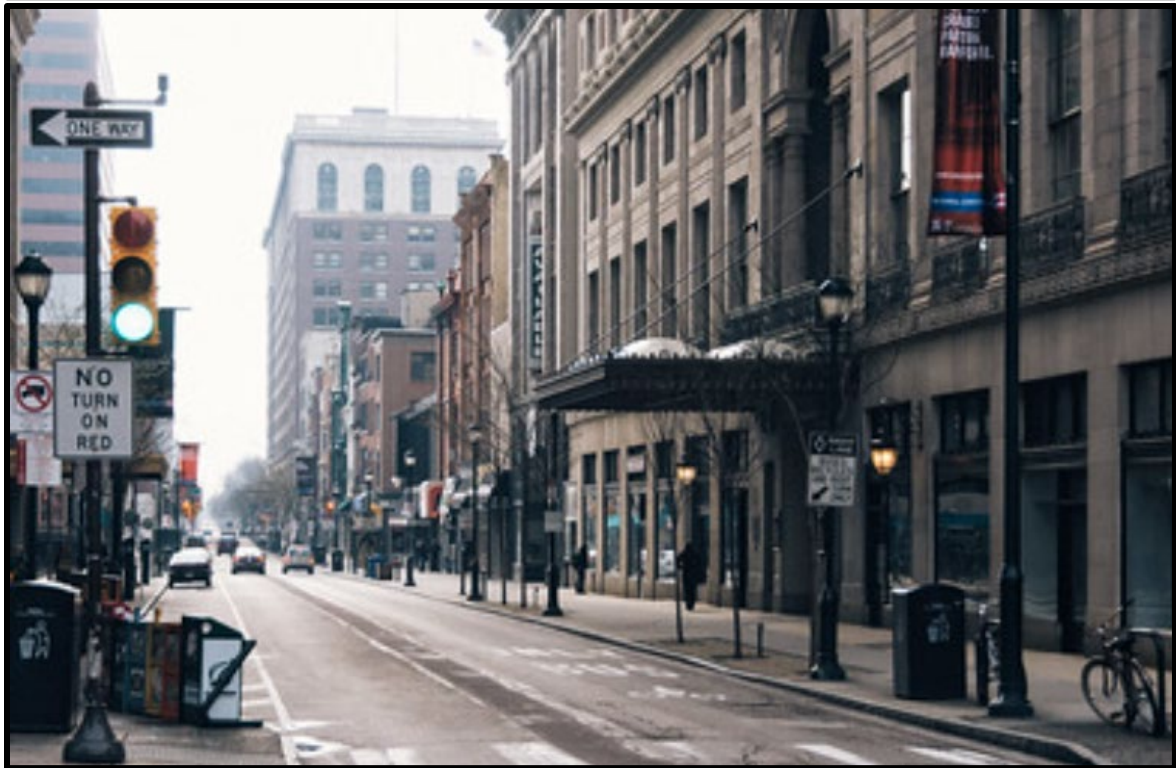


Figure 14. Top: Looking east at the western entrance to the historic district. Source: Google, 2020. Figure 15. Looking southeast at the primary (north) elevations of the buildings that comprise the 800 block of Chestnut Street. Source: Philadelphia Historical Commission.

*Nomination to the Philadelphia Register of Historic Places, Winter 2020  
The Chestnut Street East Commercial Historic District, Philadelphia, Pennsylvania*





Figure 16. Top: the primary (north) elevations of buildings in the 800 block of Chestnut Street. Figure 17. Bottom: the primary (north) elevations of buildings in the 700 and 800 blocks of Chestnut Street. Source: Oscar Beisert, 2019.

#### **4. PHYSICAL DESCRIPTION**

The Chestnut Street East Commercial Historic District is a commercial district comprised of 43 parcels including 34 contributing buildings which have functioned throughout the nineteenth and twentieth centuries as commercial and manufacturing buildings related to various aspects of commerce and industry, including the mercantile era, the financial industry and the publishing trade. The district encompasses both sides Chestnut Street between South Sixth and Eighth Streets and includes buildings on South Sixth Street. The Chestnut Street East Commercial Historic

District includes several of Philadelphia’s most iconic landmarks: The Public Ledger Building at the south west corner of Sixth and Chestnut Streets (Figure 17); the Benjamin Franklin Hotel at the southeast corner of Ninth and Chestnut Streets (Figure 4); and the Gimbel Bros’ Department Store and Warehouse at the northeast corner of Ninth and Chestnut Streets (Figure 4). In addition, the district is a component part of the larger East Center City Commercial Historic District, which was listed in the National Register of Historic Places in 1984. A number of contributing buildings within the proposed historic district are directly referenced in the National Register nomination. It is bordered to the south by the proposed Jeweler’s Row Historic District (pending the designation process for listing in the Philadelphia Register of Historic Places), which is also a component part of the East Center City Commercial Historic District.



Figure 18. Top left: The North American Building at 7<sup>th</sup> and Chestnut Streets, c1900. Source: Philadelphia Architects & Buildings Database. Figure 19. Top right: The North American Building. Source: Google, 2020. Figure 20. Bottom left: 724, 726, & 728 Chestnut Street with L.W. Glenn’s Perfumery at center. Figure 21. Bottom right: 712, 714, and 716 Chestnut Street with Henry A. Dreer, Inc., Seed Company and Gardening Supplies. Source Oscar Beisert, 2019 and 2020.





Figure 22. Top left: 723, 721, and 715-17 Chestnut Street, c1923-30. Source: Philadelphia Architects & Buildings Database. Figure 23. Top right: 723, 721, and 715-17 Chestnut Street. Source: Philly.com, 2014. Figure 24. Bottom left: 720, 722, 724, and 726 Chestnut Street, c1892-93, with the Henry C. Lea Building standing most prominently at center. Source: Hagley Digital Library. Figure 25. Bottom right: 720, 722, and 724 Chestnut Street. Source: Oscar Beisert, 2019.



Figure 26. Top: The Washington Square Building at 700-02 Chestnut in context. Source: Oscar Beisert, 2018. Middle: 700-02 Chestnut on left and 701 Chestnut on right. Source: Google, 2018. Figure 27. Bottom: The eastern entrance to the historic district with the Public Ledger Building on left and the First Pennsylvania Bank on right. Source: Google, 2019.





Figure 28. Top left: the commercial buildings at 730 and 732 Chestnut with mid-nineteenth century façades. Source: Castor Collection, Free Library of Philadelphia. Figure 29. Top right: the buildings at 730 and 732 after being re-clad in 1892-93. Source: Jane Campbell Collection, Historical Society of Pennsylvania. Figure 30. Bottom left: The buildings at 730 and 732 Chestnut, showing a reconfiguration of the façade of 732 Chestnut which appears to have occurred between 1910 and 1940. Figure 31. Bottom right: The primary (north) elevations of 730 and 732 Chestnut Street in 2019. Source: Oscar Beisert, 2019.

Architecturally, the district is comprised of a few large-scale, early-twentieth-century commercial buildings and a mixture of low-scale, nineteenth- and twentieth-century commercial buildings. The buildings within the district represent an eclectic amalgamation of styles which were popular throughout the various decades. Aside from four larger buildings, the district is primarily comprised of three- to five-story loft buildings that follow the tradition of row buildings in the Quaker City. The majority of the buildings were constructed between 1809 and 1965, ranging in styles from Eclectic Victorian, Italianate, Renaissance Revival, Beaux-Arts, 20th Century Commercial, Art Deco/Art Moderne, and Colonial Revival.

Even after Chestnut Street transitioned from residential to largely commercial use in the second and third quarters of the nineteenth century, the consolidation of lots remained relatively uncommon, especially in the 700 block, where Ranstead Street at the north and Ionic Street at the south stifled the viability of a superbblock. These strictures, created by easements and small city streets, resulted in a consistent and continuous row of buildings defined largely by the original lot widths as developed in the first years of the nineteenth century. While this trend is representative of the 700 block and part of the 800 block, the district also contains larger buildings that took up large portions of both the 600 and 800 blocks, representing the deviation of commercial real estate development from the mercantile district to a larger, super block type of development.



Figure 32. Left: The building that housed John Wanamaker & Co. at 818-820 Chestnut Street in the second half of the nineteenth century with its 1854 façade. Source: Newspapers.com. Figure 33. Right: The same building at 818-820 Chestnut Street with its 1901 façade that was commissioned by Horn & Hardart for the Automat, showing later alterations at center from the Art Deco period. Source: Planphilly.com.





Figure 34. Philadelphia Contributionship Photographs from the 700 Block of Chestnut Street, including 712 through 718 (above), 708 and 710 (below left), and 730 and 732 (below right). Source: The Philadelphia Contributionship.

## 5. INVENTORY

The inventory for the subject historic district is contained on the following pages.



# HISTORIC DISTRICT INVENTORY

**Address:**

130 S INDEPENDENCE MALL

**Alternate Address:** 601 CHESTNUT ST

**OPA Number:**

882000640

**Individually Listed:** No

**Base Reg. Number:**

001S040171

## **Historical Data**

**Historic Name:** First Pennsylvania Bank

**Year Built:**

1965

**Current Name:** Wells Fargo

**Associated Individual:**

Unknown

**Hist. Resource Type:** Commercial

**Architect:**

Martin, Stewart, Noble & Class

**Historic Function:** Commercial/ Retail

**Builder:**

Turner Construction

After the demolition of old commercial buildings that occupied the site, the First Pennsylvania Bank was commissioned on designs by Martin, Stewart, Noble & Class, Architects. The building was constructed in 1965 opposite Independence Mall, with a an address of S. Independence Mall rather than Chestnut Street. The building was constructed by Turner Construction.

## **References:**

PAB Database.

## **Physical Description**

**Style:** Colonial Revival

**Stories:** 2

**Bays:** 5

**Foundation:** Concrete

**Exterior Walls:** Brick

**Roof:** Gable; slate

**Windows:** Historic and non-historic

**Doors:** Historic and non-historic

**Other Materials:** Brick, Copper, Glass, Granite, Iron, Marble, Stone, Wrought Iron

**Notes:**

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Office/Professional

**Additions/Alterations:**

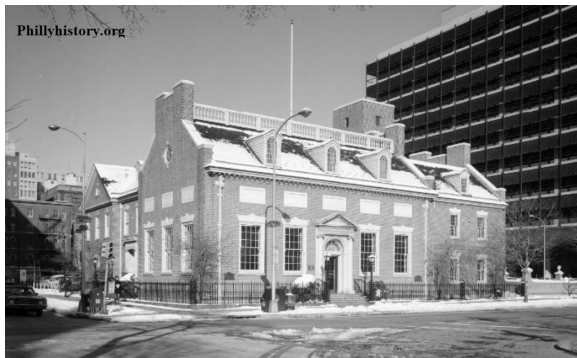
No Major alterations.

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**



**Classification:**

Significant

**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

150 S INDEPENDENCE MALL

**Alternate Address:**

600 CHESTNUT ST

**OPA Number:**

Condos

**Individually Listed:**

Yes

**Base Reg. Number:**

001S170145

## **Historical Data**

**Historic Name:**

Public Ledger Building

**Year Built:**

1924

**Current Name:**

Public Ledger Building

**Associated Individual:**

Cyrus H. K. Curtis

**Hist. Resource Type:**

Commercial

**Architect:**

Horace Trumbauer

**Historic Function:**

Residential

**Builder:**

**Social History:**

Published from 1836 to 1942, the Public Ledger was a major daily newspaper in Philadelphia. In 1913, Cyrus H. K. Curtis purchased the paper from Adolph Ochs, owner of The New York Times, for \$2 million, then employing his step son-in-law John Charles Martin as editor. Curtis also owned Ladies' Home Journal and The Saturday Evening Post. To create the premier newspaper he bought and closed the Philadelphia Evening Telegraph, the Philadelphia North American, and The Philadelphia Press among others. His efforts led Philadelphia from thirteen papers in 1900 to seven in 1920. The Social History is continued below in the Notes section.

**References:**

Gallery, John Andrew, ed. (2004), Philadelphia Architecture: A Guide to the City (2nd ed.), Philadelphia: Foundation for Architecture, ISBN 0962290815, p.101.; and PAB Database.

## **Physical Description**

**Style:**

Georgian Revival

**Stories:** 12

**Bays:**

**Foundation:**

Concrete

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Cast Iron, Concrete,  
Copper, Glass, Granite, Iron,  
Marble, Stone

**Notes:**

**Resource Type:**

Office Building

**Current Function:**

Mixed Use- Other

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

Courtyard

Curtis commissioned the subject building, The Public Ledger Building, in 1924 on the same site as the old, which designed in the Georgian Revival style by Horace Trumbauer.



**Classification:**

Significant

**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

700-02 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

883304500

**Individually Listed:**

No

**Base Reg. Number:**

001S170026

## Historical Data

**Historic Name:**

Washington Square Building

**Year Built:**

1922

**Current Name:**

Jones (first floor)

**Associated Individual:**

Frank Gurak, Furrier

**Hist. Resource Type:**

Office Building

**Architect:**

Magaziner, Eberhard, and Harris

**Historic Function:**

Retail/Office Building

**Builder:**

Turner Construction Company

Commissioned by the Washington Square Realty Company in 1922, this building was designed by Magaziner, Eberhard, and Harris, architects; built by the Turner Construction Company Builders with steel provided by the Belmont Iron Works. Completed in April 1923, the building sold to Frank Gurak for \$610,000 in October 1923. The new owner, Frank Gurack, an importer and exporter of Furs and Skins moved from 923 Arch Street, and 9th and Morris Streets to the subject property after he purchased it in December 1923. The Social History is continued below in the Notes section.

## References:

"History of Chestnut Street," Sunday Dispatch, 18 Apr 1858, via HSP.; Magaziner, AP; The Philadelphia Inquirer, 20 Sept 1923, 22.; The Philadelphia Inquirer, 7 Oct 1923, 6.; The Philadelphia Inquirer, 30 Dec 1923, 7.; & The Philadelphia Inquirer, 25 Feb 1924, 10.

## Physical Description

**Style:**

Commercial/Modernist Classical

**Stories:** 6

**Bays:** 9

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Non-historic- other

**Other Materials:**

Limestone

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

Most of the original two-over-two windows have been replaced.

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

## Notes:

Among the early tenants of the building was Thos. A. Kridos' business related to him being "Discoverer of Growing Hair on Bald Heads," first occupying Suites 411-412 and later larger quarters 302-303. The building was also home to advertising agencies and several jewelers in its early days.



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

701 CHESTNUT ST

**Alternate Address:** NA

**OPA Number:**

881301095

**Individually Listed:** No

**Base Reg. Number:**

001S050033

## **Historical Data**

**Historic Name:** The North American Building

**Year Built:** 1859

**Current Name:** Old Nelson's (first floor)

**Associated Individual:** The Fotterall Estate; the McMi

**Hist. Resource Type:** Commercial

**Architect:** Unknown

**Historic Function:** Commercial/Office Building/Publis

**Builder:** Unknown

### **Social History:**

By 1814, a large four-story dwelling was built on the site at the northwest corner of 7th and Chestnut Streets, the earliest known occupant being Leonard Kucker, dentist. From 1826 to 1830, the four-story building was home to the Odd Fellow's Hall. By 1829, a portion of the property was occupied by the architect John Haviland in his early years in Philadelphia. Afterwards the building was entirely commercial, being owned by William Fotterall. A number of businesses occupied the site, which devolved into Mahlon Warne's Shooting Gallery--a place with a less than stellar reputation. The Social History is continued below in the Notes section.

### **References:**

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; Scharf, John Thomas, and Westcott, Thompson. History of Philadelphia, 1609-1884, Vol. 3. (Philadelphia: ), 1970.

## **Physical Description**

**Style:** Italianate/Romanesque Revival

**Resource Type:** Commercial

**Stories:** 5 **Bays:** 3

**Current Function:** Commercial/Retail

**Foundation:** Stone

**Subfunction:** Commercial/Retail

**Exterior Walls:** Brick

**Additions/Alterations:** This building may include an earlier building with a new façade.

**Roof:** Flat; other

**Windows:** Non-historic- other

**Doors:** Non-historic- other

**Other Materials:** Limestone, Stone

**Ancillary:**

**Sidewalk Material:** Concrete

**Site Features:**

### **Notes:**

In April 1859, the old building was taken down, after which time the Fotterall Estate commissioned the present building. At the time of its construction the building was described as a five story brick building with sandstone dressings and an iron front at the first floor. The basement and vault was one large room, measuring 30 feet wide by 100 feet long, extending under 7th Street. As the area became a publishing center in the third and fourth quarters of the nineteenth century, The North American, a daily newspaper in Philadelphia, which was first published in 1839 with 1771 roots, moved to the building in 1879. After a series of owners, including Morton McMichael (1807-1879), Mayor of Philadelphia from 1866 to 1869, the paper was owned by Michael's two sons. This was the "Whig" and, later, Republican newspaper of Philadelphia. By 1900, the paper had moved to a new location, at which time a prominent pharmacy occupied the ground floor. The building has served a series of commercial in the twentieth century.



**Classification:** Significant

**Survey Date:** 1/12/2020

# HISTORIC DISTRICT INVENTORY

Address:

703 CHESTNUT ST

Alternate Address:

NA

OPA Number:

882491500

Individually Listed:

No

Base Reg. Number:

001S050009

## Historical Data

Historic Name:

The Sunday Transcript Building; Scarlet

Year Built:

c1854; c1927-33

Current Name:

Pizza Fresco (first floor)

Associated Individual:

Unknown

Hist. Resource Type:

Commercial

Architect:

Unknown

Historic Function:

Commercial/Office Building/Publis

Builder:

Unknown

Social History:

Known earlier as 215 Chestnut Street, a three-and-one-half story brick dwelling originally occupied the site, being the residence of Edward D. Ingraham, attorney at law, by 1820. This building was eventually replaced by a five-story brick building with a verandah at the second floor. By 1833, the building was at least partly commercial, serving first as E. Little & Company, booksellers. While the building has a long, storied history of commercial and even hotel use, its most prosperous occupant was the Sunday Transcript, during which time it was known as the Sunday Transcript Building. The Social History is continued in the Notes section.

References:

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; The Philadelphia Inquirer, 29 September 1933, 26.; and Scharf, John Thomas, and Westcott, Thompson. History of Philadelphia, 1609-1884, Vol. 3. (Philadelphia: ), 1970.

## Physical Description

Style:

Vernacular Commercial

Stories: 2

Bays: 3

Foundation:

Stone

Exterior Walls:

Brick

Roof:

Flat; other

Windows:

Non-historic- other

Doors:

Non-historic- other

Other Materials:

Pressed Metal, Stone

Notes:

By 1933, the building had been rebuilt or reduced to two-stories, and would eventually be home to Scarlett Drugs, a pharmacy.

Resource Type:

Commercial

Current Function:

Commercial/Retail

Subfunction:

Commercial/Retail

Additions/Alterations:

The building has been altered from a five-story building to a two-story building, a

Ancillary:

Sidewalk Material:

Concrete

Site Features:



Classification:

Contributing



Survey Date:

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

704 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882489900

**Individually Listed:**

No

**Base Reg. Number:**

001S170129

## **Historical Data**

**Historic Name:**

The Philadelphia Evening Telegraph Bui

**Year Built:**

1850-51; 1892; 1896

**Current Name:**

Las Vegas Lounge (first floor)

**Associated Individual:**

Jules Hauler; Charles Edward W

**Hist. Resource Type:**

Commercial

**Architect:**

G.W. & W.D. Hewitt

**Historic Function:**

Office Building

**Builder:**

Unknown

**Social History:**

Known earlier as 170 Chestnut Street, a three-and-one-half story brick house with "a high flight of marble steps to the front door" occupied the site as early as 1806, then the residence of sea captains George and Robert Clay Curtis. In 1850, Jules Haule & Co., perfumers, erected a new building on the site--described as "a lofty five-storied structure of Connecticut free-stone." In 1891, an Ordinance of the City of Philadelphia required the widening of Chestnut Street to the south, leading a new building line and the loss of many of the pre-1891-92 facades in the 700 block. The Social History is continued below in the Notes section.

**References:**

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; PRERBG, 24 Aug 1892, 1399.; PRERBG, 14 Sept 1892, i.; PRERBG, 28 Sept 1892, i.; PRERBG, 26 Feb 1896, 163.; NYT, 3 Feb 1911.; & About the evening telegraph, Chronicling America (summary by Penn

## **Physical Description**

**Style:**

Commercial/Queen Anne

**Stories:** 3

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Pressed Metal, Stone

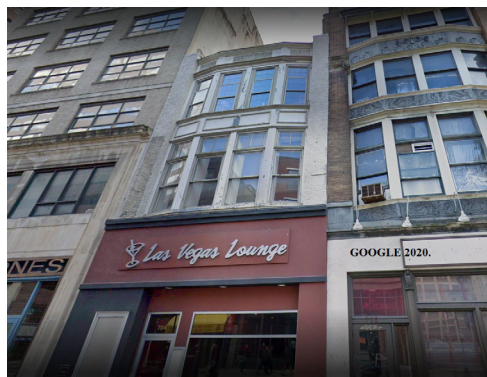
**Notes:**

The Estate of Jules Hauler did not immediately comply with the Ordinance. In August 1892, the owner was ordered to comply by the Dept. of Public Works, led by Director James H. Windrim. The work finally began in September 1892. Despite the result, 704 Chestnut Street was again under construction in 1896 when the Philadelphia Evening Telegraph, commissioned Architects G.W. & W.D. Hewitt to demolish the 1892 façade for "a new and handsome one." The Evening Telegraph remained for years, during which time Charles Edward Warburton was the editor. In 1896, Barclay Harding Warburton became editor, serving until 1911 when the paper was sold to Rodman Wanamaker. He operated the Evening Telegraph at this location until 1918, when it was sold to Cyrus Curtis and merged with the Public Ledger.



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

705 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882491600

**Individually Listed:**

No

**Base Reg. Number:**

001S050028

## **Historical Data**

**Historic Name:**

Public Federal Savings & Loan Associati

**Year Built:**

c1942

**Current Name:**

Souped Up (first floor)

**Associated Individual:**

NA

**Hist. Resource Type:**

Commercial

**Architect:**

Unknown

**Historic Function:**

Banking/Commercial/Retail

**Builder:**

Unknown

**Social History:**

Known earlier as 217 Chestnut Street, the site originally contained a three-and-one-half story brick house, where Elizabeth Febinger, a widow, lived as early as 1806. About 1833, a five-story commercial building was constructed, serving various commercial uses over the years. In 1942, it appears that the five-story building was demolished and/or altered to accommodate a two-story commercial building with a modernist façade comprised of glass panels and a chrome surround. The Public Federal Saving & Loan Association appears to have occupied this small commercial building from around the time it was built until the mid-1950s.

**References:**

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; and "Building Permits Granted," The Philadelphia Inquirer, 14 March 1942, 25.

## **Physical Description**

**Style:**

Modernist

**Stories:** 2

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Glass

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Metal

**Notes:**

**Resource Type:**

Institutional

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

The building was altered from an mid-nineteenth century commercial building to a two-

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

706 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882490000

**Individually Listed:**

No

**Base Reg. Number:**

001S170007

## Historical Data

**Historic Name:**

The Quaker City National Bank (after 1

**Year Built:**

c1806-79, 1892-93

**Current Name:**

Unknown

**Associated Individual:**

NA

**Hist. Resource Type:**

Commercial

**Architect:**

Charles Balderson (1852-1924)

**Historic Function:**

Bank/Men's Furnishing

**Builder:**

Unknown

**Social History:**

Known earlier as 172 Chestnut Street, the site originally contained a three-and-one-half story brick house, where Thomas Cadwalader, attorney-at-law, made his home as early as 1806. By 1840, the house was altered to accommodate Mrs. Mary Chambers' millinery business. Winchester & Scott, purveyors of gentlemen's furnishing goods, occupied the property by 1851, an establishment that became Winchester & Co. The building was altered at some point to become a four-story Italianate commercial building before 1879. Whether the building was ever entirely demolished is not known. The Social History is continued below in the Notes section.

## References:

Rae, Julio H. Rae's Phila Pictorial Directory & Panoramic Advertiser. (Julio H. Rae, 1851), Plate 11, South Side; "History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; PRERBG, 26 Nov 1890, 736.; PRERBG, 11 May 1892.; & PRERBG, 15 June 1892.

## Physical Description

**Style:**

Classical Revival/Commercial/Queen A

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Pressed Metal, Stone

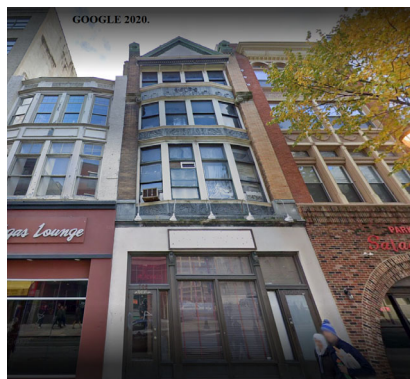
**Notes:**

After the Commonwealth Title Insurance & Trust Co. occupied the site, the Quaker City National Bank began occupying the building after 1890, then under the leadership of S. Davis Page. In 1891, an Ordinance of the City of Philadelphia required the widening of Chestnut Street to the south, leading to the loss of many of the pre-1891-92 facades in the 700 block. Plans to comply were completed by Charles Balderston (1852-1924), architect; however, work did not begin immediately. In August 1892, the owner to "recede from the present line four feet at once" or the work would be done by the Department of Public Works. The bank then constructed the new facade. The Quaker City National Bank remained on the site for a number of years and was followed by a series of other commercial tenants.



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

707 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

881301105

**Individually Listed:**

No

**Base Reg. Number:**

001S050104

## **Historical Data**

**Historic Name:**

Tyndale's

**Year Built:**

c1841-42

**Current Name:**

Unknown

**Associated Individual:**

Robinson Tyndale (1775-1842);

**Hist. Resource Type:**

Commercial

**Architect:**

Unknown

**Historic Function:**

Commercial/Retail

**Builder:**

Unknown

**Social History:**

Earlier known as 219 Chestnut Street, the first building known on the site was three-and-one-half story brick dwelling as early as 1816, where Simon Gratz resided at that time. Commercial use came to the subject property c1840, when Robinson Tyndale (1774-1842) appears to have moved his china and glass store to the site. According to some sources he died bankrupt in 1842 and the business was then revived by his widow. Sarah Thorn Tyndale (1792-1859), did, in fact, operate the shop, as well as the importation business, at the subject property until her own death in 1859. The Social History is continued below in the Notes section.

**References:**

Rae, Julio H. Rae's Phila Pictorial Directory... (Julio H. Rae, 1851), Plate 11, South Side; "History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; & Baxter's (1859).

## **Physical Description**

**Style:**

Greek Revival

**Stories:** 5

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Non-historic-other

**Doors:**

Non-historic-other

**Other Materials:**

Brick, Cast Iron, Marble, Wood

**Notes:**

"The completion of this grand bazaar caused quite a sensation a number of years ago, and is still claimed that it is the largest establishment of its kind in the Union [1858]." Afterwards it appears that their son, Robinson Tyndale, ran the business at the subject property until it was removed to the 1200 block of Chestnut in 1882. The building has accommodated a number of commercial uses since the Tyndales occupied the site.

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

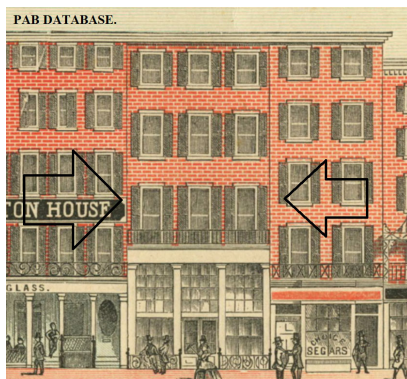
The storefront had undergone alterations.

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**



**Classification:**

Contributing



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

708 CHESTNUT ST

**Alternate Address:**

708-710 CHESTNUT ST

**OPA Number:**

881301200

**Individually Listed:**

No

**Base Reg. Number:**

1S17-103&112

## **Historical Data**

**Historic Name:**

P. Garrett & Co.

**Year Built:**

1809; 1892

**Current Name:**

Park's Salad Bar (first floor)

**Associated Individual:**

Phineas Garrett (1837-1918)

**Hist. Resource Type:**

Commercial Publishing

**Architect:**

Unknown

**Historic Function:**

Commercial Publishing/Printing

**Builder:**

Unknown

**Social History:**

Known earlier as 174 Chestnut Street, the first known building on the site was a three-and-one-half story brick house, where Thomas Barton Zantzing, attorney-at-law, made his home as early as 1809. By 1859, the house was altered to accommodate John W. Proctor & Co., successors to George Bulpin & Co., merchants of mantillas and cloaks. By the 1880s, the building was in use, at least in part, by the printing and publishing industry, when, in 1882 and 1887, P. Garrett & Co., Publishers and Booksellers, occupied the property. By 1892, 708 Chestnut Street was home to the European Museum. The Social History is continued below in the Notes section.

**References:**

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; Lorin Blodget. Census of Manufacturers of Phila. (1882), 182.; Lockwood's Directory. (1887), 258.; PRERBG, 20 April 1892, 1100.; & The Etude and Musical World, April 1896, 94.

## **Physical Description**

**Style:**

Commercial/Eclectic/Renaissance Revi

**Resource Type:**

Commercial

**Stories:** 4

**Bays:** 4

**Current Function:**

Commercial/Retail

**Foundation:**

Stone

**Subfunction:**

Commercial/Retail

**Exterior Walls:**

Brick

**Additions/Alterations:**

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Non-historic- other

**Ancillary:**

**Other Materials:**

Cast Iron, Glass, Iron, Stone

**Sidewalk Material:**

Concrete

**Site Features:**

**Notes:**

By the 1890s the building also included several architects, including Samuel Milligan and Stetler & Deysher. In 1891, an Ordinance of the City of Philadelphia required the widening of Chestnut Street to the south, leading a new building line and the loss of many of the pre-1891-92 facades in the 700 block. The subject property was required to the comply, meaning that the façade was changed to its present state in 1892. Even after this time and around 1900, P. Garrett, & Co. continued to occupy the site. However, there were other printers and publishers in the building, including Theo. Presser, producing things like "Clarke's Music Tablet;" the European Museum, the Journal of Commerce; Lyceum Night, a periodical; and the Model Press Co. The building was subject to a variety of commercial uses in the twentieth century.



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

710 CHESTNUT ST

**Alternate Address:**

708-710 CHESTNUT ST

**OPA Number:**

881301200

**Individually Listed:**

No

**Base Reg. Number:**

1S17-103&112

## **Historical Data**

**Historic Name:**

NA

**Year Built:**

NA

**Current Name:**

NA

**Associated Individual:**

NA

**Hist. Resource Type:**

Commercial

**Architect:**

NA

**Historic Function:**

Commercial/ Retail

**Builder:**

NA

**Social History:**

In 1892, the City of Philadelphia undertook an effort to widen Chestnut Street to the south, which led to the loss of many of the original facades in the 700 block. The subject property as effected, meaning that the façade was changed in 1892. Even after this time, the printing industry continued to occupy the premises, at least in part, as Theo. Presser produced "Clarke's Music Tablet" from the subject building.

**References:**

NA

## **Physical Description**

**Style:**

NA

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

NA

**Doors:**

NA

**Other Materials:**

**Resource Type:**

NA

**Current Function:**

Apartments

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

NA

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

**Notes:**

NA



**Classification:**

Non-contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

709-13 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

885749840

**Individually Listed:**

No

**Base Reg. Number:**

001S050184

## **Historical Data**

**Historic Name:**

NA

**Year Built:**

NA

**Current Name:**

NA

**Associated Individual:**

NA

**Hist. Resource Type:**

Commercial

**Architect:**

NA

**Historic Function:**

Commercial/ Retail

**Builder:**

NA

**Social History:**

Encompassing what was occupied by commercial buildings that fit within the style of the district, this property is non-contributing and, therefore, was not included in the historical research.

## **References:**

NA

## **Physical Description**

**Style:**

NA

**Stories:** 0

**Bays:** 0

**Foundation:**

NA

**Exterior Walls:**

NA

**Roof:**

NA

**Windows:**

NA

**Doors:**

NA

**Other Materials:**

**Resource Type:**

NA

**Current Function:**

Parking

**Subfunction:**

Parking

**Additions/Alterations:**

NA

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

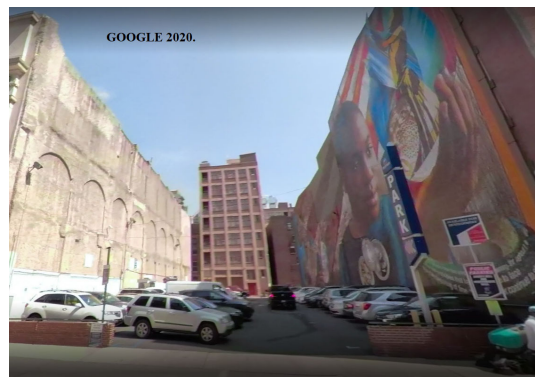
**Notes:**

NA



**Classification:**

Non-contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

712 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882490300

**Individually Listed:**

No

**Base Reg. Number:**

001S170077

## **Historical Data**

**Historic Name:**

Thompson's Spa

**Year Built:**

1925

**Current Name:**

Allure Nail & Spa (first floor)

**Associated Individual:**

Thompson

**Hist. Resource Type:**

Commercial

**Architect:**

Clarence S. Thalheimer and  
David D. Weitz

**Historic Function:**

Commercial

**Builder:**

John N. Gill Construction Co.

**Social History:**

In March 1925, the Thompson Spa Company, a longtime occupant of the old building at 712 Chestnut Street, commissioned Architects Clarence S. Thalheimer and David D. Weitz. The cost of the project was projected at \$200,000 to be constructed by the John N. Gill Construction Company.

## **References:**

"History of Chestnut Street," Sunday Dispatch. (Philadelphia: 18 April 1858), via HSP.; PRERBG, 20 April 1892, 1100.; & The Philadelphia Inquirer, 13 June 1925, 20.

## **Physical Description**

**Style:**

Renaissance Revival

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Limestone

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Copper, Glass, Limestone,  
Terra Cotta

**Notes:**

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

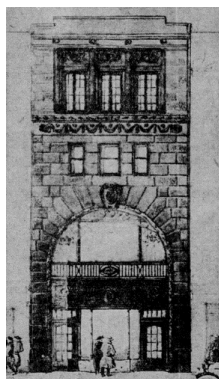
**Additions/Alterations:**

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

714 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882490400

**Individually Listed:**

No

**Base Reg. Number:**

001S170028

## **Historical Data**

**Historic Name:**

Henry A. Dreer, Inc.

**Year Built:**

c1837-51; 1851-53; 1892

**Current Name:**

El Azteca (first floor)

**Associated Individual:**

William F. Dreer (1849-1918)

**Hist. Resource Type:**

Commercial

**Architect:**

Likely G.W. & W.D. Hewitt

**Historic Function:**

Commercial

**Builder:**

George F. Payne & Co., Contract

Known earlier as 180 Chestnut Street, a three-and-one-half-story brick dwelling occupied the site as early as 1806, when David Caldwell, Clerk of the District and Common Pleas Courts was in residence. While the commercial transition occurred by 1837, an "improved" four-story commercial building was constructed between that time and 1851. Between 1851 and 1853, the building featured an Italianate brownstone façade, then home to both Messrs. Glenn & Co., Perfumers; however, their occupancy was short-lived. The Social History is continued below in the Notes section.

## **References:**

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; and PRERBG, 13 July 1892, 1304.; 60th Anniversary, 1838-1898. (Dreer, 1898).; & Dreer's Garden Book (Philadelphia: Henry A. Dreer, Inc., 1905), 2.

## **Physical Description**

**Style:**

Commercial/Classical Revival/Colonial

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Non-historic- other

**Other Materials:**

Brick, Glass, Iron, Metal, Pressed Metal, Stone, Terra Cotta

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

## **Notes:**

Established in 1838, Henry A. Dreer, Inc. was an important Philadelphia seed company in Chestnut Street from the time of its founding until 1924. In 1863, the business moved to 714 Chestnut Street. Henry A. Dreer managed his business at this location from 1863 until his death in 1873, after which time his son, William F. Dreer took over the business. The business eventually expanded to 716 Chestnut Street. By this time, the business sold all manner of seeds and other gardening supplies and equipment, being well known for its seed catalogues. The subject building was both the retail storefront, as well as a warehouse from 1863 to 1924, when it moved to 1306 Spring Garden Street. As part of the widening of Chestnut Street to the south, George F. Payne & Co., contractors, were commissioned to rebuild the façades of both 714 and 716 in July 1892.



**Classification:**

Contributing



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

715-17 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882491900

**Individually Listed:**

Yes

**Base Reg. Number:**

001S050111

## **Historical Data**

**Historic Name:**

Integrity Trust Company

**Year Built:**

1888; 1923

**Current Name:**

Union Trust Company

**Associated Individual:**

NA

**Hist. Resource Type:**

Bank

**Architect:**

Paul P. Cret

**Historic Function:**

Banking

**Builder:**

Unknown

Previously home to the Masonic Temple, which was one of the great Gothic Revival style building of Philadelphia, and, later, The Commonwealth Title & Trust Company, The Chestnut Street National Bank, and The Chestnut Street Trust & Saving Fund Co. The subject building was commissioned in 1923 by the Integrity Trust Company to replace the central component of the former 1888 bank building, "which for many years was considered one of the ugliest structures in the City." By 1924 the Integrity Trust Company was completed by 1924 on designs by the eminent architect Paul P. Cret.

## **References:**

The Philadelphia Inquirer, 15 April 1924, 4.

## **Physical Description**

**Style:**

Stipped Classicism

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Stone veneer

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Copper, Limestone, Metal, Wood

**Notes:**

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

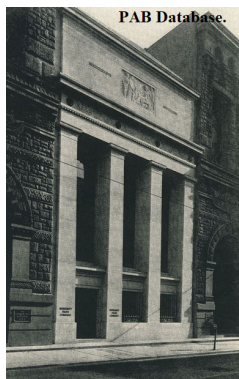
**Additions/Alterations:**

**Ancillary:**

**Sidewalk Material:**

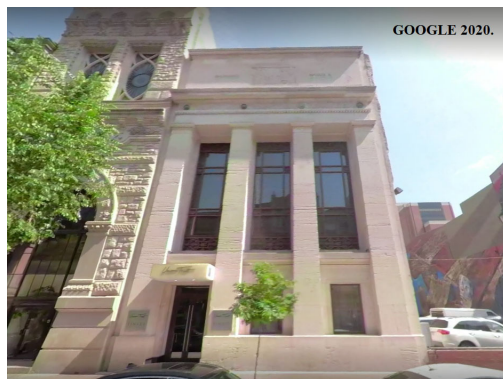
Concrete

**Site Features:**



**Classification:**

Significant



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:** 716 CHESTNUT ST

**Alternate Address:** NA

**OPA Number:**

871400805

**Individually Listed:** No

**Base Reg. Number:**

001S170089

## **Historical Data**

**Historic Name:** The Citizens Trust & Surety Co.

**Year Built:** 1892

**Current Name:** Unknown

**Associated Individual:** Unknown

**Hist. Resource Type:** Bank

**Architect:** Likely G.W. & W.D. Hewitt

**Historic Function:** Banking

**Builder:** George F. Payne & Co.

Known earlier as 182 Chestnut Street, there was a three-and-one-half story brick dwelling on the site as early as 1806, when Benjamin Hodgson, sea captain, occupied the property as a residence. By 1851, the property was used purely for commercial purposes by Joseph S. Natt, looking glasses and picture frames. Natt appears to have altered the façade of the building to create an open commercial front, which occurred sometime after he was known to occupy the property. The Social History is continued below in the Notes section.

## **References:**

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; PRERBG, 4 November 1891, 714.; and the Library Company of Philadelphia.; and PRERBG, 20 April 1892, 1100.

## **Physical Description**

**Style:** Commercial/Romanesque/Sullivanese

**Resource Type:** Commercial

**Stories:** 4 **Bays:** 3

**Current Function:** Commercial/Retail

**Foundation:** Stone

**Subfunction:** Commercial/Retail

**Exterior Walls:** Brick

**Additions/Alterations:**

**Roof:** Flat; other

**Ancillary:**

**Windows:** Historic and non-historic

**Sidewalk Material:** Concrete

**Doors:** Historic and non-historic

**Site Features:**

**Other Materials:** Brick, Glass, Granite, Stone

## **Notes:**

In 1891, an Ordinance of the City of Philadelphia required the widening of Chestnut Street to the south, leading a new building line and the loss of many of the pre-1891-92 facades in the 700 block. George F. Payne & Co., contractors, were commissioned to rebuild the façade of both 714 and 716 Chestnut Street in July 1892. This likely led to the present appearance of the second, third, and fourth floors of the primary elevation. In the early twentieth century at least part of the building was used by Henry Dreer, Inc. being adjacent to their store at 714 Chestnut Street.



**Classification:** Contributing



**Survey Date:** 1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

718 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

881301300

**Individually Listed:**

No

**Base Reg. Number:**

001S170001

## **Historical Data**

**Historic Name:**

NA

**Year Built:**

1892; 2018

**Current Name:**

NA

**Associated Individual:**

NA

**Hist. Resource Type:**

Commercial

**Architect:**

NA

**Historic Function:**

Commercial/ Retail

**Builder:**

James A. Brandin, Contractor

While the subject property certainly maintains an earlier building that dates to as early as 1892-93, the building is entirely re-clad, and is considered non-contributing. The form of the façade dates to July 1892, when James A. Brandin, a contractor, refaced the building when the earlier front was demolished and recessed four feet for the widening of Chestnut Street to the south.

## **References:**

PRERBG, 13 July 1892, 1304.; & PRERBG, 20 April 1892, 1100.

## **Physical Description**

**Style:**

NA

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Siding

**Roof:**

Flat; other

**Windows:**

NA

**Doors:**

NA

**Other Materials:**

**Notes:**

**Resource Type:**

NA

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

The c1892-93 building that occupies the site has been entirely re-clad.

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**



**Classification:**

Non-contributing



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

720 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

888036446

**Individually Listed:**

No

**Base Reg. Number:**

001S170155

## **Historical Data**

**Historic Name:**

The National Rubber Company

**Year Built:**

c1840-50; 1892

**Current Name:**

GNC (first floor)

**Associated Individual:**

Richard Levick

**Hist. Resource Type:**

Commercial

**Architect:**

**Historic Function:**

Commercial

**Builder:**

Unknown

**Social History:**

Known earlier as 186 Chestnut Street, there was a three-and-one-half story brick dwelling on the site as early as 1809, when Richard Croskey, of Croskey & Say, brewers, occupied the property as a residence. The original building was replaced and/or enlarged to be a four-story commercial building that corresponded with 722 Chestnut Street, located immediately to the west, in c1840-50s. The building was used by various firms for commercial purposes and as a hotel, known as Utah House. In 1885, W. M. McAllister occupied the building, dealing in "Drawing Materials."

**References:**

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; Directory of Architects & Classified Directory... (Clark W. Bryan & Co., 1885).; PRERBG, 20 April 1892, 1100.; & Boyd's Directory. (1900), 243, 429, 864, 1468.

## **Physical Description**

**Style:**

Italianate

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Cast Iron, Stone, Stucco, Wood

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

The storefront and several window surrounds have been altered.

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

**Notes:**

In 1891, an Ordinance of the City of Philadelphia required the widening of Chestnut Street to the south, leading a new building line and the loss of many of the pre-1891-92 facades in the 700 block. In 1892, The National Rubber Company occupied much of the building. This continued through 1900, when the Fidelity Publishing Co.; and Richard Levick, Son, & Co., rubber clothing and goods also occupied the site.



Hagley Digital.



Oscar Beisert 2019.

**Classification:**

Contributing

**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

722 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

888036448

**Individually Listed:**

Yes

**Base Reg. Number:**

1S17 108

## **Historical Data**

**Historic Name:**

Charles H. Lea Building

**Year Built:**

1892; 1897; c1960

**Current Name:**

NA

**Associated Individual:**

Henry Charles Lea (1825-1909)

**Hist. Resource Type:**

Commercial

**Architect:**

Collins & Autenrieth

**Historic Function:**

Commercial

**Builder:**

Unknown

Known earlier as 188 Chestnut Street, the subject building was commissioned in 1897 by Henry C. Lea, the prominent Philadelphia publisher, author, historian, and civic leader. The building was one of several investment properties owned by Lea in the neighborhood. Like other buildings, he employed the architectural firm of Collins & Autenrieth to design the new building. This partnership was composed of Edward Collins (1821-1902) and Charles M. Autenrieth (1828-1906), "German-born students of architecture who emigrated to Philadelphia in 1849," working first in Samuel Sloan's office for roughly five years.

## **References:**

Benjamin Leech. Philadelphia Register of Historic Places Nomination: Henry C. Lea Building, 722 Chestnut Street, Philadelphia. (Philadelphia: Preservation Alliance for Greater Philadelphia, 2015).

## **Physical Description**

**Style:**

Renaissance Revival

**Resource Type:**

Commercial

**Stories:** 4

**Bays:** 3

**Current Function:**

Commercial/Retail

**Foundation:**

Stone

**Subfunction:**

Commercial/Retail

**Exterior Walls:**

Brick

**Additions/Alterations:**

**Roof:**

Flat; other

**Ancillary:**

**Windows:**

Historic and non-historic

**Sidewalk Material:**

Concrete

**Doors:**

Historic and non-historic

**Site Features:**

**Other Materials:**

Brick, Glass, Metal, Stone, Terra Cotta

**Notes:**

For more information about this building please see the Philadelphia Register of Historic Places Nomination Form listed in the References section.



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

721 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

883304000

**Individually Listed:**

Yes

**Base Reg. Number:**

001S050110

## **Historical Data**

**Historic Name:**

Commonwealth Title & Trust Co., Unio

**Year Built:**

1888

**Current Name:**

Unknown

**Associated Individual:**

William M. Singerly

**Hist. Resource Type:**

Bank

**Architect:**

Willis Gaylord Hale (1848-1907)

**Historic Function:**

Banking

**Builder:**

Unknown

Predating the subject building, the site was home to the Masonic Temple, which was one of the great Gothic Revival style buildings of Philadelphia. That building was sold to William M. Singlerly when the masons moved to the new Masonic Temple. He demolished the old building and constructed the Temple Theater, which was later destroyed by fire. The present building was commissioned in 1888 by William M. Singerly for the Commonwealth Title & Trust Company, The Chestnut Street National Bank, The Chestnut Street Trust & Saving Fund Co. The Social History is continued below in the Notes section.

## **References:**

PRERBG, 6 Feb 1888.; "Chestnut Street Bank Closes Its Doors," The Philadelphia Inquirer, 24 Dec 1897, 1.; The Philadelphia Inquirer, 27 Aug 1899, 20.; and "Bank Property Sold," The Philadelphia Inquirer, 26 Feb 1901, 14.

## **Physical Description**

**Style:**

Eclectic Victorian

**Stories:** 5

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Stone

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Leaded Glass, Stained Glass, Stone, Wood

**Resource Type:**

Commercial

**Current Function:**

Unknown

**Subfunction:**

Unknown

**Additions/Alterations:**

This is one-third of the original building, comprising the western-most component.

**Ancillary:**

**Sidewalk Material:**

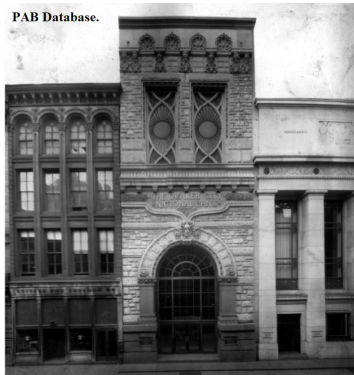
Concrete

**Site Features:**

## **Notes:**

The building was designed by the eminent Philadelphia architect Willis Gaylord Hale (1848-1907). This western portion of a once larger building was a wing of what was known as the Singlerly Building. The central and eastern components of the building at 717-19 and 715 Chestnut Street were demolished and replaced between 1923 and 1929. In 1897, the "Chestnut Street Bank Closed Its Doors," as did the "allied" Saving Fund and Trust Company. The failure of the bank was related to Singlerly's financial problems. After many years of closing the bank, the building was up for sale in 1899. The building was purchased by the Quaker City Bank in 1899, removing from their 706 Chestnut Street location. At this time Jacob E. Ridgway was president of the bank. The building was used for various commercial purposes in the years afterwards to the present time.

PAB Database.



**Classification:**

Significant

GOOGLE 2020.



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

723 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882492100

**Individually Listed:**

Yes

**Base Reg. Number:**

001S050067

## Historical Data

**Historic Name:**

W.H. Horstmann & Sons

**Year Built:**

c1855; 1965; 2004

**Current Name:**

NA

**Associated Individual:**

William H. Horstmann (1815-)

**Hist. Resource Type:**

Commercial

**Architect:**

Attributed to Stephen Decatur Button

**Historic Function:**

Commercial

**Builder:**

NA

**Social History:**

Known earlier as 225 Chestnut Street (now 723, 725, and 727 Chestnut Street), the subject property included a large, three-story brick mansion, garden, and greenhouse from c1790-92 to 1853. The house was occupied by Thomas Fitzsimmons, a merchant; B. Smith Barton, M.D., a physician; and, lastly, George Pepper, a land speculator and brewer. After the house was demolished in 1853, Isaiah Williamson, a successful merchant, appears to have commissioned architect Stephen Decatur Button (1813-1897) to design three four-story Italianate stores with granite fronts. The Social History is continued in the Notes section.

**References:**

Baxter's. (1859).; Weisman. "Philadelphia Functionalism & Sullivan," The Journal of the S of AH, Vol. 20, no. 1 (March 1961), 3.; & Benjamin Leech. PRHP Nomination: W.H. Horstmann & Sons, 723 Chestnut Street. (PAGP, 2014).

## Physical Description

**Style:**

Italianate

**Stories:** 4

**Bays:** 4

**Foundation:**

Stone

**Exterior Walls:**

Granite

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Granite, Stone, Stucco

**Notes:**

The subject property was first home to W.H. Horstmann & Sons, manufacturers and importers of Military Goods, Coach Laces, & Fringes, among other fancy goods and trimmings. Please see the following nomination for additional information about the building: Benjamin Leech. Philadelphia Register of Historic Places Nomination: W.H. Horstmann & Sons, 723 Chestnut Street, Philadelphia, Pennsylvania 19106. (Philadelphia: Preservation Alliance for Greater Philadelphia, 2014).

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

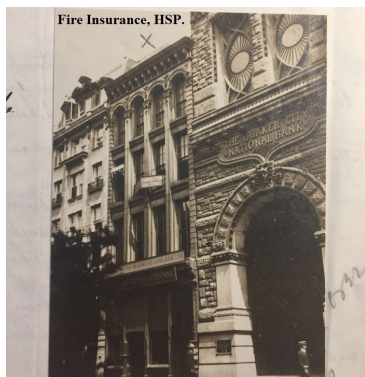
**Additions/Alterations:**

**Ancillary:**

**Sidewalk Material:**

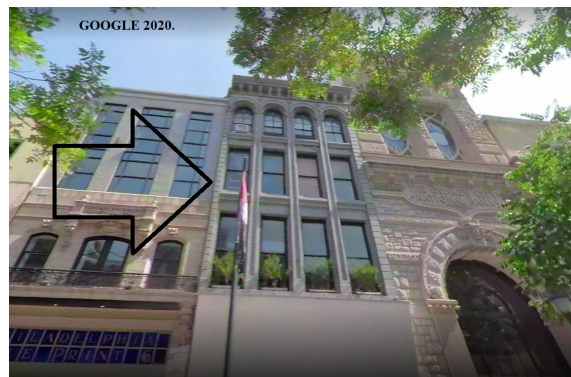
Concrete

**Site Features:**



**Classification:**

Significant



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

724 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882490900

**Individually Listed:**

No

**Base Reg. Number:**

001S170096

## Historical Data

**Historic Name:**

Marshall E. Smith & Brother

**Year Built:**

c1805; 1892; 2019-20

**Current Name:**

Condominium

**Associated Individual:**

William Y. McAllister and Thom

**Hist. Resource Type:**

Commercial

**Architect:**

Unknown

**Historic Function:**

Commercial

**Social History:**

**Builder:**

James A. Brandin, Contractor

Known earlier as 190 Chestnut Street, a three-and-one-half story brick dwelling stood on the site as early as 1805, when Henry W. Pearce, gentleman, resided there. By 1810, Andrew Daschkoff, Consul General & Charge affairs for the Emperor of Russia, occupied the dwelling. Commercialization began as early as 1832, when L. Pratt & Co. operated a dry goods store on the property. By 1859, Hazard & Brothers, booksellers and stationers, & Dunsworth & Freymuth, printers, occupied the building. This is one of the few properties that retained its appearance as a three-and-one-half-story dwelling until 1892. The Social History is continued below in the Notes section.

## References:

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; Baxter's, July 1879, 10.; PRERBG, 13 September 1892, 1304.; PRERBG, 20 April 1892, 1100.; & Photographic information from the City of Philadelphia's Records Department, c1910-20 via PHC.

## Physical Description

**Style:**

Eclectic/Queen Anne

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Cast Iron, Stone

**Notes:**

In 1891, a local ordinance passed for the widening of Chestnut Street to the south, leading a new building line and the loss of many of the pre-1891-92 facades in the 700 block. In July 1892, James A. Brandin, a contractor, demolished and rebuilt the façade of the subject property for F. Pulaski. Given the ornamental nature of the façade, there was no doubt an architect involved, but that information is unknown. The old house form was evident in the new façade, the upper, half-story tower-like structure being linked with the early dormer's window placement. The building was used for commercial purposes for much of the twentieth century, including Marshall E. Smith & Brother in the 1910s and 1920s. In 2019, a developer altered the façade from its 1892 appearance; however, some of the original brick front is extant.



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

Address:

725 CHESTNUT ST

Alternate Address:

NA

OPA Number:

888501000

Individually Listed:

Yes

Base Reg. Number:

001S050186

## Historical Data

Historic Name:

The Philadelphia Blue Print Company

Year Built:

c1855, 1903, 1934-35

Current Name:

solidcore (first floor)

Associated Individual:

NA

Hist. Resource Type:

Commercial

Architect:

Chester Hughes Kirk (1903);  
Karl F. Ott (1912-1946)

Historic Function:

Commercial

Builder:

Unknown

Social History:

Known earlier as 225 Chestnut Street (now 723, 725, & 727), a large, three-story brick mansion, garden, and greenhouse occupied the site from c1790-92 to 1853. It was owned by Thomas Fitzsimmons, a merchant; B. Smith Barton, M.D., a physician; and, lastly, George Pepper, a land speculator and brewer. After demolition in 1853, Isaiah Williamson, a successful merchant, commissioned an architect, likely Stephen Decatur Button (1813-1897), to design three four-story Italianate stores with granite fronts. In 1903, Mahlon W. Newton of the Merchants Fund Society purchased the property. The Social History is continued in the Notes section.

References:

Weisman, "Philadelphia Functionalism & Sullivan," Journal of the S of AH, Vol. 20, No. 1 (March 1961), p. 14; Deed Book JH 62, p. 49 (24 Dec 1852); Souder, History of Chestnut St., vol. 4, p. 132.; S. L. Tatman, "Kirk..." PAB; & PRERBG, Vol. 50, 23 January 1935.

## Physical Description

Style:

French Renaissance

Stories: 5

Bays: 3

Foundation:

Stone

Exterior Walls:

Stone

Roof:

Flat; other

Windows:

Historic and non-historic

Doors:

Historic and non-historic

Other Materials:

Stone, Terra Cotta, Wood

Notes:

Mahlon owned Green's Hotel at 8th & Chestnut. Architect Chester Hughes Kirk was commissioned to design a new French Renaissance style façade. After three decades as a hotel, the property was acquired by the Merchants Fund Society in 1933, soon transferred to the Fidelity Philadelphia Trust Co.. In 1934, architect Karl F. Otto's design led to the demolition of the three upper stories, though the original design was largely retained. In 1936, the Philadelphia Blueprint Company moved to the subject property, where they were for nearly seventy years. For additional information, please see Benjamin Leech. PRHP Nomination: Philadelphia Blue Print Company, 725 Chestnut Street. (PAGP, 2014).

Resource Type:

Commercial

Current Function:

Commercial/Retail

Subfunction:

Commercial/Retail

Additions/Alterations:

"In 1934-35, the top four stories were demolished and the ground-floor storefront

Ancillary:

Sidewalk Material:

Concrete

Site Features:



Classification:

Significant



Survey Date:

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

726 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882491000

**Individually Listed:**

Yes

**Base Reg. Number:**

001S170079

## **Historical Data**

**Historic Name:**

Glenn & Co. Perfumery

**Year Built:**

1855-56; 1928

**Current Name:**

NA

**Associated Individual:**

**Hist. Resource Type:**

Commercial

**Architect:**

Unknown

**Historic Function:**

Commercial Perfumery

**Builder:**

William Struthers, Struthers &

**Social History:**

Known earlier as 192 Chestnut Street, there was a three-and-one-half story dwelling on the site as early as 1805, when William McCrea, gentleman, occupied the property as a residence. After several other occupants, the building was taken down. In 1855-56, the present building was constructed by L.W. Glenn for his company, Glenn & Co., perfumers and purveyors of fancy goods, and other commercial tenants. William Struthers of Struthers & Sons was commissioned to execute the brownstone façade. The building was used as a perfumery and fancy goods store by Glenn until c1874. The Social History is continued below in the Notes section.

**References:**

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; PRERBG, 20 April 1892, 1100.; & Oscar Beisert. PRHP Nomination: Glenn & Co. Perfumery, 726 Chestnut Street (KSP, 2019).

## **Physical Description**

**Style:**

Commercial/Italianate

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brownstone

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Brownstone, Metal, Stone, Wood, Wrought Iron

**Notes:**

In 1891, an Ordinance of the City of Philadelphia required the widening of Chestnut Street to the south, leading a new building line and the loss of many of the pre-1891-92 facades in the 700 block. The subject façade is one of the few that appears to have survived. In 1892, Louis A. Scherr & Co. occupied the property. For additional information about the subject property please see the following document: Oscar Beisert. Philadelphia Register of Historic Places Nomination: Glenn & Co. Perfumery, 726 Chestnut Street, Philadelphia, Pennsylvania. (Philadelphia: The Keeping Society of Philadelphia, 2019).



**Classification:**

Significant

**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

727-35 CHESTNUT ST

**Alternate Address:** NA

**OPA Number:**

883401500

**Individually Listed:** No

**Base Reg. Number:**

001S050127

## **Historical Data**

**Historic Name:** Thrift Park, Inc.

**Year Built:** 1940

**Current Name:** Various Tenants

**Associated Individual:** Unknown

**Hist. Resource Type:** Commercial

**Architect:** Silverman & Levy, Architects;  
Abbott, Merkt & Co.

**Historic Function:** Commercial/ Retail

**Builder:** S.H. Levin, Contractor

**Social History:**

Encompassing what was occupied by commercial buildings that fit within the style of the district, this property is non-contributing and, therefore, was not included in the historical research. While the building did have commercial space, it deviates from the historic form and use pattern of the larger district.

## **References:**

PRERBG, 18 Sept 1940, 117.; and Thomas, George E. NRHP Nomination Form: East Center City Commercial Historic District. (Clio Group, Inc. 1984).

## **Physical Description**

**Style:** Art Deco

**Stories:** 4 **Bays:** 12

**Foundation:** Concrete

**Exterior Walls:** Stucco

**Roof:** Flat; concrete

**Windows:** NA

**Doors:** NA

**Other Materials:** Glass Block, Stucco

**Notes:**

**Resource Type:** Parking Garage

**Current Function:** Parking

**Subfunction:** Commercial/Retail

**Additions/Alterations:** NA

**Ancillary:**

**Sidewalk Material:** Concrete

**Site Features:**



**Classification:** Non-contributing



**Survey Date:** 1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

728 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882491100

**Individually Listed:**

No

**Base Reg. Number:**

001S170020

## Historical Data

**Historic Name:**

McAllister & Brother

**Year Built:**

1854-55

**Current Name:**

Munchie's Café

**Associated Individual:**

William Y. McAllister (1812-18

**Hist. Resource Type:**

Commercial

**Architect:**

Unknown

**Historic Function:**

Manufacturing and Commercial O

**Builder:**

Unknown

**Social History:**

Known earlier as 194 Chestnut Street, a three-and-one-half-story brick dwelling stood on the site as early as 1806, when John Large, merchant, occupied the property as a residence. After several other occupants, the building was converted to commercial and residential use by Mrs. E. Hobson in 1841 for her stationary and fancy goods store. In 1854, William Y. McAllister (1812-1896) and Thomas H. McAllister (1824-1898), of the important McAllister family of Philadelphia, had interest in the property, as the brothers were renovating the old building for commercial use. The Social History is continued below in the Notes section.

**References:**

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; and "McAllister Family Business Timeline, LCP.; The American, 2 Dec 1882, 128.; & Boyd's. (1900), 261, 357, 500, 1104.

## Physical Description

**Style:**

Italianate

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

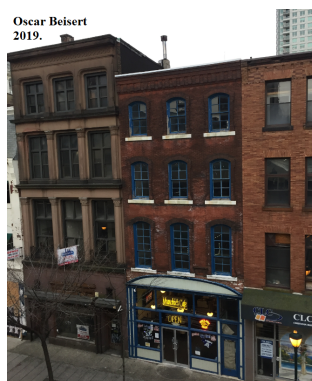
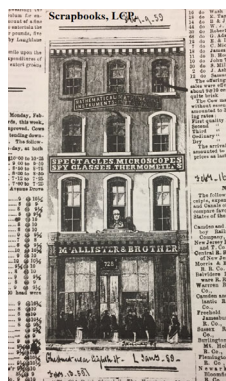
Historic and non-historic

**Other Materials:**

Stone

**Notes:**

A fire during a renovation of the building led the McAllisters to commission an entirely new four-story commercial building with "ornamental brick work." McAllister & Co., opticians, was established by John McAllister, Sr. (1753-1830), who emigrated from Scotland in 1775. The McAllisters became an important firm engaged in optical equipment business. By 1859, the business had moved to 728 Chestnut, selling optical equipment, mathematical instruments, commercial photographs, etc. From 1855 to 1883, the McAllister family operated a business at this location, eventually moving to 1226 Chestnut Street. In 1891, an Ordinance of the City of Philadelphia required the widening of Chestnut Street to the south, leading a new building line and the loss of many of the pre-1891-92 facades in the 700 block. However, it appears that the subject façade is original and/or a very close copy.



**Classification:**

Contributing

**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

730 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882491210

**Individually Listed:**

No

**Base Reg. Number:**

001S170163

## **Historical Data**

**Historic Name:**

John B. Morley & Co.

**Year Built:**

c1851-59, 1892.

**Current Name:**

CLC Bookcenter

**Associated Individual:**

Augustus Fiot; John B. Morley

**Hist. Resource Type:**

Commercial

**Architect:**

Unknown

**Historic Function:**

Commercial/Retail

**Builder:**

John Duncan, Carpenter

Known earlier as 196 Chestnut Street, a three-and-one-half story brick dwelling stood on the site by 1809, at which time Richard Gernon, a merchant, occupied the house. The commercial transition came between by 1840, when Augustus Fiot, an importer of music, &c., occupied the site. Between 1851 and 1859, Fiot built a four-story commercial building on the site that featured a "handsome brownstone" façade in the Gothic Revival style. Fiot used the upper floors of this building for his business, and leased the ground floor to various commercial tenants. The Social History is continued below in the Notes section.

## **References:**

"History of Chestnut Street," Sunday Dispatch, 18 April 1858, via HSP.; & Boyd's. (1900), 444, 966, 1579.

## **Physical Description**

**Style:**

Commercial

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Stone, Wood

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

## **Notes:**

In 1891, an Ordinance of the City of Philadelphia required the widening of Chestnut Street to the south, leading a new building line and the loss of many of the pre-1891-92 facades in the 700 block. By this time, both 730 and 732 Chestnut had been thrown together to serve the famous John B. Morley & Co., "importers of fine woollens for men's wear," "merchant tailors," "importers and tailors," etc. When Morley first occupied the properties, the subject property still maintained a Gothic Revival commercial façade. The widening of Chestnut Street to the south allowed Morley to create a unified commercial façade for what would read as 730-32. The work was completed by John Duncan, a carpenter. The subject property still maintains this façade. By 1900, the building included Charles O'Bryon, watchmakers' materials; The Luminous Prism Co.; and The National Cash Register Co.

Campbell, HSP.



**Classification:**

Contributing

Oscar Beisert 2019.



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

732 CHESTNUT ST

**Alternate Address:**

730 CHESTNUT ST

**OPA Number:**

882491210

**Individually Listed:**

No

**Base Reg. Number:**

001S170163

## **Historical Data**

**Historic Name:**

John B. Morley & Co.

**Year Built:**

c1834-37; 1892

**Current Name:**

National Watch & Diamond (first floor)

**Associated Individual:**

Joseph Chew; John B. Morley

**Hist. Resource Type:**

Commercial

**Architect:**

Unknown

**Historic Function:**

Commercial/Retail

**Builder:**

John Duncan, Carpenter

Known earlier as 198 Chestnut Street, a three-and-one-half story brick dwelling c1800-10 occupied the site for several years before being replaced when Joseph Chew commissioned a four story commercial building in the second quarter of the nineteenth century. Chew's early commercial tenants included Andrew Wicht, dry goods dealer; McClees & Germon, daguerreotypists; R.K. Stewart, dealer in ladies hooped skirts, fancy dress trimmings, etc.; H. Minnes, engraver; Mrs. S. Carpenter, milliner; and Duff & Co., commercial college. The Social History is continued below in the Notes section.

## **References:**

The National Gazette, 7 October 1834; The National Gazette, 17 February 1837; & PRERBG, 13 July 1892, 1304.

## **Physical Description**

**Style:**

Commercial

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Stone

## **Notes:**

In 1891, an Ordinance of the City of Philadelphia required the widening of Chestnut Street to the south, leading a new building line and the loss of many of the pre-1891-92 facades in the 700 block. By this time, both 730 and 732 Chestnut had been thrown together to serve the famous John B. Morley & Co., "importers of fine woollens for men's wear," "merchant tailors," "importers and tailors," etc. When Morley first occupied the properties, the subject property still maintained an Italianate commercial façade. The widening of Chestnut Street to the south allowed Morley to create a unified commercial front for what would read as 730-32 Chestnut Steet. The work was completed by John Duncan, a carpenter.



**Classification:**

Contributing



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

800-06 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882315400

**Individually Listed:**

No

**Base Reg. Number:**

001S180078

## **Historical Data**

**Historic Name:**

NA

**Year Built:**

NA

**Current Name:**

NA

**Associated Individual:**

NA

**Hist. Resource Type:**

NA

**Architect:**

NA

**Historic Function:**

NA

**Builder:**

NA

**Social History:**

Encompassing what was occupied by commercial buildings that fit within the style of the district, this property is non-contributing and, therefore, was not included in the historical research.

**References:**

NA

## **Physical Description**

**Style:**

NA

**Stories:** 2

**Bays:** 6

**Foundation:**

Unknown

**Exterior Walls:**

Glass

**Roof:**

Flat; other

**Windows:**

NA

**Doors:**

NA

**Other Materials:**

**Resource Type:**

NA

**Current Function:**

NA

**Subfunction:**

NA

**Additions/Alterations:**

NA

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

**Notes:**

NA



**Classification:**

Non-contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

806 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

882315400

**Individually Listed:**

No

**Base Reg. Number:**

001S180121

## **Historical Data**

**Historic Name:**

NA

**Year Built:**

NA

**Current Name:**

NA

**Associated Individual:**

NA

**Hist. Resource Type:**

NA

**Architect:**

NA

**Historic Function:**

NA

**Builder:**

NA

**Social History:**

Encompassing what was occupied by commercial buildings that fit within the style of the district, this property is non-contributing and, therefore, was not included in the historical research.

**References:**

NA

## **Physical Description**

**Style:**

NA

**Stories:** 2

**Bays:** 3

**Foundation:**

Unknown

**Exterior Walls:**

Glass

**Roof:**

Flat; other

**Windows:**

NA

**Doors:**

NA

**Other Materials:**

**Resource Type:**

NA

**Current Function:**

NA

**Subfunction:**

NA

**Additions/Alterations:**

NA

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

**Notes:**

NA



**Classification:**

Non-contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

808 CHESTNUT ST

**Alternate Address:**

808-10 CHESTNUT ST

**OPA Number:**

882492300

**Individually Listed:**

No

**Base Reg. Number:**

0015180112

## **Historical Data**

**Historic Name:**

808-10 Chestnut Street

**Year Built:**

c1850-59; 1894

**Current Name:**

Dunkin' Donuts (first floor)

**Associated Individual:**

Unknown

**Hist. Resource Type:**

Commercial

**Architect:**

Thomas P. Lonsdale, Architect

**Historic Function:**

Commercial/Printing/Publishing

**Builder:**

Stacy Reeves & Sons, Contract

Known earlier as 204 Chestnut Street, an early nineteenth century three-and-one-half-story brick dwelling was the first known building on the site. By 1860, "a large double building, which is [was] covered with mastic in imitation of brown stone [sic.]" was constructed, encompassing 808-10 Chestnut. An early commercial tenant was Besson & Son, proprietors of the "Philadelphia Family Mourning Store," selling mourning clothing, etc. In the 1860s and 1870s, commercial printers and publishers, including James E. Magee & Co. and the Senate Ink Company, were in house. The Social History is continued below in the Notes section.

## **References:**

Mourning Catalogue. (Philadelphia: Besson & Son, 1856).; "The Latest In Real Estate," The Philadelphia Inquirer, 24 July 1894, 6.; & PRERBG, 25 July 1894, i.

## **Physical Description**

**Style:**

Commercial/Renaissance Revival/Rom

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Non-historic- other

**Other Materials:**

Brick, Brownstone, Cast Iron,  
Fiberglass, Iron,  
Sandstone/Brownstone, Stone,

**Notes:**

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

By 1894, the City of Philadelphia had passed an Ordinance requiring the recession of the properties on the south side of the 800 block to demolish non-compliant facades and rebuild them at the new line. The owner of the subject property commissioned Thomas P. Lonsdale, Architect, to design a Romanesque commercial building at 708 and 710 Chestnut Street, which was announced in July 1894. The work was completed by Stacy Reeves & Sons, Contractors, before the close of the year. The property was occupied by numerous commercial tenants until the present time.



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

810 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

871008100

**Individually Listed:**

No

**Base Reg. Number:**

001S180113

## **Historical Data**

**Historic Name:**

808-10 Chestnut Street

**Year Built:**

1894

**Current Name:**

Destiny Jewelry & Perfume (first floor)

**Associated Individual:**

Unknown

**Hist. Resource Type:**

Commercial

**Architect:**

Thomas P. Lonsdale, Architect

**Historic Function:**

Commercial/Printing/Publishing

**Builder:**

Stacy Reeves & Sons, Contract

Known earlier as 206 Chestnut Street, the earliest known building on the site was a three-and-one-half-story townhouse, an early known occupant being Richard Penn, grandson of William Penn. By the mid-nineteenth century a three-story Italianate commercial building occupied the site, matching its neighbor to the east at 808 Chestnut Street. The subject building was home to numerous commercial tenants over the years, one of the first of which was Furner & Co., "importers of, and dealers in French embroideries, laces &c." The Social History is continued below in the Notes section.

## **References:**

"The Latest In Real Estate," The Philadelphia Inquirer, 24 July 1894, 6.; & PRERBG, 25 July 1894, i.

## **Physical Description**

**Style:**

Commercial/Renaissance Revival/Rom

**Stories:** 3

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Cast Iron, Copper, Metal,  
Stone, Stucco, Vinyl, Wood

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

## **Notes:**

By 1894, the City of Philadelphia had passed an Ordinance requiring the recession of the properties on the south side of the 800 block to demolish non-compliant facades and rebuild them at the new line. The owner of the subject property commissioned Thomas P. Lonsdale, Architect, to design a Romanesque commercial building at 708 and 710 Chestnut Street, which was announced in July 1894. The work was completed by Stacy Reeves & Sons, Contractors, before the close of the year. The property was occupied by numerous commercial tenants until the present time.



**Classification:**

Contributing



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

812 CHESTNUT ST

**Alternate Address:**

812-14 CHESTNUT ST

**OPA Number:**

881301115

**Individually Listed:**

No

**Base Reg. Number:**

001S180073

## *Historical Data*

**Historic Name:**

812-14 Chestnut Street

**Year Built:**

c1850-59; 1894

**Current Name:**

Chestnut Food Market (first floor)

**Associated Individual:**

Unknown

**Hist. Resource Type:**

Commercial

**Architect:**

Thomas P. Lonsdale, Architect

**Historic Function:**

Commercial

**Builder:**

Stacy Reeves & Sons, Contract

Known earlier as 208 Chestnut Street, the earliest known building on the site was a three-and-one-half-story townhouse, which was replaced by a three-story brownstone commercial building. The subject building was home to numerous commercial tenants over the years, one of the first of which was Le Boutillier Brothers, importers and merchants of silks and fancy dry goods. Eventually the building was enlarged with an additional story, and became an early home to E.C. Whitman, "Suferine Confectionery & Chocolates." The building was later home to numerous other commercial tenants. The Social History is continued below in the Notes section.

## *References:*

PRERBG, 20 June 1894, 291.; & PRERBG, 25 July 1894, i.

## *Physical Description*

**Style:**

English Renaissance/Sullivan-esque

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Brownstone, Cast Iron,  
Copper, Glass,  
Sandstone/Brownstone, Stone,

**Notes:**

**Resource Type:**

Commercial

**Current Function:**

Commercial

**Subfunction:**

Residential

**Additions/Alterations:**

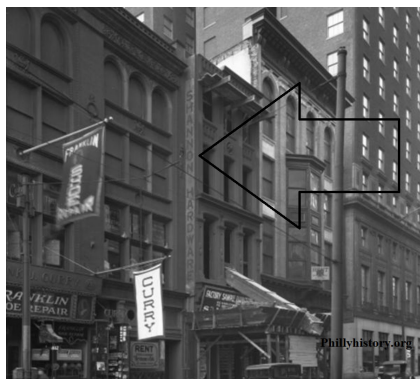
**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

By 1894, the City of Philadelphia had passed an Ordinance requiring the recession of the properties on the south side of the 800 block to demolish non-compliant facades and rebuild them at the new line. The owner of the subject property commissioned Thomas P. Lonsdale, Architect, to design a new façade for the commercial building at 812 and 814 Chestnut Street, which was announced in July 1894. The work was completed by Stacy Reeves & Sons, Contractors, before the close of the year. The property was occupied by numerous commercial tenants until the present time.



**Classification:**

Contributing



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

814 CHESTNUT ST

**Alternate Address:**

812-14 CHESTNUT ST

**OPA Number:**

881301115

**Individually Listed:**

No

**Base Reg. Number:**

001S180073

## **Historical Data**

**Historic Name:**

812-14 Chestnut Street

**Year Built:**

1894

**Current Name:**

Art of Threading Salon (first floor)

**Associated Individual:**

Unknown

**Hist. Resource Type:**

Commercial

**Architect:**

Thomas P. Lonsdale, Architect

**Historic Function:**

Commercial/Printing/Publishing

**Builder:**

Stacy Reeves & Sons, Contract

Known earlier as 210 Chestnut Street, the first known building on the site was a three-and-one-half-story townhouse, being replaced by a three-story commercial building that once "corresponded" with 812 Chestnut. The subject property was known as the Art Union Building, where the Art Union operated a "lottery" for artistic prizes. By 1894, the ordinance to widen Chestnut Street required recession of the properties on the south side of the 800 block to demolish and rebuild the facades at the new line. The Social History is continued below in the Notes section.

## **References:**

The Philadelphia Real Estate Record and Builders' Guide (PRERBG), 20 June 1894, 291.; PRERBG, 25 July 1894, i.

## **Physical Description**

**Style:**

English Renaissance/Sullivan-esque

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Brownstone, Cast Iron, Copper, Glass, Iron, Stone, Terra Cotta, Vinyl, Wood

**Notes:**

**Resource Type:**

Commercial

**Current Function:**

Commercial

**Subfunction:**

Residential

**Additions/Alterations:**

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

The owner of the subject property commissioned Thomas P. Lonsdale, Architect, to design a new façade for the commercial building at 812 and 814 Chestnut Street, which was announced in July 1894. The work was completed by Stacy Reeves & Sons, Contractors, before the close of the year. The property was occupied by numerous commercial tenants until the present time.



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

816 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

001S180118

**Individually Listed:**

NA

**Base Reg. Number:**

001S180118

## **Historical Data**

**Historic Name:**

NA

**Year Built:**

c1920-30

**Current Name:**

NA

**Associated Individual:**

NA

**Hist. Resource Type:**

NA

**Architect:**

NA

**Historic Function:**

NA

**Builder:**

NA

**Social History:**

While the building may have once contributed to the historic district, it bears no resemblance in form, style, and/or fenestration to the earlier buildings.

## **References:**

Files of the Philadelphia Historical Commission.

## **Physical Description**

**Style:**

NA

**Stories:** 2

**Bays:** 3

**Foundation:**

Unknown

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

NA

**Doors:**

NA

**Other Materials:**

**Resource Type:**

NA

**Current Function:**

NA

**Subfunction:**

NA

**Additions/Alterations:**

The façade was rebuilt post 1950.

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

**Notes:**

NA



**Classification:**

Non-contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

818 CHESTNUT ST

**Alternate Address:**

818-20 CHESTNUT ST

**OPA Number:**

881301120

**Individually Listed:**

Yes

**Base Reg. Number:**

001S180086

## Historical Data

**Historic Name:**

Horn & Hardart's Automat

**Year Built:**

c1854; 1901-02

**Current Name:**

Unknown

**Associated Individual:**

Joseph Horn (1861-1941); Fran

**Hist. Resource Type:**

Commercial

**Architect:**

J.F. Stuckert & Son, Architects

**Historic Function:**

Bar/Restaurant

**Builder:**

Charles Auchter, Contractor

Known earlier as 214 and 216 Chestnut Street, the earliest known buildings on the double lot were two individual three-and-one-half-story brick houses, which dated to the early part of the nineteenth century and were both destroyed by fire in 1854. After the fire a double four-story brownstone commercial building was constructed on the site by Charles Pierson, a prominent merchant from New York. Eventually, the building was home to John Wanamaker & Co., then known as the "Finest Tailoring House." The Social History is continued in the Notes section.

## References:

"Summer Clothing," The Times, 19 June 1876, 3.; LCP.; The Philadelphia Inquirer, 16 July 1901, 9.; and "Real Estate News," The Times, 3 August 1901, 11.

## Physical Description

**Style:**

Commercial/Classical Revival/Renaissa

**Stories:** 5

**Bays:** 6

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-other

**Doors:**

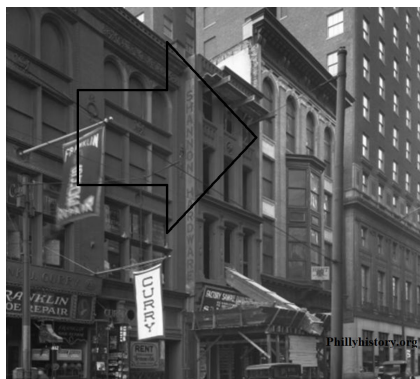
Historic and non-other

**Other Materials:**

Brick, Cast Iron, Copper, Glass, Granite, Metal, Stone, Terra Cotta

**Notes:**

Wanamaker's luxury brand started at 818 Chestnut Street in 1869, and would, eventually, occupy 818, 820, and 822. Wanamaker occupied the site until roughly 1889 when he moved to Market Street. After Wanamaker's removal, the double building at 818 and 820 hosted a series of commercial tenants. Despite various reports that the building was rebuilt or taken down for a new structure, the old brownstone front was retained through the end of the nineteenth century. In 1901, Horn & Hardart, owners of the Automat, purchased the property. The company commissioned J.F. Stuckert & Son, Architects, to completed plans for a new façade of brick and copper among extensive interior other renovations. Charles Auchter, a prominent contractor executed these plans. The Automat operated in the subject building for a number of years and has since been converted to residences.



**Classification:**

Significant



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

615 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

883010310

**Individually Listed:**

NA

**Base Reg. Number:**

001S040170

## **Historical Data**

**Historic Name:**

The Independence Mall Building

**Year Built:**

1979

**Current Name:**

615 Chestnut Street

**Associated Individual:**

Norman Wolgin

**Hist. Resource Type:**

Office Building

**Architect:**

Ballinger & Co.

**Historic Function:**

Office/Professional

**Builder:**

L.F. Driscoll Company

Leading to the demolition of marble-faced loft buildings that occupied the site, the building that now occupies 615 Chestnut Street was developed by Seventh & Chestnut Associates, being first called The Independence Mall Building. The subject property was designed by Ballinger & Co. and constructed by the L.F. Driscoll Company.

## **References:**

The Philadelphia Inquirer, 13 June 1979, 66.; and PAB Database.

## **Physical Description**

**Style:**

NA

**Stories:** 7

**Bays:** 12

**Foundation:**

Concrete

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

NA

**Doors:**

NA

**Other Materials:**

**Notes:**

NA

**Resource Type:**

Commercial

**Current Function:**

Commercial/Retail

**Subfunction:**

Office/Professional

**Additions/Alterations:**

NA

**Ancillary:**

**Sidewalk Material:**

Concrete

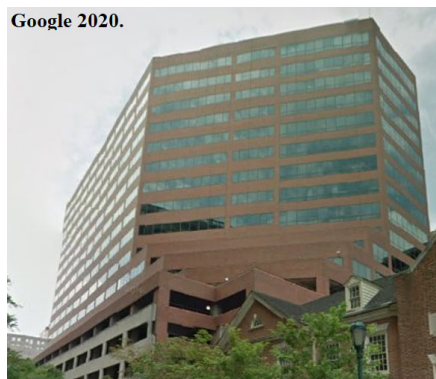
**Site Features:**



**Classification:**

Non-contributing

Google 2020.



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

822 CHESTNUT ST

**Alternate Address:**

NA

**OPA Number:**

Condos

**Individually Listed:**

No

**Base Reg. Number:**

001S180133

## **Historical Data**

**Historic Name:**

Benjamin Franklin Hotel

**Year Built:**

1923

**Current Name:**

Benjamin Franklin House

**Associated Individual:**

Franklin A. Dudley

**Hist. Resource Type:**

Hotel

**Architect:**

Horace Trumbauer

**Historic Function:**

Commercial/Hotel

**Builder:**

**Social History:**

By the mid-nineteenth century the site was home to the Continental Hotel, which "for over half a century was famous the world over and was in its time, the largest and most finely appointed hotel in the country." The large parcel at the southeast corner of 9th and Chestnut Streets paved the way for a larger hotel when the economics and social conditions called for such an improvement. The Benjamin Franklin Hotel was built by businessman Frank A. Dudley of Niagra Falls, and operated by the United Hotels Company of America. The Social History is continued in the Notes section.

## **References:**

The Wilkes-Barre Record, 28 June 1923, 15.; The Philadelphia Inquirer, 2 April 1924, 4.; The Philadelphia Inquirer, 2 Nov 1924, 11.; PAB Database.

## **Physical Description**

**Style:**

Colonial Revival

**Stories:** 17

**Bays:**

**Foundation:**

Concrete

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Concrete, Copper, Glass, Marble, Stone

**Notes:**

Completed in 1923, the building was designed by the eminent architect Horace Trumbauer. The hotel contained roughly 1210 guest rooms, each with a private bath. The Main Lobby was 80 by 140 feet. There was a "great assembly room" on the second floor with a balcony, seating about 1200. The first manager was Horace L. Wiggins, vice president of the United Hotels Company of America. One of the stores was first leased by Lean & Jones in November 1924.

**Resource Type:**

Hotel

**Current Function:**

Multi-unit Residential

**Subfunction:**

Mixed Use- Residence/Comme

**Additions/Alterations:**

No major additions/alterations.

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

Society, HSP.



**Classification:**

Significant

Google 2020.



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

801-17 CHESTNUT ST

**Alternate Address:** NA

**OPA Number:**

885460220

**Individually Listed:** No

**Base Reg. Number:**

001S050130

## **Historical Data**

**Historic Name:** NA

**Year Built:**

NA

**Current Name:** PHILA PARKING AUTHORITY

**Associated Individual:**

NA

**Hist. Resource Type:** Parking Lot

**Architect:**

NA

**Historic Function:** Commercial/ Retail

**Builder:**

NA

**Social History:**

Encompassing what was occupied by commercial buildings that fit within the style of the district, this property is non-contributing and, therefore, was not included in the historical research.

**References:**

NA

## **Physical Description**

**Style:** NA

**Resource Type:**

NA

**Stories:** 0

**Bays:** 0

**Current Function:**

Parking Lot

**Foundation:** Unknown

**Subfunction:**

Parking

**Exterior Walls:** NA

**Additions/Alterations:**

NA

**Roof:** NA

**Ancillary:**

**Windows:** NA

**Sidewalk Material:**

Concrete

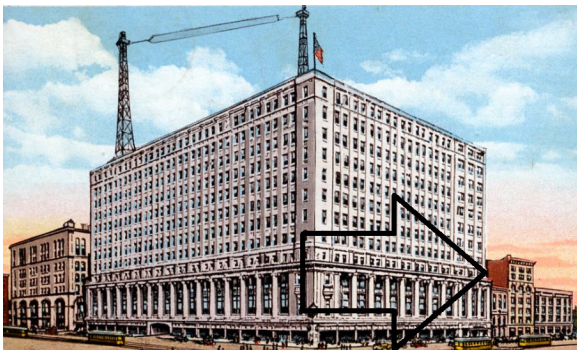
**Doors:** NA

**Site Features:**

**Other Materials:**

**Notes:**

NA



**Classification:**

Non-contributing

**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:** 819-41 CHESTNUT ST

**Alternate Address:** NA

**OPA Number:**

883313600

**Individually Listed:** No

**Base Reg. Number:**

001S050117

## **Historical Data**

**Historic Name:** Gimbel Brothers Office Building & War

**Year Built:**

1927-28

**Current Name:** Unknown

**Associated Individual:**

Gimbel Brothers

**Hist. Resource Type:** Commercial

**Architect:**

Graham, Anderson, Probst & White

**Historic Function:** Department Store

**Builder:**

### **Social History:**

Gimbel Brothers (Gimbels) was a department store that operated from 1887 to 1987. In 1842, Adam Gimbel opened his first store in Vincennes, Indiana. Forty years later, in 1887, Gimbels expanded operations to Milwaukee, Wisconsin. The second, larger store opened in Philadelphia in 1894, where the headquarters was established. In 1910, Gimbels expanded to New York City. The company was known for creating the Thanksgiving Day Parade, which started at Philadelphia in 1920. The Social History is continued below in the Notes section.

### **References:**

Ferry, John William. A History of the Department Store. New York: The Macmillan Company, 1960.; and PAB Database.

## **Physical Description**

**Style:** Neoclassical

**Stories:** 12

**Bays:** 14

**Foundation:** Concrete

**Exterior Walls:** Stone

**Roof:** Flat; other

**Windows:** Historic and non-historic

**Doors:** Historic and non-historic

**Other Materials:** Concrete, Copper, Glass, Granite, Limestone, Metal, Stone, Wrought Iron

### **Notes:**

By 1930, Gimbels had grown to 20 stores with a sales revenue made it one of the largest department store chains in the world. The company further expanded to a peak of 53 stores by 1965, and closed in 1987 with 35 stores in Pennsylvania, New York, New Jersey, Wisconsin, and Connecticut. Standing at the southeast corner of 9th and Market Streets, Gimbels' Dept. Store (1899) was associated with the firm since 1899, soon after the time it was established in Philadelphia; however, by the 1920s, Gimbels needed more space. As a result the company commissioned Graham, Anderson, Probst & White, Architects, to design Gimbel Brothers Office Building & Warehouse (1924) at the northeast corner of 9th and Chestnut Streets. The building served the company from that time through its removal from the site in the 1970s.

**Resource Type:** Commercial

**Current Function:** Office/Professional

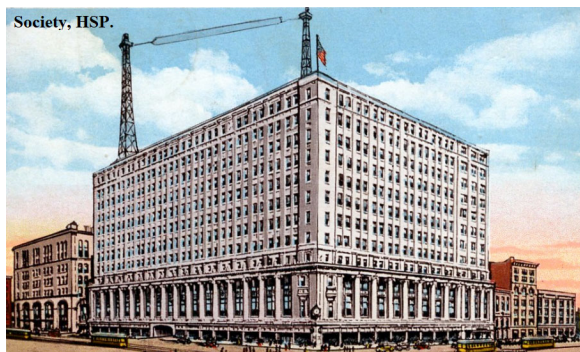
**Subfunction:** Commercial/Retail

**Additions/Alterations:** No major additions/alterations.

**Ancillary:**

**Sidewalk Material:** Concrete

**Site Features:**



**Classification:** Significant

**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

36 S 7TH ST

**Alternate Address:**

NA

**OPA Number:**

881041600

**Individually Listed:**

No

**Base Reg. Number:**

001S050076

## **Historical Data**

**Historic Name:**

36 S. 7th Street

**Year Built:**

c1890-1906

**Current Name:**

Lore's

**Associated Individual:**

Unknown

**Hist. Resource Type:**

Office Building

**Architect:**

Unknown

**Historic Function:**

Office/Professional

**Builder:**

Unknown

**Social History:**

Originally the site of a three-and-one-half-story brick house, the subject building was constructed as an office building in the last decade of the nineteenth century. It has had various commercial uses throughout its history.

## **References:**

The Philadelphia Inquirer, 1906.; and PAB Database.

## **Physical Description**

**Style:**

Commercial/Romanesque

**Stories:** 4

**Bays:** 3

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Brownstone, Glass, Marble, Stone

**Notes:**

NA

**Resource Type:**

Office Building

**Current Function:**

Mixed Use- Residential/Comm

**Subfunction:**

Mixed Use- Residence/Comme

**Additions/Alterations:**

No major additions/alterations.

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**



**Classification:**

Contributing



**Survey Date:**

1/12/2020

# HISTORIC DISTRICT INVENTORY

**Address:**

34 S 7TH ST

**Alternate Address:**

NA

**OPA Number:**

882614500

**Individually Listed:**

No

**Base Reg. Number:**

001S050105

## **Historical Data**

**Historic Name:**

Mutual Window & Office Cleaning Co.

**Year Built:**

c1940-50

**Current Name:**

Lore's

**Associated Individual:**

Morris Hirschhorn

**Hist. Resource Type:**

Store

**Architect:**

Unknown

**Historic Function:**

Commercial/ Retail

**Builder:**

Unknown

**Social History:**

In 1938, a printing plant, located at the subject property was sold, which may have been around the time that the building was altered and the Colonial Revival style façade was installed. By 1950, the building was home to the Mutual Window & Office Cleaning Co., which was founded in Philadelphia around 1910.

## **References:**

The Philadelphia Inquirer, 24 Feb 1938, 27.; & The Philadelphia Inquirer, 24 June 1950, 5.

## **Physical Description**

**Style:**

Colonial Revival

**Resource Type:**

Commercial

**Stories:** 2

**Bays:** 3

**Current Function:**

Commercial/Retail

**Foundation:**

Stone

**Subfunction:**

Retail

**Exterior Walls:**

Brick

**Additions/Alterations:**

No major additions/alterations.

**Roof:**

Flat; other

**Ancillary:**

**Windows:**

Historic and non-historic

**Sidewalk Material:**

Concrete

**Doors:**

Historic and non-historic

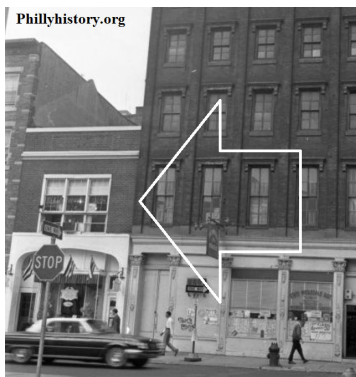
**Site Features:**

**Other Materials:**

Brick, Glass

**Notes:**

NA



**Classification:**

Contributing



**Survey Date:**

1/12/2020



# HISTORIC DISTRICT INVENTORY

**Address:**

30-32 S 7TH ST

**Alternate Address:**

NA

**OPA Number:**

871400820

**Individually Listed:**

Yes

**Base Reg. Number:**

001S050096

## **Historical Data**

**Historic Name:**

Lacey & Phillips

**Year Built:**

1858

**Current Name:**

Lacey & Phillips Gallery

**Associated Individual:**

Unknown

**Hist. Resource Type:**

Commercial

**Architect:**

Unknown

**Historic Function:**

Commercial/ Retail

**Builder:**

Unknown

**Social History:**

By 1858, the building was complete and the Lacey & Phillips company was able to expand their operation to include the sale of horse covers, lap blankets, afghans, dress covers, whips, bits, spurs, singeing lamps, chamois skins, clipping combs, and shears. William N. Lacey died the same year and around 1860 Phillips changed the company's name to Samuel R. Phillips Saddles and Harnesses. When the Civil War began, the Union Army ordered thousands of saddles, harnesses, and other horse-riding equipment from the company.

**References:**

Hidden City Philadelphia.

## **Physical Description**

**Style:**

Italianate

**Stories:** 5

**Bays:** 6

**Foundation:**

Stone

**Exterior Walls:**

Brick

**Roof:**

Flat; other

**Windows:**

Historic and non-historic

**Doors:**

Historic and non-historic

**Other Materials:**

Brick, Cast Iron, Glass, Marble,  
Stone, Wrought Iron

**Notes:**

NA

**Resource Type:**

Commercial

**Current Function:**

Mixed Use-other

**Subfunction:**

Commercial/Retail

**Additions/Alterations:**

No major  
additions/alterations.

**Ancillary:**

**Sidewalk Material:**

Concrete

**Site Features:**

Hidden City.



**Classification:**

Significant

Bixler,  
Hidden  
City



**Survey Date:**

1/12/2020





Figure 35. Looking southeast at the 700 block of Chestnut Street from the northwest corner of Eighth and Chestnut Streets, c. 1902, showing the subject property near the center. Source: Reprinted in: Robert F. Looney's *Old Philadelphia in Early Photographs, 1839–1914* (New York: Dover Publications, c1976).

## 6. STATEMENT OF SIGNIFICANCE

The Chestnut Street East Commercial Historic District consists of a significant assemblage of properties situated within the larger National Register of Historic Places-listed East Center City Commercial Historic District. Spanning the 600, 700, and 800 blocks of Chestnut Street, the buildings included in this nomination represent an architectural and historic timeline of Philadelphia's commercial heritage on Chestnut Street, comprising a sufficiently comprehensive built environment in the area west of Independence Hall, but decidedly east of the Central Business District. The period of significance for the subject historic district is from 1840 to 1965, representing and spanning numerous phases of commercial development in what was, historically, one of the Quaker City's most fashionable streets. What is important also to fathom about this part of Chestnut Street is the fact that it was home to a striking diversity of buildings with commercial and even industrial uses over time. These included, but were not limited to, the types of owner-occupied stores that were popular in the middle and third quarter of the nineteenth century; hotels and restaurants, many of which came and went, while others took root; printing establishments and publishing houses from the mid-nineteenth century onwards; banks and other financial institutions that ventured further west in the last quarter of the nineteenth century; clothing, gardening, jewelry and other retail establishments that do not culminate, but, instead, span the entirety of the period of significance. Unlike Sansom Street to the south with its publishing district (and, later, jewelry), and the subject street with its row of banks further east, this part of Chestnut Street was always a wide range of commercial establishments and interests that were both fashion-driven and staid, long-lasting and short-lived. The physical remains that comprise the district are as varied as were the businesses that have occupied the street, tendering the present with a place not only representative of both the larger development patterns of the city and its economic heritage, but also an architectural history that remains as an adaptable window to the past.



Figure 36. Top: A stereoview of the north side of the 700 block of Chestnut Street in the 1870s. Source: Library Company of Philadelphia. Figure 37. Bottom: A stereoview of the south side of the 700 block of Chestnut Street in the 1870s. Source: Library Company of Philadelphia.

The Chestnut Street East Commercial Historic District satisfies the following criteria as listed in the Philadelphia Historic Preservation Ordinance:

- (a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or nation;
- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; and
- (j) Exemplifies the cultural, political, economic, social, or historical heritage of the community.



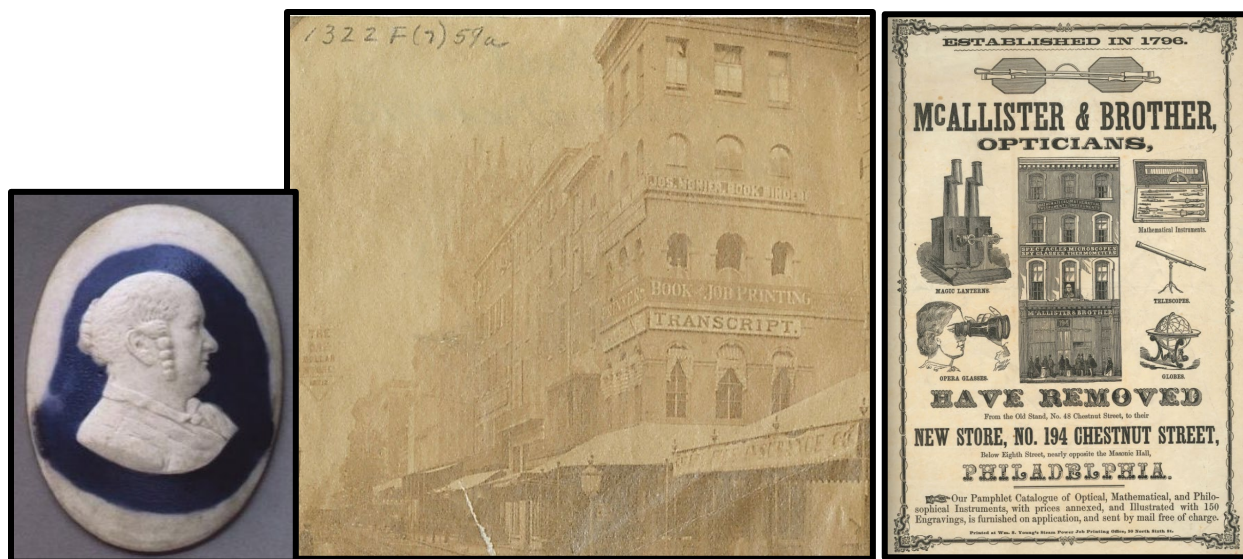


Figure 38. Left: Sarah Thorn Tyndale (1792-1859), proprietor of Tyndale's china store and warehouse at 707 Chestnut Street. Source: Google. Figure 39. Middle: The north side of the 700 block of Chestnut Street. Source: Library Company of Philadelphia. Figure 40. Right: The removal notice of McAllister & Brother, Opticians, to 728 Chestnut Street. Source: Library Company of Philadelphia.

### CRITERIA A, C, G, & J

The architectural and commercial evolution of Chestnut Street during the nineteenth and the first half of the twentieth centuries is reflected in the 600, 700, and 800 blocks, which “presents an architectural palimpsest” representative two centuries of urban development.<sup>1</sup> With facades that date from the 1840s through the 1950s, the blocks that comprise the district developed as follows: densely built blocks of early-nineteenth-century houses were enlarged and improved over time with new facades and additions, entirely new buildings were built within the confines of the original parcels, entire blocks, and/or partial blocks and large parcels were redevelopment to suite the changing landscape of commercial and industrial Philadelphia. This range of commercial buildings is representative of the physical development of the city, following the economic, political, and social trends during the said period of significance.

A commercial deluge drove a purely residential set from this portion of Chestnut Street in the early 1830s, a force that eclipsed the residential era by the mid-nineteenth century. The only building that remains from this early period of transition in its outward appearance is a five-story Greek Revival commercial building at 707 Chestnut Street with its red brick facade, where china importer and merchant Sarah Thorn Tyndale's (1792-1859) (Figure 38) store and warehouse have been converted to residences. By the 1850s, the once homogenous blocks of substantial three-and-one-half-story red brick houses was a street of old houses with storefronts dwarfed by new stores and loft buildings with monumental facades of brownstone, granite, and marble often featuring cast iron at the first floor. The monumentality of the early commercial period of development swept over the 600, 700, and 800 blocks of Chestnut Street in various phases, making early nineteenth century construction dates a matter of history rather than visually represented by period facades. However, only a few of these early fronts from the mid-nineteenth century remain: 701, 723, 726,

<sup>1</sup> Leech, Benjamin. Philadelphia Register of Historic Places Nomination: Henry C. Lea Building, 722 Chestnut Street, Philadelphia, PA. (The Preservation Alliance for Greater Philadelphia, 2014), 11.

and 728 Chestnut Street. This period of commercial development is not better represented than by the aforementioned facades. Constructed in 1859 and dominating the northeast corner of South Seventh and Chestnut streets, the North American Building at 701 Chestnut Street (Figures 35 and 38) is one of the most architecturally compelling in the district.<sup>2</sup> At 723 Chestnut Street, the granite Italianate façade was first home to W.H. Horstmann & Sons, manufacturers and dealers in military regalia and fancy fringes (Figures 22 and 23).<sup>3</sup> As early as 1855, L.W. Glenn operated a purpose-built perfumery and fancy goods store at 726 Chestnut (Figure 20), where the unusual, monumental brownstone façade was the face of both his store and his manufactory.<sup>4</sup> Next door, to the west, at 728 Chestnut Street (Figure 41), McAllister & Brother, by then an old firm, opened a new store building with its buff brick façade in 1855, still specializing in optical equipment and merchandize, by then offering early stereo views for sale.<sup>5</sup> The survival of both 726 and 728 Chestnut Streets, even in design, is particularly remarkable, as the city passed an ordinance in 1891 to widen Chestnut Street that would destroy most of the building fronts on the south side of the street. This led to a late Victorian stylistic transition for most of the buildings in both the 700 and 800 blocks.<sup>6</sup>



Figure 41. Top: The Baxter Panoramic Business Directory. (Philadelphia: 1859), Plate 8. Source: Philadelphia Architects & Buildings Database. Figure 42. Bottom: The Baxter Panoramic Business Directory. (Philadelphia: 1879), Plate 20. Source: Philadelphia Architects & Buildings Database.

It was in the third quarter of the nineteenth century that the commercial nature of the street further shifted to from a mixture of old and new to a street of largely purpose-built commercial buildings. Numerous longtime Philadelphia businesses came to the block in the mid-nineteenth century, and while there were certainly commercial and industrial trends, the three-block range saw a wide variety of activity that cannot be categorized into one field of commerce or industry. Several of

<sup>2</sup> "History of Chestnut Street," *Sunday Dispatch*, 1860, via HSP.

<sup>3</sup> Leech, Benjamin. Philadelphia Register of Historic Places Nomination: 723 Chestnut Street, Philadelphia, Pennsylvania. (Preservation Alliance for Greater Philadelphia, 2014).

<sup>4</sup> Beisert, Oscar. Philadelphia Register of Historic Places Nomination: Glenn & Co. Perfumery, 726 Chestnut Street, Philadelphia, Pennsylvania. (Keeping Society of Philadelphia, 2019).

<sup>5</sup> "History of Chestnut Street," *Sunday Dispatch*, 18 April 1858, via HSP.

<sup>6</sup> The purpose and details of this 1891 Ordinance is explained later in this document.

the buildings were home to publishing companies, newspaper establishments, and paper manufacturers that worked in concert with many of the entities quartered immediately to the south in the 600, 700, and 800 blocks of Sansom Street. With the offices of newspaper *Public Ledger* in their large, Second Empire style building (demolished) at the southwest corner of South Sixth and Chestnut Streets by 1859—comprising much of the block even then, it is not surprising that a competing newspapers *The Press* and *North American* occupied a large double parcel at the southwest corner of Seventh and Chestnut Streets (demolished) and another building immediately opposite at the northwest corner (extant), respectively. Several other papers and publishers occupied buildings adjacent to the west.

Businesses related to clothing and furnishing were located in all three blocks of the district throughout the period of significance. Nevertheless, the Chestnut Street frontage was always diverse in its various types of commercial and even industrial uses throughout much of its history. In the third quarter of the nineteenth century, John Wanamaker & Co. moved to 818 Chestnut Street (Figure 32), occupying a double building with a brownstone façade (extant with façade alterations).<sup>7</sup> This was one of many establishments dedicated to this clothing and other goods. Each block also offered hotel accommodations at one time or another. In the 600 block, there was Jones Hotel (demolished) by the second quarter of the nineteenth century. In the 700 block various of the buildings served as both hotels and boarding houses, including Green's Hotel (largely demolished) at the northeast corner of Eighth and Chestnut Streets and the Utah House (demolished) at 720-22 on the south side of the street.<sup>8</sup> In the 800 block there were two major hotels of Philadelphia, including the Girard House (demolished) at the northwest corner of Eighth and Chestnut Streets and the Continental Hotel (demolished) at the southeast corner of Ninth and Chestnut Streets. Both occupied the width of five or six rowhouses at prominent corners. In addition, the Masonic Temple (demolished/Figure 43), an incredible Gothic Revival style building, came and went during the nineteenth century on the north side of the 700 block, being replaced by the Integrity Trust Company (partly extant/Figure 44), which was designed by Willis G. Hale—a design that embodied the amazing stylistic eclecticism of the late nineteenth century.<sup>9</sup>

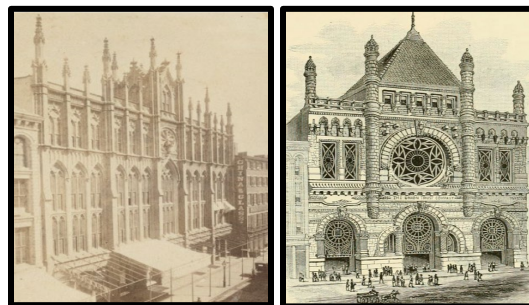


Figure 43. Left: The Masonic Temple at 715-19 Chestnut Street in the early second quarter of the nineteenth century. Source: LCP. Figure 44. Right: The Singerly Building also known as the Union Trust Company and the Chestnut Street National Bank in 1888, designed by Willis G. Hale, architect. Source: Athenaeum of Philadelphia.

<sup>7</sup> *The Philadelphia Inquirer*, 16 July 1901, 9.; and "Real Estate News," *The Times*, 3 August 1901, 11.

<sup>8</sup> Leech, Benjamin. Philadelphia Register of Historic Places Nomination: Philadelphia Blue Print Co., 725 Chestnut Street, Philadelphia, Pennsylvania. (Preservation Alliance for Greater Philadelphia, 2014).

<sup>9</sup> Leech, Benjamin. Philadelphia Register of Historic Places Nomination: Chestnut Street National Bank, 721 Chestnut Street, Philadelphia, Pennsylvania. (Preservation Alliance for Greater Philadelphia, 2014).





Figures 45. & 46. The illustrations shown above exhibit the transition that occurred for Henry A. Dreer, Inc., in 1892 when the present façade was constructed at the new building line at 714 Chestnut Street. Source: [www.biodiversity.org](http://www.biodiversity.org).

The physical appearance of the 700 and 800 blocks, especially on the south side of the street, changed dramatically in the 1890s due to the widening of Chestnut Street to a new building line.<sup>10</sup> This required the buildings to recede to the newly established line, some removals requiring a recession of up to five feet.<sup>11</sup> This was one of the first major government-sponsored mandates that shaped the commercial streetscape and built environment of Chestnut Street. The first ordinance to widen the street to the south required evidence of intent to comply by March 31, 1891, but due to the limited notice initially provided to owners, that date was pushed back to July 1, 1892.<sup>12</sup> While the merging of parcels and total redevelopment in various spots was contemplated by owners like Henry A. Dreer, Inc. (Figures 45 and 46), this resulted in mere discussion. The diverse array of owners that occupied the block capitalized on the chance to freshen their appearance, which involved the commissioning of several prominent architects. The buildings at 706, 708, 714, 716, 718, 720, 724, 730 and 732 Chestnut Streets all appear to have receded to new facades that varied in late Victorian aesthetics and adornment, as well as the various styles applied to

<sup>10</sup> *The Philadelphia Real Estate Record and Builders' Guide*, 20 April 1892, 1100.

<sup>11</sup> Beisert, Oscar. Philadelphia Register of Historic Places Nomination: Glenn & Co., 726 Chestnut Street, Philadelphia, Pennsylvania. (The Keeping Society of Philadelphia, 2019).; and *The Philadelphia Real Estate Record and Builders' Guide*, 20 April 1892, 1100.

<sup>12</sup> "Big Changes Coming; How a Chestnut Street Block Will Be Improved.," *The Philadelphia Inquirer*, 15 April 1892, 7.

Commercial buildings some bordering on Sullivanesque.<sup>13</sup> 704, 706, 708, and 714 are just a few of the facades that emulate the Chicago School in an almost miniature, row building format, featuring the same sort of brick work, employment of pilasters, and terra cotta ornament. The buildings at 726 and 728 were also required to conform with the new building line, but appear to have retained their original facades and/or designs. The others made a conscious decision to make a positive out of a negative, some employing architects like Hewitt Brothers as was commissioned at 704 Chestnut Street, while others simply hired contractors to build the new fronts at the new building line. Several banks and financial institutions, occupying the eastern end of the block, were also forced to comply, allowing them to create a new commercial or institutional face. Other, purely commercial, retail establishments were also proud to display their “new building” despite it being just a new façade at the front of an old building.



Figure 47. Left: The cover of Dreer's Garden Book for 1904, showing the interior of their store at 714 Chestnut Street. Source: [www.biodiversity.org](http://www.biodiversity.org). Figure 48. Middle: The interior of Dreer's Chestnut Street store. Source: [www.biodiversity.org](http://www.biodiversity.org). Figure 49. Right: The cover of Dreer's seed catalogue of 1923, the last year at the firm was at subject location. Source: [www.biodiversity.org](http://www.biodiversity.org).

This included Henry A. Dreer, Inc. at 714 Chestnut Street (Figures 47, 48 and 49), who's new commercial façade featured Colonial and Queen Anne Revival stylistic details, as well as a festoon of flowers centered on a clover. The new motif of the façade distinguished the old Philadelphia seed company and catalogue business from other, less retail-focus businesses on the block.

After the reconfiguration of the 700 block, a similar ordinance was passed that required the same ordeal in the 800 block of Chestnut Street in 1894. The buildings at 808, 810, 812, 814, and 816 were among those required to recede to the south. These, along with 818-20, all feature facades that varied in late Victorian aesthetics and adornment (Figure 16). 812 and 814 features terra cotta details that emulate the Sullivanesque style. Important architects and prominent contractors were again employed to address the commercial facades.<sup>14</sup> With many fewer buildings due to the Continental Hotel's large parcel at the southeast corner of Ninth and Chestnut Streets, the process was far more efficient.

<sup>13</sup> "Big Changes Coming; How a Chestnut Street Block Will Be Improved.," *The Philadelphia Inquirer*, 15 April 1892, 7.

<sup>14</sup> *The Philadelphia Real Estate Record and Builders' Guide*, 20 June 1894, 291.; and *The Philadelphia Real Estate Record and Builders' Guide*, 25 July 1894, i.



Figure 50. Left: 704, 706, and 708 Chestnut Street in 1922, when the Washington Square Building was building constructed at 700-02 Chestnut Street. Source: Magaziner Collection, Athenaeum of Philadelphia, via the Philadelphia Architects and Buildings Database. Figure 51. Right: The Quaker City National Bank and its 1890s façade. Source: Frank Taylor Photographs, Free Library of Philadelphia.

Architecturally, Philadelphia is a city that, due to its age, was already largely developed at the city center by 1890s. Its industrial Victorianism is everywhere throughout the larger city, but Chestnut Street was already appointed with imposing buildings by the end of the century. As a result, commercial design of the late nineteenth century only dots the urban landscape at prominent corners and various facades here and there. This makes the largely redesigned streetscapes of the south side of the 700 and 800 blocks of Chestnut Street all the more unusual, continuing the variation of architectural styles, but replacing the outdated pallor with a new and vibrant late-Victorian appearance





Figures 52., 53., & 54. Post cards showing the interior of the Automat at 818-20 Chestnut Street in 1905. Source: Robert M. Skaler Postcard Collection, Athenaeum of Philadelphia via Philadelphia Architects & Buildings Database.

The changes to the facades did not end in the 1890s. In fact, the turn of the twentieth century brought additional improvements to the commercial face of Chestnut Street. Perhaps the most notable occurred when John Wanamaker & Co. moved from 818-20 Chestnut Street to a new location. In 1901, Horn & Hardart moved to 818-20 Chestnut, and commissioned J.F. Stuckert & Son, Architects to design a new façade and other improvements for the new automat, which was then completed by Charles Auchter, contractor.<sup>15</sup> This development certainly brought a taste of modern amenities to the block (Figures 29, 52, 53, and 54).



<sup>15</sup> *The Philadelphia Inquirer*, 16 July 1901, 9.; and "Real Estate News," *The Times*, 3 August 1901, 11.



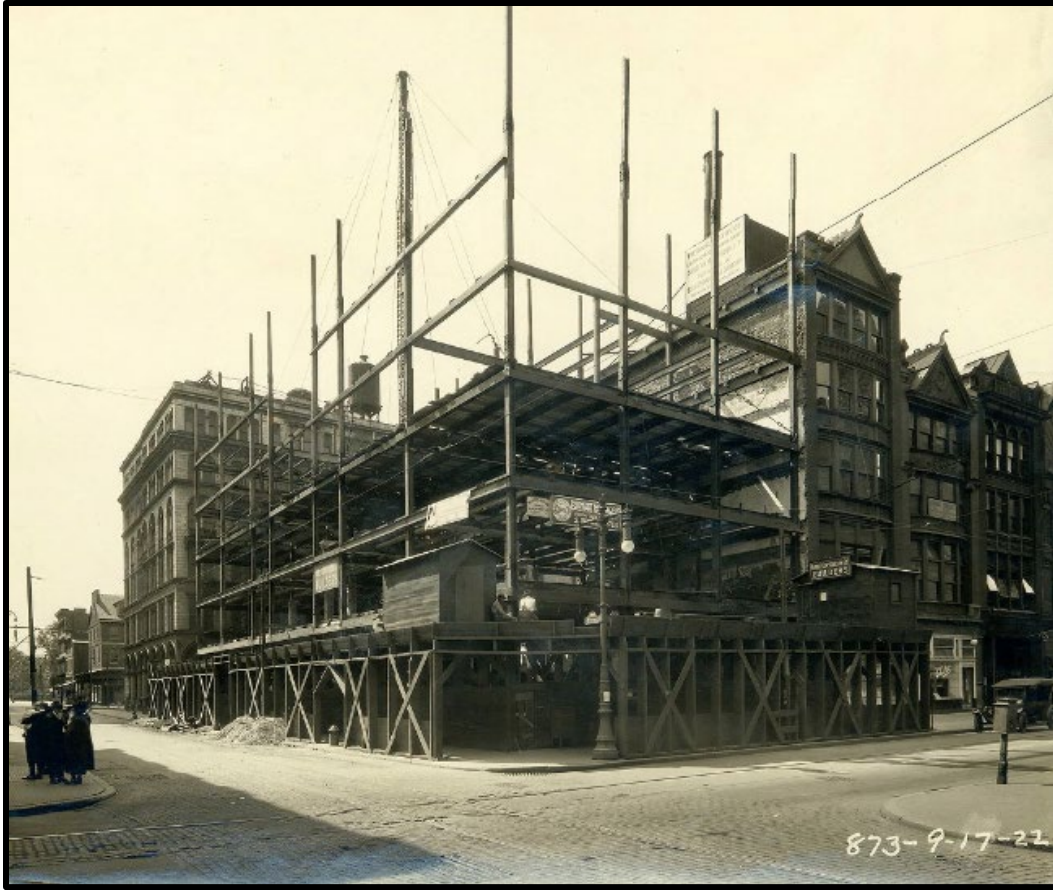


Figure 55. Construction of the Washington Square Building at the southwest corner of Seventh and Chestnut Streets on the parcel previous occupied by *The Press Building*. This photograph was taken during construction on September 17, 1922. Source: Magaziner Collection, Athenaeum of Philadelphia, via the Philadelphia Architects and Buildings Database.

In the first decades of the twentieth century, commercial development evolved greatly beyond what it had been in the nineteenth century. Philadelphia and large cities around the world saw the rise of much larger, steel-frame buildings that took the place of often smaller, load-bearing masonry predecessors. In addition, commercial development also included the assembly of a larger parcel within a block or taking over all the parcels in a block to create a superblock development. Block-long developments were well-known historically; in fact, the 700 block of Sansom Street had been home to Carstairs Row, but these new buildings were much larger buildings that brought a new meaning to the idea of development.

In the 1920s, several buildings in the districts were replaced by modern commercial and/or office buildings, most of which were constructed of steel and thoroughly modern by the standards of the day. The Washington Square Building (1922) at 700-02 Chestnut Street (Figure 55), and Thompson's Spa at 712 Chestnut Street (1925) at 712 Chestnut Street (Figure 57) were both entirely rebuilt in modern styles. While these two buildings deviated stylistically from the other buildings in the 700 block of Chestnut Street, they remained within the confines of the original

parcel.<sup>16</sup> By that time the Singerly Building was another Victorian pile that was seen as “one of the ugliest in the city.”<sup>17</sup> This led to the reconstruction of the center of the building for the Union Trust Company (Figure 46). In 1924, the institution commissioned the eminent architect Paul Cret, who designed a new façade and banking house in a style known as stripped classicism.<sup>18</sup> While these replacement buildings were largely similar in size and scale to their predecessors, other were not.



Figure 56. Top left: The new banking house façade of the Integrity Trust Company by Paul P. Cret in 1923. Source: Philadelphia Architects & Buildings Database. Figure 57. Top right: The appearance of Thompson’s Spa at 712 Chestnut Street in 1925. Source: Newspaper.com. Figure 58. Bottom: The refaced store at 732 Chestnut Street, providing new show windows on the upper floors. Source: Free Library of Philadelphia.

<sup>16</sup> *The Philadelphia Inquirer*, 20 Sept 1923, 22.; *The Philadelphia Inquirer*, 7 Oct 1923, 6.; *The Philadelphia Inquirer*, 30 Dec 1923, 7.; and *The Philadelphia Inquirer*, 13 June 1925, 20.

<sup>17</sup> *The Philadelphia Inquirer*, 15 April 1924, 4.

<sup>18</sup> Philadelphia Register of Historic Places Nomination: Integrity Trust Company, 713-15 Chestnut Street, Philadelphia, Pennsylvania. (1990).





Figure 59. Top: The Continental Hotel, a mid-nineteenth century building, at the southeast corner of Eighth and Chestnut Streets in 1905. Source: Robert M. Skaler Postcard Collection, Athenaeum of Philadelphia. Figure 60. Bottom: The Benjamin Franklin Hotel (1923). Source: Historical Society of Pennsylvania. Source: Philadelphia Architects & Buildings Database.

Another important old building, associated with a vintage Philadelphia “institution,” was also replaced. In 1923, the famous old Continental Hotel at the southeast corner of Ninth and Chestnut Streets (Figure 59) was demolished to make way for the colossal Benjamin Franklin Hotel (Figure 60), designed by Horace Trumbauer.<sup>19</sup> Like the Continental before it, the Benjamin Franklin Hotel would also become a famous landmark of the city. Despite its massive presence on the block the building continued to occupy the Chestnut Street frontage of the old hotel, meaning that development of the block in the 1920s was rooted in the mid-nineteenth century—one famous hotel replacing another.



Figure 61. Architect Horace Trumbauer designed buildings at each end of the historic district. The Public Ledger Building (1924). Source: Philadelphia Architects & Buildings Database.

Another building within the district that is also of this period led to the redevelopment of nearly an entire city block, portending the development model that would become status quo for large cities in the future. Cyrus H.K. Curtis purchased the newspaper *The Public Ledger* in 1913, at which time the old paper occupied its Second Empire style building at the southwest corner of Sixth and Chestnut Streets. As part of a larger effort to grow the business, Curtis commissioned Horace Trumbauer to design a massive Georgian Revival style building in 1924, taking the place of the earlier building and all of the other structures that occupied the south side of 600 block of Chestnut Street (Figure 61).<sup>20</sup> From the southwest corner of Sixth and Chestnut Streets the Public Ledger Building appears entirely rectangular, allowing one to imagine that it occupied an entire city block. This illusion is furthered because of the fact that the building’s façade extends from the southwest corner of Sixth and Chestnut the entirety of the 600 block. However, the building is actually L-shaped, and from the 700 block a wing of the building that extends along Chestnut

<sup>19</sup> *The Wilkes-Barre Record*, 28 June 1923, 15.; *The Philadelphia Inquirer*, 2 April 1924, 4.; *The Philadelphia Inquirer*, 2 Nov 1924, 11.; PAB Database.

<sup>20</sup> Tatman, Sandra L. “Public Ledger Building,” Philadelphia Architects & Buildings Database. Accessed on 9 February 2020. [https://www.philadelphiabuildings.org/pab/app/pj\\_display.cfm/16205](https://www.philadelphiabuildings.org/pab/app/pj_display.cfm/16205)



Street from the Sixth Street block occupies a narrow expanse that is in keeping in depth with the row buildings to its west.

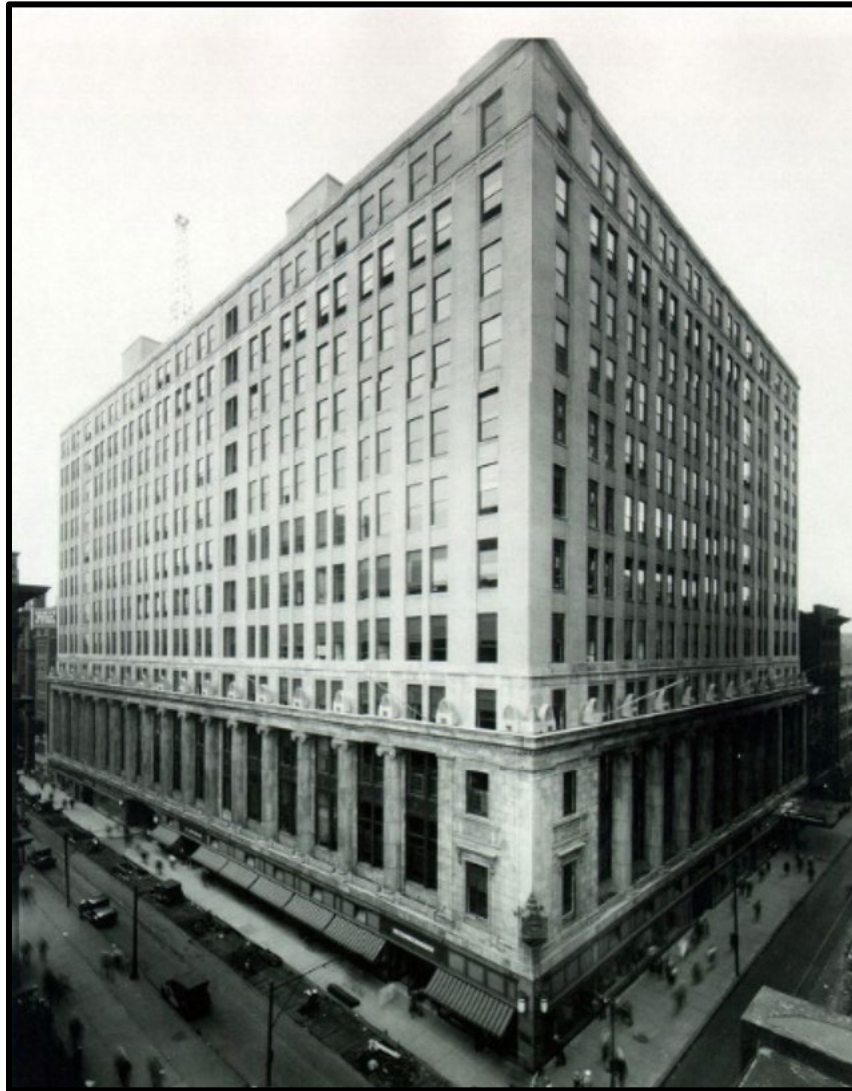


Figure 62. Gimbel Brothers Office Building and Warehouse (1927-28). Source: James Dillon Collection, Athenaeum of Philadelphia, via Philadelphia Architects & Buildings Database.

While also not a superblock by definition, another similarly large development occurred in 1927, when Gimbel Brothers, the famous Market Street retailer, expanded south, opening its doors to the northeast corner of Ninth and Chestnut Streets (Figure 62). Nearly double the height of its old building, the Gimbel Brothers Office Building & Warehouse (1927-28) was a twelve-story building of structural steel designed by Graham, Anderson, Probst & White of Chicago.<sup>21</sup> The building features an imposing, monumental colonnade at the second and third floors, and an

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<sup>21</sup> Tatman, Sandra L. "Gimbel Brothers Office Building & Warehouse," Philadelphia Architects & Buildings Database. Accessed on 9 February 2020.  
[https://www.philadelphiabuildings.org/pab/app/pj\\_display\\_citations\\_holdings.cfm/82490](https://www.philadelphiabuildings.org/pab/app/pj_display_citations_holdings.cfm/82490)

ornamental public clock that extends from the corner of the building. This building and the Benjamin Franklin Hotel create an impressive commercial entrance to the 800 block of Chestnut Street from the west.



Figure 63. The First Pennsylvania Bank (1965). Source: Lawrence S. Williams, Inc. Collection, Athenaeum of Philadelphia, via PAB Database.

Beyond the loss of Green’s Hotel for a parking garage that does not contribute to the commercial architecture of the historic district, little other than storefront development and the reduction of buildings in size occurred in these blocks during the 1930s and 1940s. However, adjacent to the subject historic district, the creation of “a park area surrounding Independence Mall” was conceived in the Historic Sites Act of 1935, and, furthered, by a design by Architect Roy F. Larson in 1937, which illustrated a five-block park from Chestnut Street to Callowhill Street. Naturally, the Second World War slowed this development. By the late 1940s, the Independence Hall Association and its president, Judge Edwin O. Lewis were doing everything in their power to further the project. It would become a joint venture between the Commonwealth of Pennsylvania and the City of Philadelphia, which was funded by 40-year state bonds. By 1952, the block north of Independence Mall was leveled, leading to a completed park by 1954 on designs by Wheelwright, Stevenson, & Langren, a landscape architectural firm of Philadelphia.<sup>22</sup> Development continued through the 1950s and early 1960s. A plan for the northern-most block was completed by Dan Kiley, a prominent modernist landscape designer, in 1963. The initial completion of the clearing and creation of Independence Mall included allowing new buildings along the park to use Independence Mall addresses.<sup>23</sup>

<sup>22</sup> “Independence Mall.” The Cultural Landscape Foundation. Accessed on 9 February 2020. <https://tclf.org/landscapes/independence-mall>

<sup>23</sup> Greiff, Constance M. (1987). *Independence: The Creation of a National Park*. Philadelphia: University of Pennsylvania Press, 208-14.



Figure 64. Left: A post card looking southeast at the Benjamin Franklin Hotel in 1937. Source: Robert M. Skaler Postcard Collection. Figure 65. Right: Looking southwest at the entrance to the 600 block of Chestnut Street with the Public Ledger Building at center and the First Pennsylvania Bank on right in 1999. Source: Philadelphia Historical Commission.

At the south end of the mall a demolition occurred at the northwest corner of Sixth and Chestnut Streets. In place of larger, five story commercial buildings, a low-rise, two-and-one-half-story bank building was erected in 1956. The First Pennsylvania Bank (Figure 63) was designed in the Colonial Revival style by Martin, Stewart, Noble & Class, architects, and erected by the Turner Construction Company.<sup>24</sup> For the first time in the history of Philadelphia, a new building would choose to face a side street—the newly created South Independence Mall—rather than facing Chestnut Street. While this revivalist building serves as a companion piece to Independence Mall, it is also decidedly both commercial and institutional with its public presence both through its traditional façade and its interior details, which included furniture and recreated portraits of famous Philadelphians of the eighteenth century. While this building deviates from the vertical form of the other commercial buildings on the block, it relates not only to Independence Hall, but, also the Public Ledger Building (Figure 65), among others in the subject historic district like the Benjamin Franklin Hotel (Figure 64).

<sup>24</sup> Tatman, Sandra L. "First Pennsylvania Bank," Philadelphia Architects & Buildings Database. Accessed on 9 February 2020. [https://www.philadelphiabuildings.org/pab/app/pj\\_display.cfm/738010](https://www.philadelphiabuildings.org/pab/app/pj_display.cfm/738010)



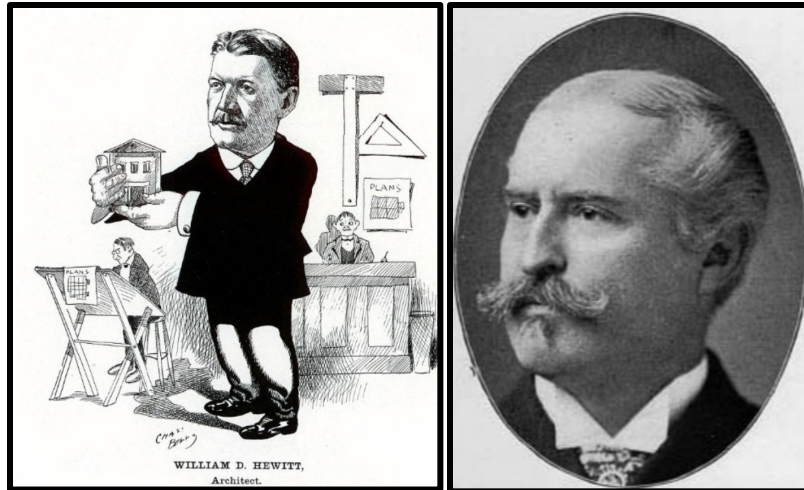


Figure 66. Left: William D. Hewitt, Architect, (1847-1924). Source: *Philadelphia In Cartoons, as Seen by Philadelphia Newspaper Cartoonists* (1906), 253. Figure 67. Right: Willis G. Hale (1848-1907). Source: *King's Views of Philadelphia and Philadelphians* (New York, Moses King, 1901).

## CRITERION E

Many of the surviving buildings in the 600, 700, and 800 blocks of Chestnut Street were designed by number of prominent architects. One of the earliest works associated with a major architect in the 700 block was that of Stephen Decatur Button, only one of which survives at 723 Chestnut Street.<sup>25</sup> The granite façade is both a strong design and decidedly commercial.

Late nineteenth-century Victorian eclecticism and style influenced the district through masters like Willis G. Hale (Figure 67) and his design for the Singerly Building on the north side of Chestnut Street, which is partly extant. The widening of the 700 and 800 blocks of Chestnut Street to the south led to the commissioning of numerous prominent architects to create an attractive and “modern” streetscape. The buildings and building facades in the 700 block were designed and/or influenced by the following architects: Charles Balderston (1852-1924); Collins & Autenrieth,; G.W. & W.D. Hewitt (Figure 66); and Willis Gaylord Hale (1848-1907).<sup>26</sup> The buildings and building facades in the 800 block were also designed by prominent architects, including Thomas P. Lonsdale (1855-1900).<sup>27</sup> All of these individual architects and architectural firms were highly influential, leaving their mark on architectural history in Philadelphia.

In this period major construction companies also worked in these blocks of Chestnut Streets, completing the actual work on these historic buildings. This included firms like Stacy Reeves & Sons, contractors, who built numerous important commercial and residential buildings throughout the city.

<sup>25</sup> Leech, Benjamin. Philadelphia Register of Historic Places Nomination: 723 Chestnut Street, Philadelphia, Pennsylvania. (The Preservation Alliance for Greater Philadelphia, 2014).

<sup>26</sup> Please see the inventory for the specific references to these architectural commissions.

<sup>27</sup> *The Philadelphia Real Estate Record and Builders' Guide*, 20 June 1894, 291.; and *The Philadelphia Real Estate Record and Builders' Guide*, 25 July 1894, i.



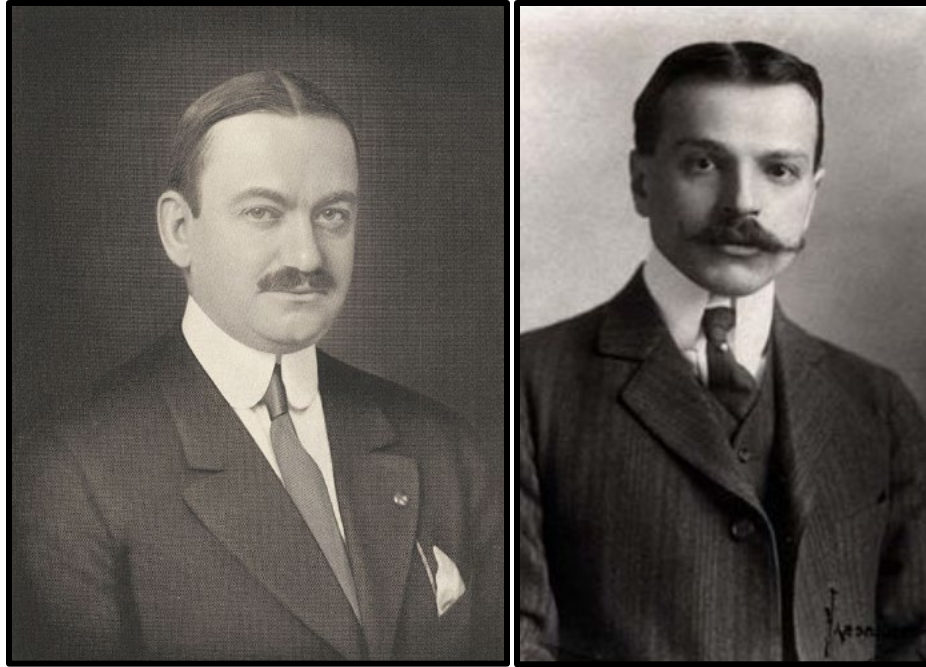


Figure 68. Left: Horace Trumbauer, architect, (1868-1938). Figure 69. Right: Paul P. Cret, architect, (1876-1945). Source: Free Library of Philadelphia.

When more modern design came to the subject historic district in the second quarter of the twentieth century, there were also numerous prominent and successful architects, as well as engineers, commissioned. These eminent professionals included Ballinger & Co.; Graham, Anderson, Probst & White of Chicago; Horace Trumbauer (1868-1938) (Figure 68); J.F. Stuckert & Son, architects; Karl F. Ott (1912-1946); Magaziner, Eberhard, and Harris; Paul P. Cret (1876-1945) (Figure 69).<sup>28</sup> All of these individual architects and architectural firms were highly influential, leaving their mark on architectural history in Philadelphia. Lesser known architects also produced interesting designs, including the new building for Thompson's Spa by Clarence S. Thalheimer and David D. Weitz.<sup>29</sup> Even later in the blocks' history in the 1950s, the mall-oriented design of the First Pennsylvania Bank at the northwest corner of Sixth and Chestnut Streets was completed by Martin, Stewart, Noble & Class.<sup>30</sup>

<sup>28</sup> Please see the inventory for the specific references to these architectural commissions.

<sup>29</sup> *The Philadelphia Inquirer*, 13 June 1925, 20.

<sup>30</sup> Tatman, Sandra L. "First Pennsylvania Bank," Philadelphia Architects & Buildings Database. Accessed on 9 February 2020. [https://www.philadelphiabuildings.org/pab/app/pj\\_display.cfm/738010](https://www.philadelphiabuildings.org/pab/app/pj_display.cfm/738010)

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Looking south in the 700 block of Chestnut Street, this photograph illustrates the incredible transition of commercial architecture that was taking place in the 1850s. Left to right: Glenn & Co. at 714 Chestnut Street (formerly 180), showing an brownstone façade in the Italianate style; McClees & Germon’s Daguerreotype Rooms and Jos. S. Natt’s Looking Glass Store at 716 Chestnut Street (formerly 182), one of the earliest “glass front” buildings in the city; and a townhouse with a shopfront at the ground floor at 718 Chestnut Street (formerly 184). This photograph was taken by James E. M’Clees in 1853. Source: Library Company of Philadelphia.

## APPENDIX A

### HISTORIC CONTEXT: A STUDY OF COMMERCIAL ARCHITECTURE IN THE 700 BLOCK OF CHESTNUT STREET

For the entirety of the city’s history Chestnut Street was one of the city’s premier commercial thoroughfares, and, by the 1850s, the 700 block was no exception. Commercial architecture was undergoing an important period of innovation and progress, which included the design and construction “commercial palaces” and a wider variant of purpose-built commercial buildings with distinctive and fashionable facades.<sup>31</sup> Late eighteenth and early nineteenth century townhouses with commercial shop fronts and store windows were replaced by more monumental buildings and facades. As referenced by Benjamin Leech, Historian, in his nomination for the Henry C. Lea Building at 722 Chestnut Street, Michael Lewis, Ph.D. and Jeffery Cohen, Ph.D., Architectural Historian, describe this specific transformation:

In the middle of the nineteenth century retail architecture began to be set off from the design of offices and warehouses in a way that extended well beyond the enlargement of shop windows. Merchants began to recognize the value of a noticeable, memorable facade that visually broadcast a store’s presence to all passersby. Individualistically designed retail buildings on a busy thoroughfare like Chestnut Street could enjoy the kind of public exposure and persistent recognition

<sup>31</sup> Benjamin Leech. *Philadelphia Register of Historic Places Nomination: Henry C. Lea Building, 722 Chestnut Street*. (Philadelphia: The Preservation Alliance for Greater Philadelphia, 2019), 5.



achieved in more recent times by Madison Avenue jingles and product logos in prime-time television commercials.<sup>32</sup>

Prior to the construction of the subject property, a Federal-style townhouse with a shopfront occupied the site of 726 Chestnut Street. Other than the storefront and signage, the red brick façade read as a single-family house that was designed to be store and dwelling or that had undergone a commercial conversion relatively early in its history.<sup>33</sup> After Glenn & Co. demolished that house in May 1855, their new building represented an entirely modern and fresh commercial presence.<sup>34</sup> That intended commercial presence survives today at 726 Chestnut Street as a rare surviving specimen of Chestnut Street in the 1850s.



Top left: Rae, Julio H. *Rae's Philadelphia Pictorial Directory & Panoramic Advertiser*. Philadelphia: Julio H. Rae, 1851., p. Plate 12, South Side. Source: Philadelphia Architects and Buildings. Top right: Rae, Julio H. *Rae's Philadelphia Pictorial Directory & Panoramic Advertiser*. Philadelphia: Julio H. Rae, 1851., p. Plate 12, South Side. Source: Philadelphia Architects and Buildings. Bottom: *Baxter Panoramic Business Directory of Philadelphia for 1859—Chestnut Street From Seventh To Eighth (South Side)* shows the transition from early nineteenth century store and dwelling townhouses to purpose-built commercial buildings. Source: The Athenaeum of Philadelphia. When comparing the 1851 Panoramic to the 1859 Panoramic, one can see the transition from a largely homogenous Federal and Greek Revival style streetscape to one with more monumental, purpose-built commercial buildings.

Designs for offices, stores, and warehouses created monumental buildings, featuring cast iron and masonry facades. While red brick was the Philadelphia staple, stone facades became fashionable during this period. Brownstone, granite, and marble were among the most common stone types employed. Leech notes the striking aesthetic transition that occurred within the built environment of Chestnut Street:

<sup>32</sup> Michael Lewis and Jeffery Cohen, "James E. Caldwell Jewelry Store," *Drawing Towards Building: Philadelphia Architectural Graphics, 1732-1986*. Philadelphia: University of Pennsylvania Press, 1986, pp. 112-3.

<sup>33</sup> Michael Lewis and Jeffery Cohen, "James E. Caldwell Jewelry Store," *Drawing Towards Building: Philadelphia Architectural Graphics, 1732-1986*. Philadelphia: University of Pennsylvania Press, 1986, pp. 112-3.

<sup>34</sup> "Lumbering Up The Streets." *Public Ledger*. (Philadelphia: 29 May 1855), 1.

The transformation of largely uniform, Federal-era residential rows into polyglot clusters of “noticeable, memorable” mercantile establishments occurred in successive waves and employed a variety of architectural styles and construction materials that oscillated between historicist adaptation and formal experimentation.<sup>35</sup>

The south side of the 700 block of Chestnut Street had long featured a total of seventeen buildings, but by 1859 all of them included a shopfront at the ground floor. By that time seven of the buildings—700, 702, 706, 708, 710, and 712 Chestnut Street—maintained the appearance of a townhouse; 720 and 722 Chestnut may have started life as townhouses but had undergone less attractive alterations for commercial purposes; and eight of the buildings—706, 714, 716, 718, 726, 728, 730, and 732 Chestnut Street—featured an entirely new façade, most of which were brownstone.<sup>36</sup> Of the numerous brownstones that once held define the block, the Glenn & Co. Perfumery is the only to survive.



Left: Titled “Record of Progress of No. 1,” this mid-nineteenth century photograph of an unknown location, likely in Philadelphia, provides a visual illustration of the type of transformation that was occurring in the 1850s and 1860s in Philadelphia. On left, a row of “commercial palaces” occupy much of a city block with earlier, diminutive townhouses beyond at what appears to be the street corner. At the center, a large building is being erected, which is likely a commercial or public commission. Source: Thomas Ustick Walter Collection, The Athenaeum of Philadelphia. Right: Taken in the 1860s for a pictorial business directory, this photograph of the “Retail Dry Goods” House of J.M. Hafleigh & Co. at 1012-14 Chestnut Street also demonstrates the pattern of development of commercial architecture. The building featured is a departure from the townhouse on right, and a great investment beyond the altered townhouse on left. Source: The Library Company of Philadelphia.

The survival of this façade is particularly remarkable as the 700 block of Chestnut Street was widened by five feet between 1892 and 1893, an eminent domain of sorts mandated by an ordinance passed by the Common and Select Councils. Property owners on the south side of Chestnut Street were required to adhere to the new, standard building line. Naturally, the property owners were compensated by the city depending on the effects of the set back. In numerous cases

<sup>35</sup> Benjamin Leech. *Philadelphia Register of Historic Places Nomination: Henry C. Lea Building, 722 Chestnut Street*. (Philadelphia: The Preservation Alliance for Greater Philadelphia, 2019), 5.

<sup>36</sup> *Baxter Panoramic Business Directory of Philadelphia for 1859—Chestnut Street From Seventh To Eighth (South Side)*. Source: The Athenaeum of Philadelphia.

the ordinance required the demolition and reconstruction of building facades.<sup>37</sup> The subject property was no exception, filing an alteration permit in May 1892; however, the record of this permit no longer survives, and it is unclear if total demolition of the façade was required. The *Philadelphia Builders' Guide* did announce that several properties in the 700 block received permits to “rebuild the fronts,” including 714-16, 718, and 724.<sup>38</sup> It is possible that the façade of 726 Chestnut Street was taken down and rebuilt at the new building line; however, it is also possible that only minor alterations were required. Nevertheless, the façade remains intact, appearing very much as it did in *Baxter's Panoramic Business Directory of Philadelphia* for 1859—Chestnut Street From Seventh To Eighth (South Side)—an image that appears on the next page. With the 1855-56 design intact, the façade continues to represent this criterion and other criteria proposed for historic designation.



Commercial buildings once located in the 700 block of Chestnut Street with Gothic Revival details. Source: *Baxter Panoramic Business Directory of Philadelphia* for 1859—Chestnut Street From Seventh To Eighth (South Side). Source: The Athenaeum of Philadelphia.

<sup>37</sup> *Philadelphia Builders' Guide*, 13 April 1892, 1084.

<sup>38</sup> *Philadelphia Builders' Guide*, 13 July 1892, 1304.

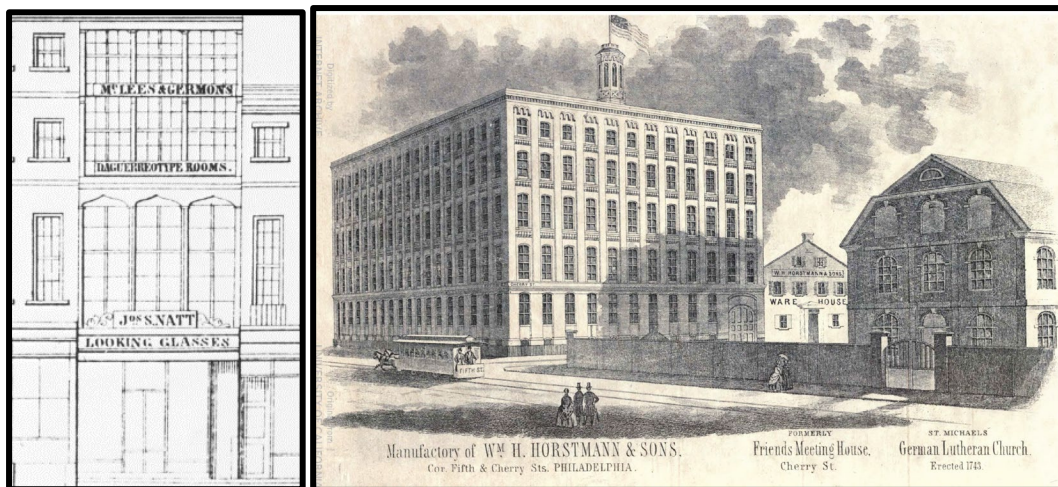


## APPENDIX B

### HISTORIC CONTEXT: MONUMENTAL COMMERCIAL ARCHITECTURE IN PHILADELPHIA - 1849 TO 1859

Commercial Architecture as an independent category of architectural design is one that is relatively modern in world history. The Victorian age saw tremendous innovation and progress, which was largely stimulated by the Industrial Revolution, the enlargement of middle class, and the availability of products as merchandise to sell and purchase like the world had never known. As one of the largest cities in America during the nineteenth century, Philadelphia was an important urban center of great commercial and industrial prowess. Amplifying the Quaker City's status during this period was the largest population influx of its history, which occurred between 1840 and 1860. All these factors positioned the city's merchants and manufacturers to achieved much in the realm of innovation and success—a culture of progress that was indelibly linked to architecture and the built environment.

Between 1849 and 1859, commercial architecture underwent an important period of development and progress, which was reflected in the built environment of Philadelphia. According to Winston Weisman, a Historian formerly of the Pennsylvania State University, commercial buildings generally fit into three categories—” the first involves monuments in which the structural skeleton of the façade is emphasized;” “the second, verticality is stressed;” and “the third fuses these two tendencies into a structural-vertical composition.” The subject property fits into the first category, retaining its monumental façade of brownstone with distinctive and unusual sets of four octagonal pilasters at the second, third, and fourth floors. These octagonal pilasters delineate a fenestration that is largely composed of openings enclosed by vertical sashes of glass that originally featured Gothic and Romanesque-inspired muntin configurations.



Left: Natt Building, 187 (later 532) Chestnut Street. Right: Horstmann Manufactory (c. 1852), at the northeast corner of Fifth and Cherry Streets. Source: Winston Weisman. Right: “Philadelphia Functionalism and Sullivan,” *Journal of the Society of Architectural Historians*, vol. 20, n. 1 (March 1961), 3–19.

One of the early examples of this “glass front” façade on a single, row-like lot and building type is the Natt Store. Located within the same block as the subject property, the building was commissioned in the latter part of 1849 by Joseph S. Natt. The *Philadelphia Ledger* announced



that the townhouse at 182 (present-day 716) Chestnut Street was being demolished “to make room for a handsome new four-story structure to be done in Connecticut brownstone.” It appears that Natt commissioned John Riddell to construct the building for his business, selling “looking glasses and picture frames.” The building was completed by the close of 1850, at which time McClees & Germon, daguerreotypists, also occupied the building within the year after completion in 1851.<sup>39</sup> The building was described by historian Winston Weisman as follows:

An illustration of it in Rae's Directory shows a ground story composed of two large plate-glass windows flanking a central entrance. The second story consists of four piers supporting three flattened pointed arches. The third and fourth floors are made almost entirely of three glass panels per story held in place by two thin columns equally spaced between the outer walls. Despite the use of pointed arches which have an ornamental flavor, the ensemble is decidedly structural and skeletal. This is made quite clear by a comparison of the Natt Store with those on either side of it, where the front, excluding the ground story, is conceived as an opaque masonry wall pierced by relatively small openings. Riddell's design must have been very functional judging by the amount of light transmitted to the interior by the glass wall.<sup>40</sup>

While this example is largely important due to its early place in the evolution of commercial buildings designed and constructed in this form and style, this innovation was not limited to new construction. Weisman also points out another example in the building that formerly stood at 187 (present-day 532) Chestnut Street. Prior to 1851, the building that housed Newton's Confectionary featured a three-story façade “of glass held together by relatively thin load-bearing members.” While Weisman saw this building as new construction at some point just before 1851, a closer examination shows us that this glass façade was one that “improved” upon an earlier building. *Rae's Directory* illustrates the said primary elevation of glass, set beneath the fourth, half-story dormer window that was a characteristic of all the three houses that stood at 185, 187, and 189 Chestnut Street. The same streetscape shown in *Rae's Directory* also illustrates the subject building, 726 Chestnut Street (formerly 192), as having undergone a commercial conversion with a traditional shopfront and signage. Described later in *The History of Chestnut Street*, the subject property's “original building comported exactly in appearance with the structure which still stands immediately east of it.” Interestingly one of the earlier occupants, as early as 1843 was Joseph S. Natt, though the occupants in 1851 included the Moulson family—E. M. Moulson, operating a millinery, and James Moulson, daguerreotypist.

The employment of the “glass front” façade made a striking difference in the visual appearance of Philadelphia's commercial streets. The south side of the 700 block of Chestnut Street is shown above, where the old and the new have entirely different principles that go beyond architectural style to a commercial design philosophy that extends beyond the first floor and the storefront to the upper floors. Baxter's *Panoramic Business Directory of Philadelphia* for 1859 is an incredible illustration of the significance of these new “glass front” design concepts.

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<sup>39</sup> Caspar Souder, Jr., “The History of Chestnut Street,” 138, Historical Society of Pennsylvania.

<sup>40</sup> Winston Weisman, “Philadelphia Functionalism and Sullivan,” *Journal of the Society of Architectural Historians*, vol. 20, n. 1 (March 1961), 4–5.

In the 1850s, the new “glass front” facades like that of the Natt Store evolved through the execution of higher quality designs that employed fashionable architectural styles and materials. Many of these buildings were modeled on the Italian Palazzo, an adapted form and style that dominated commercial architecture from the 1850s through the 1860s. And while Philadelphia was a city largely composed of simple red brick facades, the mid-nineteenth century saw a greater diversity of facade materials, including brownstone, granite, marble, decorative brick, and other types of masonry treatments. Several of the buildings constructed on the south side of Chestnut Street in the subject block featured brownstone fronts set upon brick with Grecian, Gothic Revival and Italianate motifs.

Jules Hael & Co.’s Perfumery at 704 Chestnut Street with a store in front and a manufactory and warehouse at the rear was completed in 1852–1853. The Greek Revival and Italianate styles of the façade are illustrated in detail by *Gleason's Pictorial Drawing Room Companion* in 1853. Perhaps the most impressive building on the block by 1859, the façade of Jules & Hael & Co.’s Perfumery no longer survives. The Natt Store’s original “glass front” was a fleeting specimen of commercial architecture, since, by 1859, the entire façade of 716 Chestnut Street was replaced with a brownstone front with Gothic Revival window openings on the second, third, and fourth floors. Like the subject property, the fenestration is delineated by pilasters though the precise type is unclear from the drawing illustrated above. Just two doors west of the subject property, the “glass front” store-and-loft/manufactory at 730 Chestnut Street is also a commercial building that is largely dominated by windows executed in the Gothic Revival style and delineated by pilasters at the second and third floors. These are just a few unique designs that share integral features with the subject property.