

**ADDRESS: 6376-80 GERMANTOWN AVE**

Name of Resource: J.F. Rausenberger's Bee Hive Meat Market

Proposed Action: Designate

Property Owner: Neighborly Living LLC

Nominator: Keeping Society of Philadelphia

Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**OVERVIEW:** This nomination proposes to designate the property at 6376-80 Germantown Avenue and list it on the Philadelphia Register of Historic Places. A mixed-use commercial and residential building, erected in 1889 and known as J.F. Rausenberger's Bee Hive Meat Market, stands on the property.

The nomination contends that the Bee Hive Market is an important commercial building representative of the cultural, economic, social, and historical heritage of the Germantown community, satisfying Criterion J. The nomination further contends that the Bee Hive Market is a store building that strongly reflects an era of commercial architecture that is characterized by eclectic designs influenced by the High Victorian Gothic and Queen Anne Revival styles in late nineteenth century Germantown, satisfying Criterion C. The nomination also asserts that the Bee Hive Market embodies distinctive characteristics of a Victorian vernacular applied to commercial buildings in the late nineteenth century, satisfying Criterion D.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 6376-80 Germantown Avenue satisfies Criteria for Designation C, D, and J and should be designated as historic and listed on the Philadelphia Register of Historic Places.



# NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT

## PHILADELPHIA REGISTER OF HISTORIC PLACES

### PHILADELPHIA HISTORICAL COMMISSION

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

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

Street address: **6376-80 Germantown Avenue**

Postal code: **19144**

#### 2. NAME OF HISTORIC RESOURCE

Historic Name: **J.F. Rausenberger's Bee Hive Market**

Current Name: **Our House Culture Center**

#### 3. TYPE OF HISTORIC RESOURCE

☒ Building

☐ Structure

☐ Site

☐ Object

#### 4. PROPERTY INFORMATION

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

Occupancy: ☒ occupied ☐ vacant ☐ under construction ☐ unknown

Current use: Commercial/Residential

#### 5. BOUNDARY DESCRIPTION

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

#### 6. DESCRIPTION

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

#### 7. SIGNIFICANCE

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

Period of Significance (from year to year): **1889 - 1965**

Date(s) of construction: **1889**

Architects: **NA**

Builders: **Thomas W. Wright & Sons**

Original owner: **John F. Rausenberger**

Significant person: **NA**

**CRITERIA FOR DESIGNATION:**

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

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

**8. MAJOR BIBLIOGRAPHICAL REFERENCES**

*Please attach a bibliography.*

**9. NOMINATOR**

Nominator: **Neighborlyliving LLC**

Author: **Oscar Beisert, Keeping Society of Philadelphia**

Date: **6 October 2022**

Address: **1315 Walnut Street, Suite 320  
Philadelphia, Pennsylvania 19107**

Email: **keeper@keepingphiladelphia.org**

Nominator ☐ is ☒ is not the property owner.

**PHC USE ONLY**

Date of Receipt: October 6, 2022

☒ Correct-Complete ☐ Incorrect-Incomplete

Date: October 7, 2022

Date of Notice Issuance: October 7, 2022

Property Owner at Time of Notice:

Name: NeighborlyLiving LLC

Address: 141 W. Phil Ellena Street

City: Philadelphia

State: PA

Postal Code: 1919

Date(s) Reviewed by the Committee on Historic Designation: October 19, 2022

Date(s) Reviewed by the Historical Commission: November 10, 2022

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

☐ Designated ☐ Rejected

12/7/18

# **NOMINATION**

FOR THE

## **PHILADELPHIA REGISTER OF HISTORIC PLACES**



*Figure 1. The primary (north) elevation of the subject property. Source: Oscar Beisert, 2022.*

### **J.F. RAUSENBERGER'S BEE HIVE MEAT MARKET**

—  
**BUILT 1889**  
—

**6376-80 GERMANTOWN AVENUE  
GERMANTOWN  
PHILADELPHIA, PENNSYLVANIA 19144**







*Figure 3. The primary (northeast) and side (northwest) elevations of the subject property. Source: Oscar Beisert, 2022.*

## **6. PHYSICAL DESCRIPTION**

J.F. Rausenberger's Bee Hive Meat Market (Bee Hive Market) at 6376-80 Germantown Avenue is a handsome two-story red brick masonry commercial edifice in the Germantown neighborhood of Northwest Philadelphia. Situated on an irregular lot, the subject building stands in the angle that is formed by West Johnson Street intersecting ancient Germantown Avenue. While not a flatiron building, the north point of the structure emulates that architectural type like many corner buildings in Philadelphia. Constructed in 1889 as "three stores," the building envelope reflects an eclectic amalgamation of stylistic elements that speak to the late nineteenth century, including the High Victorian Gothic and Queen Anne Revival styles.

The primary (northeast) elevation on Germantown Avenue is approximately five bays, spanning 60 feet front, and reading as three distinct storefronts at the ground level with residential space above on the second floor. The red brick façade of the building is penetrated by the said three storefronts and five openings on the second floor. In addition, the three storefronts are further delineated by the larger design of the primary (northeast) elevation. The first-floor cornice is punctuated by five large brackets that align with pilasters below to delineate the commercial spaces of the first floor. Two decorative courses of darkly colored masonry, possibly terra cotta, fillet or beading spans the entire northeast elevation, being set at the top and bottom of the stone sills, extending horizontally from the south end of the façade through to the north point of the building. Ornamental coursing of continuous square masonry, possibly terra, tiles each featuring a single flower, spanning the entire primary (northeast) elevation, being set just beneath the stone headers from the south end of the facade through to the north point of the building. Above each mullion

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*J.F. Rausenberger's Bee Hive Market, Built 1889*

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window within the primary (northeast) elevation is a rectangular stone header with a triangular Gothic motif at center. The primary (northeast) elevation is crowned by a cornice divided into three sections, including brackets and moldings, separated by four large brackets. The brackets are joined at the base by the same ornamental coursing of continuous square masonry, possibly terra, tiles each featuring a single flower, and also spanning the entire elevation.



*Figure 4. The primary (northeast) and side (northwest) elevations of the subject property. Source: Oscar Beisert, 2022.*

From the south, the first bay of the ground floor includes a petite storefront, which features original and/or period appropriate details. A recessed doorway on the north side of the first storefront creates show window frontage at both the northeast along Germantown Avenue as well as within the integral, recessed walkway to the primary entrance. These large show windows include similarly sized transoms above. The upper glazing appears to have replaced Queen Anne style sash, as shown in a 1967 photograph taken by the Philadelphia Historical Commission (Figure 23). The pedestrian door to the first storefront features three-fourths glazing with a transom above. The second bay, containing the second petite storefront, is identical. The two storefronts are delineated by fluted pilasters and a first-floor cornice that spans the entire northeast elevation. The second-floor fenestration is comprised of a two-part mullion window with a brick mullion at center, as well as a distinctive rectangular stone header with a Gothic-inspired triangular portion at center. The windows are one-over-one replacement versions of the original Queen Anne style sash, as referenced in the said 1967 photograph. The third and primary storefront of the primary (northeast) elevation is three bays of the five-bay facade. At the center of the first floor is a double door entrance, featuring three-fourths glazing, and flanked by large show windows with low sections of paneling below and large similarly sized transoms above. The solid glazing in the transom

windows replaces the original Queen Anne sash. The fenestration of the storefront is delineated by fluted pilasters. A section of blind brick wall provides a buffer between the second and third storefronts and well as the third storefront and the north corner of the building. Directly above the central entrance to the storefront is a three-part mullion window with a large window at center flanked by narrower windows, all of which are separated by brick mullions. The same decorative stone header, as well as a matching stone sill, adorns the mullion window. The actual windows are modern versions of the original Queen Anne sash. This central window is flanked by single openings with simple rectangular stone headers and sills. These windows too are one-over-one replacements of the Queen Anne sash. The north point of the building is essentially an extension of the façade, where the primary wall comes forward, flattens, and turns to the southwest. The northernmost pilaster is joined by a pilaster at the northern point of the building forming a canton with an additional bracket at both the first and second floor cornices. These two pilasters are the only original that remain, featuring single flowers at eye level that emulate well-known Victorian-era design of cast iron facades.





*Figure 5. The primary (northeast) and side (northwest) elevations of the subject property. Source: Oscar Beisert, 2022.*



*Figure 6. The primary (northeast) and side (northwest) elevations of the subject property. Source: Oscar Beisert, 2022.*

Facing onto West Johnson Street, the side (northwest) elevation is far less ornate than its counterpart on Germantown Avenue, though not without some continued embellishments. The ornamental coursing of continuous square masonry, possibly terra, tiles each featuring a single flower, are situated just below the stone headers, spanning the entire side (northwest) elevation. The second-floor cornice and all its details also continue across the north point onto the side (northwest) elevation in its entirety. Corresponding with the third, corner commercial space is another store window, which is an eight-part mullion window. Four windows with four transoms above are delineated by moldings and a decorative header. Occupying much of the northerly half of the first floor of the side (northwest) elevation, the façade is largely dedicated to blind sections of red brick. An asymmetrical fenestration related to the residential component of the building begins about halfway down the side (northwest) elevation, occupying the southwesterly portion of the façade. Aside from the commercial opening, all the windows within the side (northwest) elevation feature rectangular stone headers and sills. Four windows with a pedestrian door at center comprise the first-floor fenestration. Beginning about halfway along the first-floor fenestration is an asymmetrical arrangement of apertures, including a small window that serves a staircase; a similar but larger window at normal height; an infilled pedestrian doorway with a replacement door and transom above, featuring a surround of fluted pilasters and a molded header; and another window like that described before the doorway. The second-floor fenestration is an irregular and asymmetrical arrangement, including five window that are strewn along the façade. All the windows appear to be replacement versions of the Queen Anne sash.





*Top: Figure 7. The primary (northeast) and side (northwest) elevations of the subject property. Source: Oscar Beisert, 2022. Bottom: Figure 8. The primary (northeast) and side (northwest) elevations of the subject property. Source: Oscar Beisert, 2022.*

The rear (southwest) elevation is a narrow expanse featuring two doors and a window at the ground floor and three windows at the second floor. All but one of the openings features rectangular stone headers and sills. With the cornice terminating at the west corner of the subject building, the roofline terminates in a simplified molding. The side (southeast) elevation is a blind brick wall that is not visible.

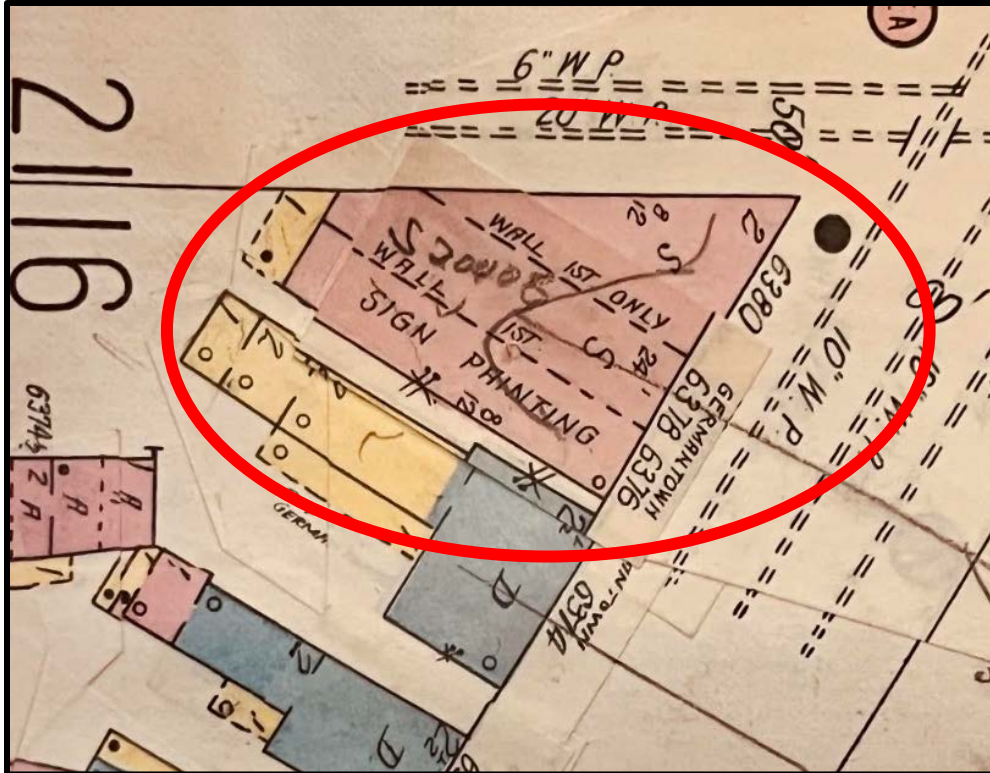


Figure 9. A Sanborn Atlas showing the subject property with updates. Source: The Keeping Society Collection.

## 7. STATEMENT OF SIGNIFICANCE

The Bee Hive Market is a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. The subject building satisfies the following Criteria for Designation as enumerated in Section 14-1004 of the Philadelphia Code:

- c) Reflects the environment in an era characterized by a distinctive architectural style;
- d) Embodies distinguishing characteristics of an architectural style or engineering specimen;  
and
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

The period of significance dates from 1889 at the time of construction to 1965, when the tenancy shifted from commercial to institutional with the tenancy of the Wellsprings Ecumenical Center.<sup>1</sup> The subject property may possess additional historical significance related to the Wellsprings Ecumenical Center.

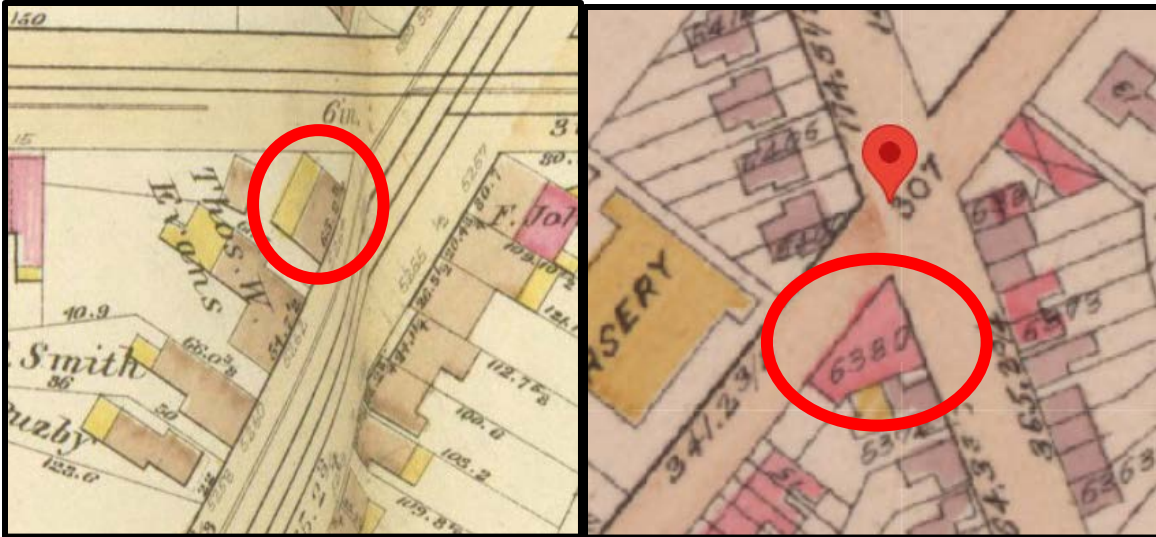
<sup>1</sup> "Center to Open In Germantown On Ecumenicism," *The Philadelphia Inquirer*, 7 November 1965, 222.

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*6376-80 Germantown Avenue, Germantown, Philadelphia, Pennsylvania 19144*





Real estate atlases for the 22<sup>nd</sup> Ward showing the subject property as it went from a stone house to a modern brick store building. Figure 10. Left: The subject property prior to the construction of the subject building in 1889. Source: The 1889 Atlas of the 22<sup>nd</sup> Ward of the City of Philadelphia. 5. Right: The subject property featuring the subject building, then just six years old in 1895. Source: The 1895 Atlas of the City of Philadelphia. Figure 11. Below right: John F. Rausenberger. Source: Germantown Historical Society.

### **HISTORIC CONTEXT: A BRIEF HISTORY OF 6376-80 GERMANTOWN AVENUE**

The origins of the store building in question took root when “Uncle John,” as John F. Rausenberger (1847-1924) was “familiarily known to all residents of Germantown and vicinity,” purchased the property at 6376-80 Germantown Avenue from Thomas Wallis Evans (1811-1897) on September 4, 1889.<sup>2</sup> As the longtime, respected Superintendent of the Germantown Almshouse—operated by the local “Poor Board,” as well as a member of the Common Council of the City of Philadelphia, Rausenberger was quite adept at administration and he wasted no time in demolishing the stone building that occupied the subject property for investment and redevelopment purposes.<sup>3</sup> *The Philadelphia Inquirer* documented much of the city’s construction progress, and Rausenberger’s project was no exception, when the public was notified that “three stores,” measuring 60 feet front and sixteen feet at the rear, were underway by October 2, 1889.<sup>4</sup> Rausenberger’s choice of contractor was not far from home in Thomas W. Wright & Sons of 7 East Harvey Street, a prominent Germantown builder, who was commissioned to erect the subject building.<sup>5</sup> According to Permit No. 206, issued on October 1, 1889, the cost of the proposed building was \$16,000.<sup>6</sup>



<sup>2</sup> *Proceedings of the Forty-Ninth of the Association of Directors of the Poor and Charities and Corrections of the State of Pennsylvania*. (Washington, Pennsylvania: October 1924), 20.; and Deed: Thomas Wallis Evans to John F. Rausenberger, September 4, 1889, Philadelphia Deed Book G.G.P., No. 546, p. 224. Source: City Archives of Philadelphia (CAP).

<sup>3</sup> *Journal of the Common Council, of the City of Philadelphia*. (Philadelphia: J. Van Court, Printer, 1901).

<sup>4</sup> “Building News,” *The Philadelphia Inquirer*, 9 October 1889, 477.

<sup>5</sup> *The Philadelphia Real Estate Record and Builders’ Guide*, 9 October 1889, 477.

<sup>6</sup> Permit No. 206: 6376-80 Germantown Avenue, Bureau of Building Inspectors, City of Philadelphia, 1 October 1889. Source: CAP.



## HISTORIC CONTEXT: MEMORIAL FOR THE LATE JOHN F. RAUSENBERGER

This biography was written by John Marsden, Chestnut Hill, Philadelphia:

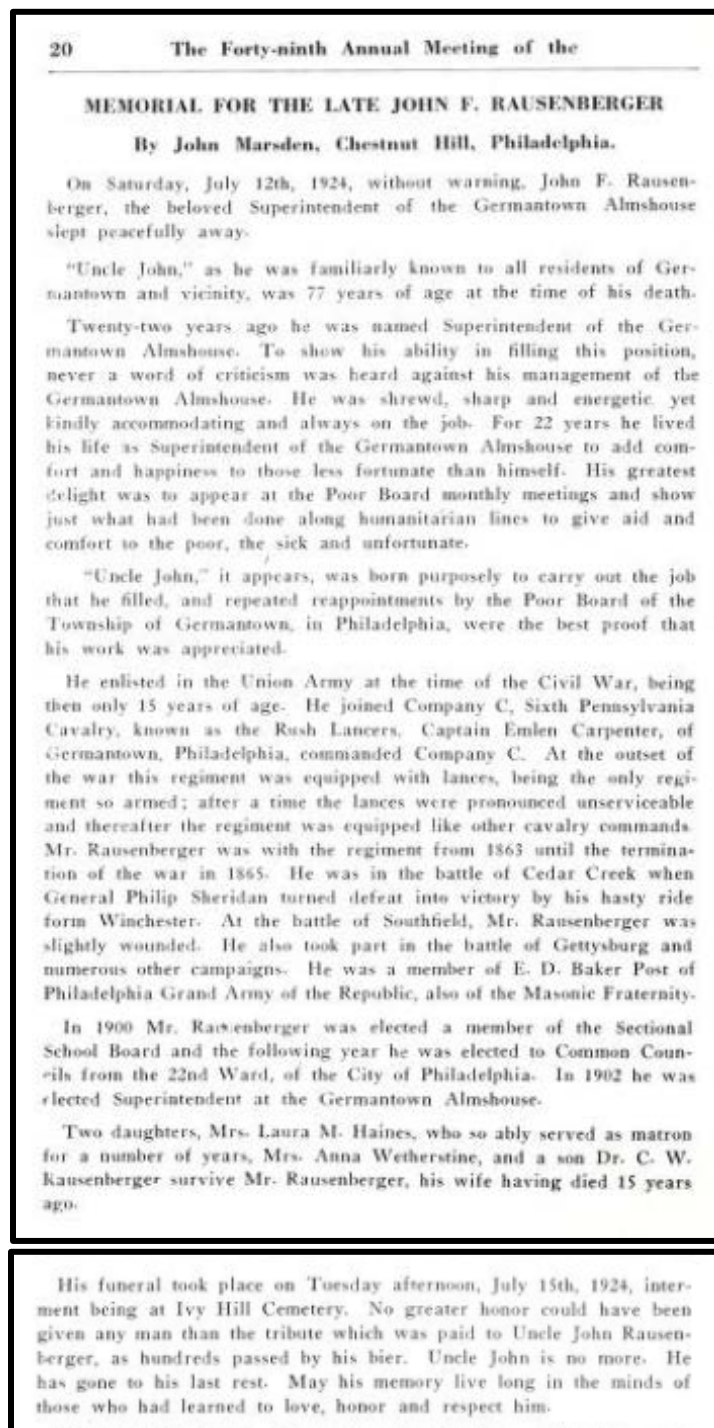


Figure 12. The Memorial for J.F. Rausenberger by John Marsden. Source: John Marsden. "Memorial for the Late John F. Rausenberger," *Program: Forty-Ninth Annual Convention of the Association of the Directors of the Poor and Chairities and Corrections of the State of Pennsylvania*. (Washington, Pennsylvania: 1924), 20-21.

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**Bureau of Building Inspectors,**  
OFFICE, CITY HALL.  
206

Philadelphia, October 1<sup>st</sup>, 1889.

Application for Permit to Construct Three Stories

No. of Buildings, 3 No. of Stories, 2  
 Material, Rick Purpose, Stores

Location, North South West Side of Germantown Ave Street,  
South East West of S. E. corner Johnson Street, 22 Ward.

Lot, 67 feet front, 110 feet deep.

Main Building, 2 Stories, 76 ft front, 1 Store 18 ft front  
 Back Building, 2 Store 70 ft deep, 1 Store 60 ft deep  
 Bay Window, None "  
 Overhanging Bath, None "

Estimated Cost of Building, \$ 16000

HEIGHT OF STORIES, INCLUDING JOIST.			THICKNESS OF WALLS.		
Foundation,	ft. 8	in.	Foundation,	18 "	in.
1st Story,	15'10"	"	1st Story,	13 "	"
"	11 ft -	"	2d "	13 "	"
"	"	"	3d "	"	"
"	"	"	4th "	"	"
"	"	"	5th "	"	"
"	"	"	6th "	"	"
"	"	"	7th "	"	"

Commencing, Oct 2<sup>nd</sup> Name, Andrew J. Run  
 Residence, 7 Henry St Germantown  
 Owner, Contractor, Contractor

Figure 13. Permit No. 206: 6376-80 Germantown Avenue, Bureau of Building Inspectors, City of Philadelphia, 1 October 1889. Source: CAP.

## CRITERION J

Situated prominently at the south corner of Germantown Avenue and West Johnson Street, the Bee Hive Market is representative of the cultural, economic, social, and historical heritage of the Germantown community, as it evolved from a German village in Philadelphia County to a lush residential suburb, and on to a dense residential neighborhood in the consolidated City of Philadelphia. The transition, which largely occurred during the middle to late nineteenth century, resulted in a physical transformation of Germantown Avenue from a Main Street with an overall domestic character to a vibrant commercial corridor. This led the development of commercial and residential rows, as well as the renovation of existing two- and two-and-one-half-story dwellings

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6376-80 Germantown Avenue, Germantown, Philadelphia, Pennsylvania 19144

with storefronts at the ground floor. Depending on the lot space, purpose-built commercial buildings replaced wider eighteenth and early nineteenth century dwellings, as well as open space, deviating from the Philadelphia formula of terraced, row building. Satisfying Criterion J, the Bee Hive Market, constructed in 1889, represents this pattern of commercial development, being a detached, purpose-built, tenanted structure with three distinct stores on Germantown Avenue along with residential space on the second floor above.

With three stores known historically as Nos. 6376, 6378, and 6380 Germantown Avenue,<sup>7</sup> Rausenberger's development provided two petite spaces, as well as a spacious, corner store for retail tenants that ultimately fostered additional economic and social activity within the growing suburban and semi-urban built environment near Germantown Avenue and Johnson Street. The bantam-sized stores at Nos. 6376 and 6378 enabled budding entrepreneurs of modest means to open a business in a modern building. As one might assume, some of the proprietors occupied the residential space on the second floor. It was convenient, allowing the shopkeepers to be close to home. These small business owners could also co-mingle the commercial with the residential if additional equipment or space was required.

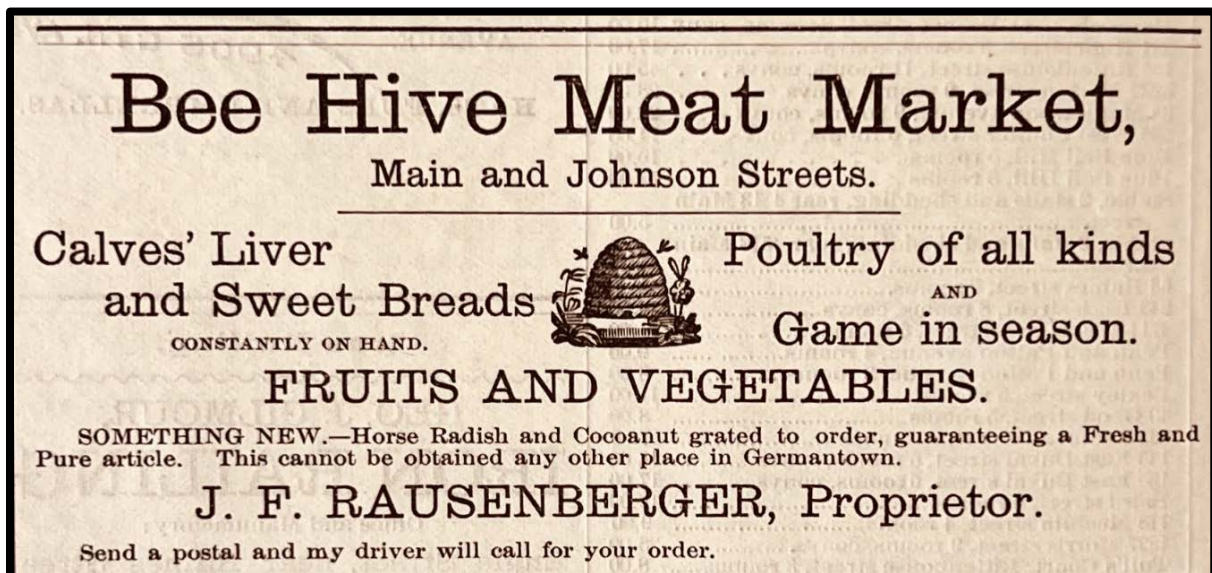


Figure 14. Advertisement for the Bee Hive Meat Market, owned by J.F. Rausenberger, which occupied the subject property at the time it was newly built in 1890. Source: *The Germantown Guide*, Saturday 1 January 1891, 2.

Between 1889 and 1895, it appears that the proprietor and developer of the building used the primary corner space at No. 6380 for his own business: the “Bee Hive Meat Market.” Rausenberger advertised in the local Germantown papers, a menu that included “Calves’ Liver and Sweet Breads,” “Poultry of All Kinds,” and “Game in Season.” The advertisement also mentions “Fruits and Vegetables,” as well as “Horse Radish and Coconut.”<sup>8</sup>

<sup>7</sup> See Figure 9 to correlate these addresses with the layout of the subject building.

<sup>8</sup> *The Germantown Guide*, Saturday, 10 January 1891.



# BEE-HIVE MARKET!



**T**HE Choicest Meats and Provisions the market affords. City Dressed Beef and Mutton, the best, nothing better. Pennsylvania Poultry and Eggs, Gilt Edge Creamery Butter, Canned Goods and everything in the line of Vegetables, Choice Foreign and Domestic Fruits, Horse Radish grated fresh every day, which we are retailing at bottom figures. Coconut grated fresh when ordered. Our delivery wagons go all over Germantown.

## J. F. Rausenberger,

MAIN AND JOHNSON STREETS.

Figure 15. An advertisement for the Bee-Hive Market, the subject building, dated January 1891. Source: *Germantown Weekly Independent*, 30 January 1891, 3.

Another advertisement, also in 1891, provides a slightly different name—the Bee-Hive Market! The advertisement also provides a little slogan: “Nothing Without Labor.” J.F. Rausenberger’s products were then as follows:

City Dressed Beef and Mutton, the best nothing better. Pennsylvania Poultry and Eggs, Gild Edge Creamy Butter, Canned Goods and everything in the line of Vegetables, Choice Foreign and Domestic Fruits, Horse Radish grated fresh every day, which we are retailing at bottom figures. Coconut grated fresh when ordered.<sup>9</sup>

Rausenberger’s wagon was apparently equipped to make deliveries all over Germantown. Nevertheless, the building owner appears to have only been up for the task for a few years, as another tenant occupied the space by 1896. This isn’t terribly surprising given Rausenberger’s position with the Germantown Almshouse.

<sup>9</sup> *Germantown Weekly Independent*, 30 January 1891, 3.

<div>ER</div> <div>119 SOUTH P</div> <div>BELL TELEPHONE</div>	<div>CATERERS.</div> <div>Allen Joseph H, 28 N 37th</div> <div>Alston Charles H, 1617 Bainbridge</div> <div>America Robert, 1622 Catharine</div> <div>Augustin M F &amp; Son, 2005 Arch</div> <div>Augustin &amp; Baptist, 251 S 15th</div> <div>Baugh John G, 103 W Duval Gtn</div> <div>Bell William H, 1722 S Bancroft</div> <div>Bell W Frank, 1807 Addison</div> <div>BERKOVITZ ADOLPH, Belmont av c</div> <div>Berkovitz on</div>	<div>MOSEBACH HENRY, 1643 N</div> <div>Broad</div> <div>Neal W N, 847 N Franklin</div> <div>Noppel Edward A, 2071 Ridge av</div> <div>Pennsylvania Catering and Supply Co,</div> <div>1123 Poplar</div> <div>Philadelphia Caterers' Mfg and Supply</div> <div>Co, 1219 Pine</div> <div>Pierce William M, 1624 Waverly</div> <div>Price Amanda A, 1824 Addison</div> <div>Purssell Agnes C, 6376 Germantown av</div> <div>Owens George H, 5222 Prigalle Ctn</div>
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Figure 16. The 1904 listing for Agnes C. Purssell under "Caterers" in the City Directory. Source: Ancestry.com.

As early as 1895, English immigrants Arthur J. Purssell (1855-1902) and Agnes C. Purssell (1853-1918), leased the shop at No. 6376, where they operated a modest baking, catering, and confection establishment.<sup>10</sup> Occupying the upper floor as a residence with their children, the Purssells likely used the apartment as the bakery apparatus with the space on Germantown Avenue dedicated to display and transactions. Arthur Purssell died in 1902, leaving his widow Agnes to handle the business alone until 1905.<sup>11</sup> The space had a variety of tenants over the years, including Russian immigrant Benjamin Matthew Stuccartur (b.1867-1933), a cabinet maker who specialized in the restoration and replication of antique furniture. He had arrived in the Port of Philadelphia aboard the British Prince in 1892 with wife Jennie and his children: Louis, Henry B., Charles B., Sarah, and Elizabeth.<sup>12</sup> After living on Christian Street, the Stuccarturs were renting an apartment upstairs at No. 6378 by 1910.<sup>13</sup> Stuccartur's business was listed at No. 6376 in 1915. He would continue in the same venue into the 1920s, advertising in *Antiques [Magazine]* from approximately 1922 to 1927.<sup>14</sup> In the early 1940s, No. 6376 was home to the Sterling Lock Co.<sup>15</sup>

<sup>10</sup> Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>11</sup> *Find a Grave*. Find a Grave. <http://www.findagrave.com/cgi-bin/fg.cgi>.

<sup>12</sup> *Naturalization Records*. National Archives at Philadelphia, Philadelphia, Pennsylvania.

<sup>13</sup> Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C. For details on the contents of the film numbers, visit the following NARA web page: [NARA](https://www.nara.gov/records/1910-census).

<sup>14</sup> Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.; *Antiques*. [Orange, Conn: 1922).; and *Antiques*. [Boston, Mass.: F.E. Atwood, 1927.

<sup>15</sup> *The Philadelphia Inquirer*, 4 April 1943, 47.



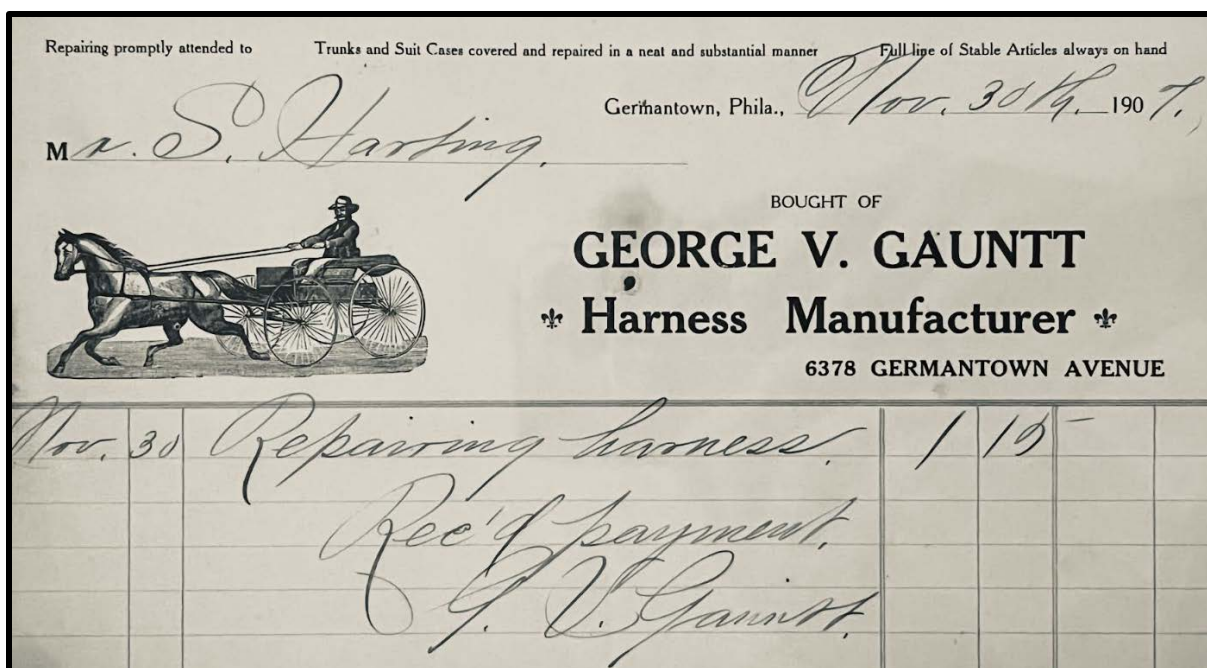


Figure 17. A receipt from George V. Gauntt, Harness Manufacturer, then located at 6378 Germantown Avenue in 1907. Source: Samuel Harting Papers, c/o Oscar Beisert.

An early tenant of No. 6378, the other petite shop, was William Dellet Lutz (1869-1951), who began his career as a pharmacist in the subject space.<sup>16</sup> Living nearby at 6381 Germantown Avenue, his tenure as a “Druggist” in this location extended from 1896 to 1899.<sup>17</sup> No. 6378 was also briefly occupied by George Vanderveer Gauntt (1878-1947), a New Jersey-born harness manufacturer, from approximately 1905 to 1908.<sup>18</sup> His tenancy was short-lived, as he removed to another space on Germantown Avenue and then to Rittenhouse Street. As Gauntt departed in 1908, Brady’s Market opened at No. 6378, occupying the space through 1918.<sup>19</sup> In the 1920s, the Johnson Hardware Co., Dealers in Hardware, Paints, Oils, Etc.” leased No. 6378, serving as agents for Wetherill Atlas Paint.<sup>20</sup>


<sup>16</sup> *Find a Grave*. Find a Grave. <http://www.findagrave.com/cgi-bin/fg.cgi>.

<sup>17</sup> Philadelphia, Pennsylvania, City Directory, 1896.; and Philadelphia, Pennsylvania, City Directory, 1899.

<sup>18</sup> Philadelphia, Pennsylvania, City Directory, 1908.; Ancestry.com. *U.S., Newspapers.com Obituary Index, 1800s-current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2019.; and Receipt: George V. Gauntt to S. Harting, 30 November 1907. Source: Samuel Harting Papers, c/o Oscar Beisert.

<sup>19</sup> Official Programme for Founders' Day In Germantown, Tuesday, October 6, 1908: 225th Anniversary of the First Permanent German Settlement In America by Francis Daniel Pastorius. [Germantown, 1908.].

<sup>20</sup> Receipt: Johnson Hardware Co. to Harting & Son, 1 January 1924. Source: Samuel Harting Papers, c/o Oscar Beisert.



# JOHNSON HARDWARE CO.

— DEALERS IN —

## HARDWARE, PAINTS, OILS, ETC.

6378 GERMANTOWN AVENUE

AGENCY FOR  
Wetherill's Atlas Paint

PHILADELPHIA, PA., *Jan - 1 1924*

SOLD TO *Harting & Son.*  
*Johnson St.*

Dec. 7.	24 ft. weather strip @ 5 <sup>ft</sup>	—	1.20
Dec. 18.	24 ft.	" " " "	— 1.20
			2.40
			.12
			2.52

JOHNSON HARDWARE CO.  
PAID  
DEC 19 1923  
Per *Johnson Hardware Co.* *Lo 5%*

Figure 18. A receipt from the Johnson Hardware Co., Dealers in Hardware, Paints, Oils, Etc., then located at 6378 Germantown Avenue in 1924. Source: Samuel Harting Papers, c/o Oscar Beisert.

**FRED P. BELL**

*Since 1896 we have maintained a reputation  
for offering to the public only the very best*

**Meats at Reasonable Prices**

<p><b>*SERVICE STORES</b></p> <p>63d and Lansdowne Ave. 6380 Germantown Ave. 52d and Spruce Sts. 5012-14-16 Baltimore Ave. 43d and Baltimore Ave. 23 S. Lansdowne Ave. (Lansdowne, Pa.) 3204 Woodland Ave. *Meats, Groceries, Fruits, Vegetables</p>	<p><b>NON-SERVICE STORES</b> <i>Meats Only</i></p> <p>4828 Woodland Ave. Ridge and Girard Aves. 2542 Germantown Ave. 2822 Germantown Ave.</p>
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<p>Large Can Snider's Baked Beans .....10c 16-oz. Bottle Snider's Catsup.....23c</p>	<p>City Dressed Pork Shoulders.....20c Sugar Cured Regular Ham, Size 8x12 .....30c</p>
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Figure 19. An advertisement for Fred P. Bell, including the subject property, specifically No. 6380. Source: *Evening Public Ledger*, 23 March 1922, 15.

As for the larger, corner store, No. 6380 was leased to William L. Evans, a grocer, who appears to have occupied the space in the mid-1890s—specifically from approximately 1896 to 1898.<sup>21</sup> By 1899, Evans had decamped, and the space was let to Magill & Groves. First generation American Robert H. Magill (1859-1923) of 139 Pomona Terrace and Irish immigrant Robert J. Groves (1872-1942) of 6356 Jefferson Street were partners in the firm of Magill & Groves, a grocery store, in the subject space.<sup>22</sup> The grocers appear to have operated at the site from approximately 1899 to 1907.<sup>23</sup> Another occupant, John S.B. Harley was operating as a retail butcher in the space by 1913, upgrading to grocer by 1916.<sup>24</sup> Another major tenant, Frederick P. Bell (1869-1953), a native of Maryland, established a chain grocery store, which, by 1917, he extended to No. 6380, operating

<sup>21</sup> Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.; and *The Philadelphia Inquirer*, 4 February 1898, 11.


<sup>22</sup> United States of America, Bureau of the Census. *Twelfth Census of the United States, 1900*. Washington, D.C.: National Archives and Records Administration, 1900. T623, 1854 rolls.

<sup>23</sup> Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>24</sup> *Monthly Bulletin of the Dairy and Food Division of the Pennsylvania Department of Agriculture*. (United States, Office of the State Printer, 1913).; and Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

at the site through the Crash of 1929.<sup>25</sup> By 1940, Philadelphia Paint & Glass, a hardware store, one of two official dealers of Sherwin-Williams Paints in Germantown, was installed in space, operating as late as 1964.<sup>26</sup> The commercial period largely ended with the installation of the Wellsprings Ecumenical Center in the mid-1960s.

"Bond  
Bread  
must  
be better"



I've been in the grocery business long enough to know the likes and dislikes of my patrons. And I've come to the conclusion that when most of them buy a certain product, and *continue* to buy that product, it *must* be right.

It's that way with bread. Now I sell several kinds of bakers' bread. But most of my customers buy Bond and they buy it regularly. So I know Bond must be right.

Of course, Bond costs a few cents more than some of the cheaper bread sold. But my Bond customers tell me it's worth it. They say that it's more home-like—that its firm, close-knit texture keeps it fresh longer.

I've noticed that my patrons who have children are regular users of Bond. That's because the Bakers of Bond have pledged that it is made with the best ingredients they can buy. These customers want their children to have good, nourishing bread.

Bond Bread must be better or my customers wouldn't keep on buying it.

FRED P. BELL  
(Signed)

FRED P. BELL'S Food Stores at 40th and Locust Sts., 63rd and Lansdowne Ave., 6350 Germantown Ave., and 23 S. Lansdowne Ave., Lansdowne, Pa., have been favorably known since 1896 for exceptionally fine foodstuffs, meats and poultry. Mr. Bell has gained valuable experience in determining the quality of foodstuffs. His opinion of Bond Bread is therefore unusually important.

Figure 20. An advertisement for Fred P. Bell's stores in *The Philadelphia Inquirer* in 1929. Source: *The Philadelphia Inquirer*, 9 May 1929, 13.

The Bee Hive Market is an important commercial building representative of the cultural, economic, social, and historical heritage of the Germantown community, satisfying Criterion J.

<sup>25</sup> Pennsylvania (State). Death certificates, 1906–1968. Series 11.90 (1,905 cartons). Records of the Pennsylvania Department of Health, Record Group 11. Pennsylvania Historical and Museum Commission, Harrisburg, Pennsylvania.; and *Monthly Bulletin*. (Pennsylvania Bureau of Foods, 1917), 120.

<sup>26</sup> *The Philadelphia Inquirer*, 7 May 1964, 41.





Figure 21. Top: The primary (southeast) elevation of the subject building. Figure 22. Bottom: The second-floor fenestration of primary (southeast) elevation of the subject property. Source: Oscar Beisert, 2022.

## CRITERION D

The Bee Hive Market is a significant representative of a Victorian-era vernacular defined by eclectic architectural designs that fused popular styles of the late nineteenth century to create distinctive commercial buildings. Commissioned by John F. Rausenberger in 1889, the subject building includes hallmarks of the High Victorian Gothic and Queen Anne Revival styles. The employment of Gothic-inspired stone headers and sills and the polychrome-inspired effect created by the “ornamental pressed brick and terra cotta tiles” set within “linear decorative...bands,”

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courses, and beading were influenced by the High Victorian Gothic style.<sup>27</sup> Constructed near the end of the High Victorian Gothic era—approximately 1860 to 1890, the subject building also contains elements of the Queen Anne Revival style with its original employment of Queen Anne style windows—“large panes of glass bounded by smaller panes,” usually limited to the upper sash of a double hung wooden window, which are emulated in some of the replacement units. Virginia and Lee McAlester describe masonry work typical of the Queen Anne Revival to include patterned brick and ornamental coursing of decorative masonry, which, in some cases, include bands and courses like those that adorn the subject building.<sup>28</sup> The cornice, which spans both the Germantown Avenue and Johnson Street elevation is largely Italianate; however, it was not unknown to employ such early Victorian features on later buildings, which adds some local history to the larger aesthetic amalgamation. The upper level of the Germantown Avenue and Johnson Street facades are most evocative of these stylistic influences today; however, historically, the ground floor featured more elaborate storefront surrounds that emulated or were comprised of cast iron work usually seen on larger commercial buildings. Figure 22 shows the employment of Victorian era detail on the southernmost post of the storefront at No. 6376. Only two of the original pilasters survive at the north point, showing the Victorian-era design. While some original features have been replaced and/or obscured, these are important to account for to formulate a better understanding of the quality of the design in its original intent. Even as it stands today, the Bee Hive Market embodies distinctive characteristics of a Victorian vernacular applied to commercial buildings in the late nineteenth century, satisfying Criterion D.



Figure 23. The subject building in 1957, showing the Queen Anne windows and the original storefront details.  
Source: The Philadelphia Historical Commission, 1957.

<sup>27</sup> “High Victorian Gothic Style (1860-1890),” Pennsylvania Architectural Field Guide. (Pennsylvania Historical & Museum Commission, 2015). <[High Victorian Gothic Style 1860 - 1890 | PHMC](#) > [Pennsylvania Architectural Field Guide \(state.pa.us\)](#)> Accessed on 1 October 2022.

<sup>28</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2018).

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Figure 24. Joseph Parker's Buildings, at 5805 and 5807 Germantown Avenue, built in 1876-77 and 1878-79 respectively, are among the highest style High Victorian Gothic buildings to survive on the commercial corridor. Source: H.R. Haas. *Philadelphia Register of Historic Places Nomination: Helig's, 5805 Germantown Avenue, Germantown, Philadelphia, Pennsylvania*. (Philadelphia: 2016), 12.

## CRITERION C

The Bee Hive Market is a store building that strongly reflects an era of commercial architecture that is characterized by eclectic designs influenced by the High Victorian Gothic and Queen Anne Revival styles in late nineteenth century Germantown. Like so much of Philadelphia, Germantown was an architecturally homogeneous place in the eighteenth and early nineteenth centuries, and even as the Germanic village became a lush suburb, the architecture of the early- to mid-Victorian-era featured Wissahickon schist facades, roughcast over stone, and occasionally red brick. However, after the Civil War, especially in the 1870s and 1880s, the commercial architecture of Germantown underwent a dramatic shift, departing from a conservative design palette to one of creative and idiosyncratic designs.

Developed by Joseph Parker, the High Victorian Gothic style was well represented in the design and construction of Helig's at 5805 Germantown Avenue (ca.1876-77) and 5807 Germantown Avenue (ca.1878-79). Both buildings feature fantastic decorative polychrome bands of brick, as well as Gothic-inspired headers and sills. While historically serving a more important commercial locality on Germantown Avenue near Cheltenham, the subject building possesses similar, though less stylized headers and sills, as well as the employment of more conservative decorative banding.





Figure 25. Top left: The Patrick McGarrigle Building (1885), 5336-38 Germantown Avenue, is one of the high style Victorian-era buildings to survive on the commercial corridor. Source: Oscar Beisert, 2022. Figure 26. Top right: The Wagner Buildings (1886), including both 4939 and 4941 Germantown Avenue, are very closely aligned in architectural treatment to the subject building. Source: Oscar Beisert, 2021. Figure 27. Bottom left: The Jones Store (ca. 1880s), as it looks today at the northeast corner of Germantown Avenue and Coulter Street, was once a two-story commercial building with Victorian-era brickwork. Source: Oscar Beisert, 2021. Figure 28. Bottom right: Built in 1883, both 5012 and 5014 Germantown Avenue are nicely detailed commercial buildings that share some elements of style with the subject property. Source: Oscar Beisert, 2021.

The Patrick McGarrigle Building (1885) at 5336-38 Germantown Avenue is one of the high style Victorian-era commercial buildings to survive on Germantown Avenue. It features amazing brickwork, a wondrous cornice, and other details. The Wagner Buildings (1886), including both 4939 and 4941 Germantown Avenue, are very closely aligned in architectural treatment to the subject building, featuring the same types of banding with small square rosettes. While the Jones Store Building at the northeast corner of Germantown Avenue and Coulter Street features a three-story Colonial Revival façade today, the side elevation, standing just two stories, speaks to the same era as the subject building with attractive brick work and corbeling. Two additional buildings, 5012 and 5014 Germantown Avenue, built in 1883, use banding and coursing within a red brick façade, sharing some decorative elements with the subject building.

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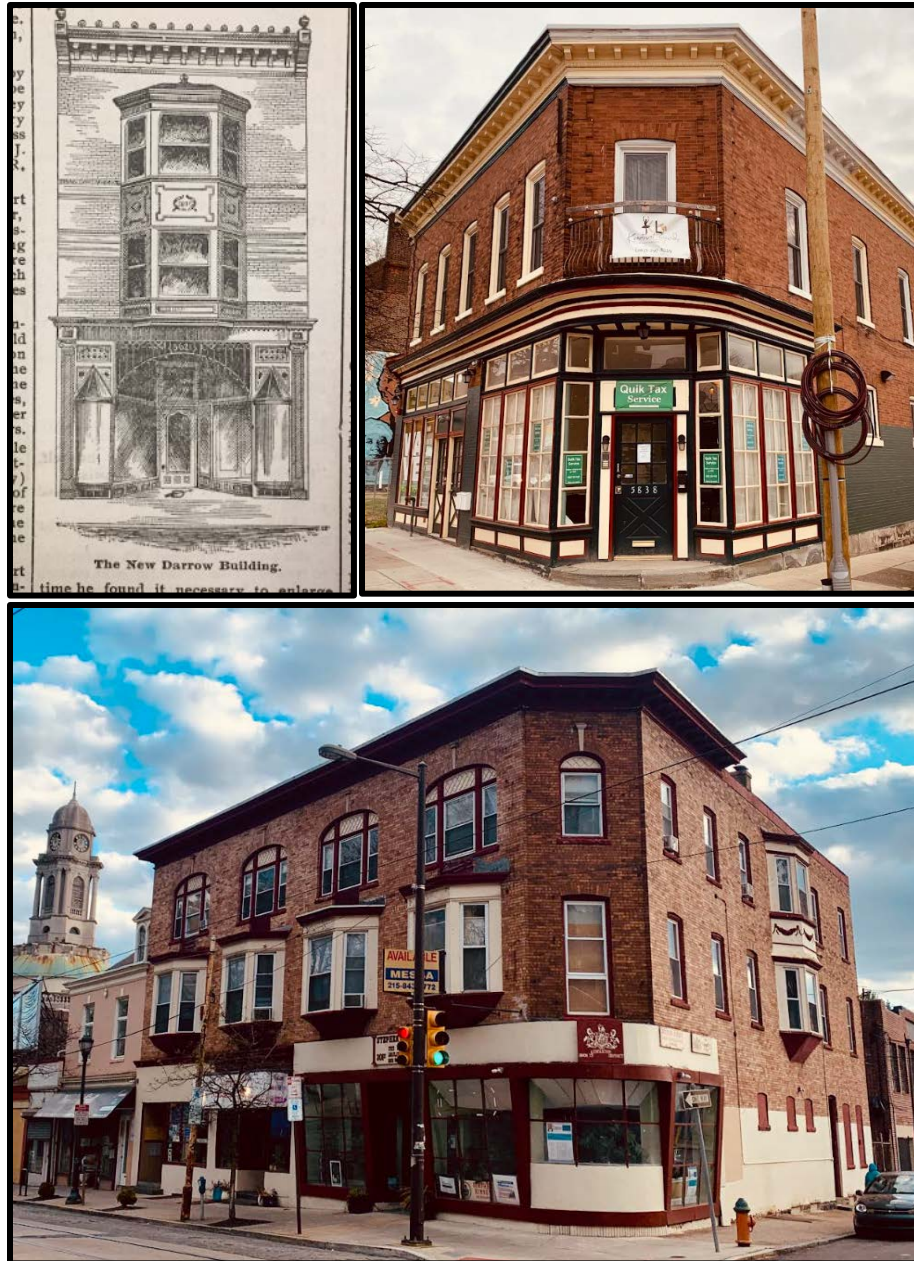


Figure 29. Top left: “The New Darrow Building” (1898), 19 E. Cheltenham Avenue (defaced). Source: *The Germantown-Independent Gazette*, 4 March 1898. Figure 30. Top right: A two-story commercial building at 5838 Germantown Avenue features a more simplistic façade than the subject property, but illustrates the treatment of a two-story, corner commercial building on Germantown Avenue. Source: Oscar Beisert, 2021. Figure 31. Bottom: The Engle Building (1894), 5948-54 Germantown Avenue, is slightly later than the subject property, but does represent the shift in architectural styles that occurred for corner properties in Germantown. Source: Oscar Beisert, 2020.

Built later, the examples shown above in Figures 29, 30, and 31 exhibit later stylistic influences, but share some features with the subject property. “The New Darrow Building” (1898) at 19 E. Cheltenham Avenue features decorative banding in the façade. While far less ornate than the subject property, the commercial building at 5838 Germantown Avenue is of a similar form and contains two storefronts. Perhaps more ornate than the subject property, the Engle Building at 5948-54

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Germantown is also designed with three storefronts, and an extra floor, where a hall once served a masonic organization. This attractive building features elements of the Colonial and Queen Revival styles.

The Bee Hive Market is a store building that strongly reflects an era of commercial architecture that is characterized by eclectic designs influenced by the High Victorian Gothic and Queen Anne Revival styles in late nineteenth century Germantown.



Figure 32. The Wellsprings Ecumenical Center, 6380 Germantown Avenue, one of the first non-commercial tenants of the subject property. Source: Tiffany Morgan via Pinterest.

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