

ADDRESS: 764-72 S BROAD ST

Name of Resource: Prettyman Hall/Circle Mission Church, Home, and Training School

Review: Designation

Property Owner: Circle Mission Church, Home, and Training School

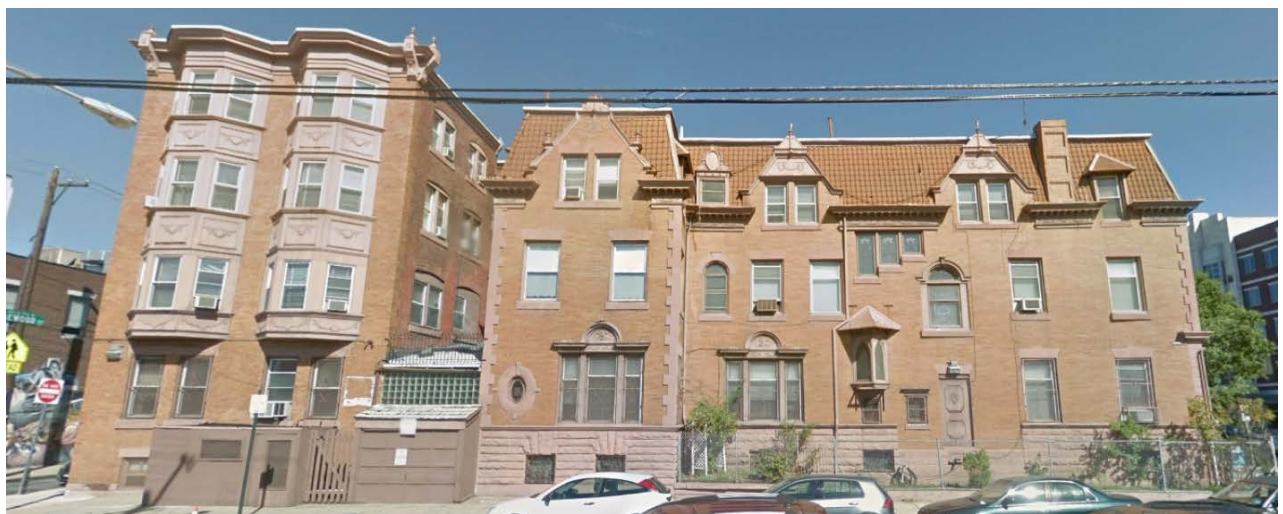
Nominator: Preservation Alliance for Greater Philadelphia

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This nomination proposes to designate the property at 764-72 S. Broad Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the connected structures, built in several stages between 1896 and 1904, satisfy Criteria for Designation A and J due to their associations with Charles B. Prettyman, developer and hotelier, and Father Divine and the Peace Mission Movement. Prettyman had a significant impact on the built environment of Philadelphia and was especially impactful in providing housing for a growing city. Father Divine and his followers also met the needs of Philadelphians, providing food and shelter as well as producing affordable goods and creating employment opportunities. Perhaps the biggest impact of Father Divine was in Civil Rights, where the Peace Mission's hotels led the way as sites of racial desegregation.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 764-72 S. Broad Street satisfies Criteria for Designation A and J.





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: 764-72 S Broad St

Postal code: 19146

2. NAME OF HISTORIC RESOURCE

Historic Name: Prettyman Hall

Current/Common Name: Circle Mission Church Home and Training School

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: Religious

5. BOUNDARY DESCRIPTION

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

6. DESCRIPTION

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

7. SIGNIFICANCE

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

Period of Significance (from year to year): from 1896 to present

Date(s) of construction and/or alteration: 1896, 1900, 1904

Architect, engineer, and/or designer: _____

Builder, contractor, and/or artisan: Charles B. Prettyman

Original owner: Charles B. Prettyman

Other significant persons: Father Divine

CRITERIA FOR DESIGNATION:

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

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

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

9. NOMINATOR

Organization Preservation Alliance for Greater Phila. Date 2 May 2023

Name with Title Mr. Mark P. Flood, Consultant Email advocacy@preservationalliance.com

Street Address 1608 Walnut St., Suite 1702 Telephone 215-546-1146

City, State, and Postal Code Philadelphia, PA 19103

Nominator ☐ is ☒ is not the property owner.

PHC USE ONLY

Date of Receipt: May 2, 2023

☒ Correct-Complete ☐ Incorrect-Incomplete Date: May 17, 2023

Date of Notice Issuance: May 18, 2023

Property Owner at Time of Notice:

Name: Circle Mission Church, Home, and Training School

Address: 764-72 S. Broad Street

City: Philadelphia State: PA Postal Code: 19146

Date(s) Reviewed by the Committee on Historic Designation: June 21, 2023

Date(s) Reviewed by the Historical Commission: July 14, 2023

Date of Final Action: _____

☐ Designated ☐ Rejected

12/7/18

5. Boundary Description

Situated at the Northwest corner of Broad Street and Catharine Street, in the Thirtieth Ward of the City of Philadelphia.

Containing in front or breadth on the West side of Broad Street Ninety-three feet more or less and extending of that width in length or depth Westward, the Southerly line thereof extending along the North side of Catharine Street, One Hundred and Twenty feet to Rosewood Street.



6. Description

The Prettyman property at 764 through 772 South Broad Street was built as 5 buildings. Though they appear to be separate from the street, they are internally connected.

An aerial view assists with orientation.



The red building is 764 (-768) S. Broad Street and was built as an office building in 1896.

770 S. Broad Street is comprised of the green section built in 1896, and the yellow, a 'back building' from 1900.

772 S. Broad Street is made up of the blue building from 1896 and the orange, which dates to 1904, replacing a stable.

The building is located at the busy intersection of Broad and Catharine Streets. It's immediate neighbors reflect the mixed use nature of this section of Broad Street and include a United Methodist temple, a charter school, a new five-story apartment building, and some auto-centric uses like a gas station and free-standing fast-food restaurant. Nearby is a magnet high school in the repurposed Ridgeway Library. To either side of Broad Street are desirable, rowhome neighborhoods.

764 (-768)

The Broad Street (east) facade of the four-story “Prettyman Hall” was built as an elaborate first-story base, a plainer shaft in the upper stories, and a broadly overhanging cornice, which is no longer extant. The windows and ornamentation are axially symmetric.



Google: 764 S. Broad. Street

The double-height first story is a three-arched arcade, with large expanses of plate glass visually relieving the weight of the rusticated granite between them. It is dominated by a central double-door with generous side lights and two similarly proportioned, though slightly smaller, windows on each side. Both the door and windows are topped by large, arched windows, nearly half-circles. The three keystones are crisp and geometric, which contrasts with the rough stonework of the voussoirs. (The keystone above the door has been modified by the addition of an outdoor light.) The 2 spandrels contain inset carved roundels marking the date of completion, to the left of the door “A.D.”, and to the right of the door “1897”.



Detail of roundels and keystone, photo by author

The four blocky arcade piers are identical with high, multi-part, plinths, necking that balances the height of the plinth, and thin, plain capitals. The top of the piers aligns with a prominent section of the window and door frames to form a center line that visually bisects the design.

The front door is raised off the street by two steps, which allows for the two windows to sit on top of stone ledges that match the height of the pier plinths. Both door and windows are somewhat recessed, strengthening the arcade effect. Non-original but nondescript railings are located to either side of the door.

The only non-symmetrical feature of the facade is the basement access well found only under the right-hand window. A flight of stairs leads down to a door and window and is surrounded by a black, tubular iron railing that could be original.



Detail of arcade pier, Google



Detail of basement access, photo by author

At the top of the arcade is a plan frieze and cornice running the entire width of the building. It's styling and proportions strongly echo the tops of the four piers. This area holds a painted black and white sign

that reads *Circle Mission Church Home and Training School inc.* This would likely have been erected in 1941 after the building was acquired by the Peace Mission Movement.



Detail of frieze with sign, photo by author



Detail of center windows, Google

The top three stories are faced with gray-beige brick in a stretcher bond pattern, embellished on the edges by quoins in the same material. The center windows of the second and third stories are unified by a prominent, geometric spandrel. It is topped by a dentil molding pattern and contains a shield with the letter “P” in its center. Today it is painted the same color as the first-story stone, but it appears darker in historical photographs. The windows above and below this spandrel appear to have been replaced with shorter windows at some point, with the large space above the new windows filled in with panels. At the top of this composition is a segmental arch with a keystone identical to those used in the first story.

On either side of the central window on both the second and third floors are pairs of sash windows. Closely-spaced, but not touching, they share a common sill. Each window is topped by a flat arch with slightly taller keystones. The arches and sills project out from the facade only slightly.

The third story follows the pattern of the two below but with three pairs of windows and styled differently. Shorter than the others, they are topped by segmental arches of rusticated stone. Their shared sills slope downwards and project a bit from the facade. About half-way up the upper window pane, the brickwork does a subtle, three-brick step-out. The arches and sills on all three upper floors are of the same brick-red colored stone.



Detail of upper windows and decorative brickwork, Google.

Historical photos show a cornice above these windows. Today, brick in a different color continues to a flat roof line with some very simple brick embellishments.



Historical photo of non-extent cornice, <http://peacemission.info/fdipmm/word6/cmc5.html>



Detail of 772 south elevation, photo by author

The south elevation does not abut 770, but is instead offset by a small alley. This elevation is faced in red brick. Though sightlines are difficult from the street, pairs of windows in a style similar to the west elevation are visible.



The building attaches to 770 in several places. Closest to Broad Street, a bridge spans over the raised basement level of both buildings, connecting the first stories. A bit further back, a second bridge connects the second stories. Towards the back of the building, the south facade fully abuts the Rosewood Street addition from 1900.

A grill-work gate provides access to the small alley between the two buildings, which leads to a door into 770.



Detail of bridges, the light-colored section behind the sign connects the first stories. The gray section behind it connects the second stories. Photo by author

Detail of the alley behind the gate, below the first-story bridge. Photo by author

770-772 – East Facade

The Broad Street (east) facades of 770 and 772 are mirror images.



770-772 S. Broad Street, Google

The buildings meet the sidewalk at a high water table of rusticated masonry with few visible vertical joints (resulting in a striped effect). The light-colored paint extensively used on the property is in excellent condition, making it difficult to determine the original color of materials. However a small amount of the water table was left unpainted and reveals that it was originally the same red brick color of the quoins and third-story window trim.

The central section of the buildings projects forward enough to accommodate flights of seven orange brick stairs running parallel to the sidewalk from the north and south sides of the porch. There are four square basement windows, protected by black ornamental grills. Two are in the projecting porch wall

and the other two in the main facade. The windows are topped by flat arches with tall keystones and voussoirs.

The raised first story is bounded below by a ledge that tops the water table, and above by a wider ledge. Flanking the central porch are two, large multi-part window that sit centered above the basement windows. Their large, round arches mirror the shape and scale found on the first story of 764. The protective window grills do not appear in historical photos. The facade is ashlar masonry, again with no visible vertical joints, continuing the striped effect of the water table. The two double doors are well-recessed from the plane of the windows. This space, combined with that gained by the projecting front wall, creates a generous porch. The angled walls within the porch contain additional windows. The porch roof is held by three Tuscan columns in burnt orange stone with a full, undecorated entablature.

The porch roof extends a partially covered balcony accessible from the second story. The balcony doors are deep set behind a two-part, round arched arcade. The keystones in these arches exactly match those of 764. Around the balcony perimeter is a high ornamental iron fence that appears in mid-century photos. To either side of the balcony are flat-roofed bay windows, decorated with low relief wreaths and swags. The edges of the facade are marked by stone quoins.



Detail of decorative elements on 772, Google

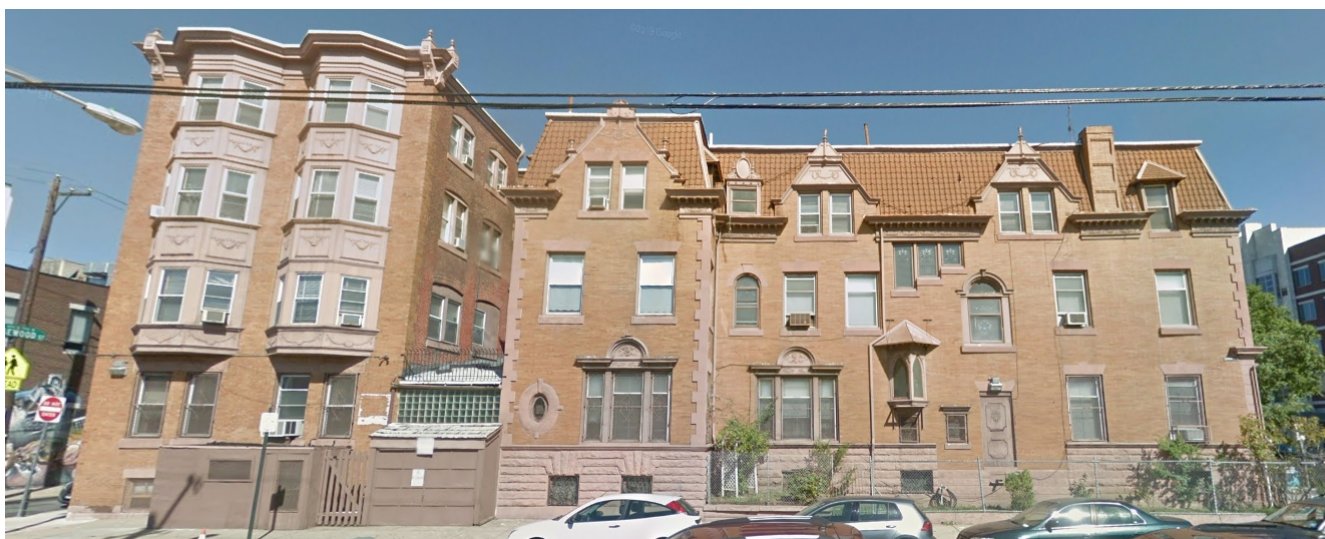
The third story is a straight, clay-tiled, mansard roof with the facade of each building continuing up into a large gable. It is here that the cladding of the second and third stories, Pompeian brick, is most noticeable. Centered in each gable are three windows arranged to resemble a Palladian window, with a shared, shallow sill. A prominent hood mold follows the upper outline of the windows and includes a large keystone. Another line of molding run along the top of each keystone, out to and down the edge

of the gable. As the top of the gable rises above the roofline, it steps together like a Flemish gable, and its face is decorated with low-relief swags. Today the very tops of these gables are missing (as can be seen in the historical photo above), as is some of the decoration. The bottom of this story is marked by a heavy cornice with a decorated frieze. It runs through and is largely interrupted by the windows however, resulting in a small section in the middle and smaller sections on each corner.



Detail of third story on 770 and 772, Google

772 – South Elevation



772 S. Broad Street, including the building on the corner of Rosewood Street, which is discussed separately, Google

The Catharine Street elevation of 772 S. Broad Street shares many design features of the east facade. It is faced in the same Pompeian brick cladding, extends the same rusticated stone water table, and has the same treatment of the third story, namely a clay-tiled mansard roof and heavy cornice perforated by gables.

However, unlike the east facade, the arrangement of windows is completely asymmetrical and there is

no clear definition of bays.



772 S. Broad Street, Google

The furthest west quarter of the elevation (closest to Rosewood Street) extends to the sidewalk. The quoins defining this section of the building and the flat-arch treatment of the basement windows match the east facade. The sills and flat arches (with slightly taller keystones) in the windows of the second and third stories matches those in 764 (Prettyman Hall). But the windows of the first story add new interest: a large tripartite window crowned with a small decorative arch resting on ledges and a small oval window set in very heavy stone trim. The tripartite window is used once more on this elevation.

The remainder of the building is set back from the sidewalk, allowing for a small garden space that is defined by the low stone ledge that meets the sidewalk. Today, a chain-link fence encloses the space except for a black metal gate. The narrow east-facing portion of this garden space contains a single window with the “standard” sill and flat-arch treatment on the first and second stories. The third story contains a smaller hipped dormer extending through the cornice.

The water table is interrupted roughly in the center of the elevation by a door and small window. Here, the water table is only half-height. The door arch matches those of the standard single windows. Today the door does not appear to be used as there are no steps down to the garden level. There are three additional basement windows, but unlike the others, they have no arch at all.

The remainder of the first and second story elevations contains an arrangement of windows with no discernable pattern. There are 6 single windows with the “standard” sill and arch treatment, matching four of the windows in the protruding western section. There is another tripartite window and a second of the smaller windows near the door. There are two different round-arched windows, one with a

simple arch and keystone similar to the flat-arched windows, the other (above the door) with a more elaborate hood mold. Each of these last two windows contains stained-glass.



Detail of stained-glass, photo by author



There are two other unique windows, both sitting between stories. Presumably these illuminate interior stair cases. Between the first and second stories is a small, two-sided oriel window with three-pointed arch windows. Above the oriel, between the second and third stories are three stained-glass windows that reach up to the cornice and are arranged in a step pattern.



Window detail on 772, Google



Corner of Catharine and Rosewood

The 1903 addition in the southwest corner of the property reads as a free-standing building when viewed from Catharine Street.



Corner of Rosewood and Catharine Streets, Google

Its four stories and basement match the height of the four-story Prettyman Hall at 764. Each of its two bays consists of a simple pair of windows on the first story and a three-sided oriel window rising from there to a prominent undecorated cornice. The spandrels on the oriel are decorated with low-relief swags. The cornice is bookended by large brackets that extend up and over the roofline. Visual unity with the south facade of 772 is achieved through the use of the same Pompeian brick in the facade.



Detail of oriel and cornice bracket, Google



There is a small, stuccoed, non-original structure at ground level, with doors on two sides. There are two adjacent basement windows.



Detail of structure, photo by author



A small alley runs between the east elevation of this building and the west elevation of the original building at 772. This allows for the red brick east elevation to have two bays of double, segmental-arch windows on each level. The west elevation of 772 is also faced in red brick with single windows with plain headers and sills.



Detail of alley, photo by author



At street level the building joins 772 by a non-historical, protruding garage door under a low glass block wall. A historical photo shows what appears to be a garage door flush with the buildings.



Detail of garage, photo by author

West Elevation (Rosewood Street)

All buildings extend the to the edge of the property on Rosewood Street and are faced in red brick.



Google: Rosewood Street

The west elevation of 764 is a simple, four-bay arrangement of windows on the upper three stories. Each window pair sits on a stone sill and is topped by a segmental arch in brick with no keystone embellishment. The second-story windows appear to have been replaced with those matching the top two stories. The larger window openings are spanned by the same paneling found on the center windows of the east facade.



Upper stories of 764, Google

The ground floor has an opening in each bay topped by the same arch as the windows above. All are now closed up with the southern-most opening partially bricked-up, but they appear to have been perhaps two doors and two windows originally.



Ground story of 764, Google

The west-facing elevation of 772 and 770 reads as a single design. The top 3 stories sit under a shared roofline and consist of two pairs of windows under brick segmental arches centered by a single window with a rusticated flat arch. Based on the brickwork, these center windows appear to have been larger originally, or perhaps doors. On the first story, only 2 windows remain, the rest appear to be bricked in. The window pattern continues at the basement level. A modern steel door and concrete staircase provide access to the building. A black metal fire escape runs from the fourth story to the sidewalk.



770 and 772, Google

North Elevation of 764 (-768)

The north elevation of Prettyman Hall is built to the property line, sharing a wall with its neighboring three-story building. The fourth story has some windows in its slightly recessed central portion. There is also an unusual feature towards the front of the elevation – a small, deeply recessed portion with at least one east-facing window visible.



Detail north elevation, photo by author

7. Significance & 8. Bibliography

The Prettyman buildings at 764-772 South Broad Street were built in 1896 by the prominent regional real estate developer and hotelier Charles B. Prettyman. They served as his office for about half of his 30 year career, during which he erected thousands of homes in Philadelphiaⁱ. In the decade from 1890-1900 alone, the population of the city increased by 25%, and Prettyman provided much needed housing to a growing city.

Designed in an attractive, eclectic-Victorian style that reflected Prettyman's status and success, the buildings have been used and adapted through the years to provide lodging, living, and working space. They have also hosted countless meetings and celebrations for Philadelphia organizations, particularly the many clubs that formed a key part of the city's civic, business, and social life around the turn of the 20th century.

The community theme continues today with the buildings' long-standing and current use as a Mother Church of Father Divine's International Peace Movement. With the height of his influence around the time of the Great Depression, Father Divine's message of peace, clean living, righteous government, individual dignity, and racial harmony resonated with thousands of people around the globe. With his ground-breaking desegregated hotels, Father Divine made an important contribution in the advancement of racial equality in this country.

The Prettyman buildings deserve to be listed on the Philadelphia Register of Historic Places under Criteria:

- (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”, due to their association with Charles B. Prettyman and Father Divine.
- (j) “Exemplifies the cultural, economic, social and historical heritage of the community”, due to their prominent role as a meeting place for many civic and political organizations throughout their first 45 years and due to their designation as a Mother Church of the International Peace Mission Movement.

The Prettyman Buildings at Broad and Catharine

On 1 April 1896, Charles B. Prettyman purchased from Jefferson Medical College a 93x120 ft vacant corner property on Broad Street for \$40,000.ⁱⁱ The location was about equidistant from his offices by City Hall and the South Philadelphia neighborhood that he had spent the past few years working to develop. Surrounded by homes, churches, industrial buildings, and the grand, Greek Revival Ridgeway Library (now the Philadelphia High School for the Creative and Performing Arts), Prettyman developed this lot into two houses and a multi-tenant office building.

770 and 772

The two dwellings were designed to be three stories high with basements, measuring 20x80 ft, sheathed in Pompeian brick, with stone trimmings, and costing around \$25,000.ⁱⁱⁱ To the rear of the property, Prettyman erected a three-story stable.^{iv} In 1900, he added a 20x65 ft, three-story back building to the rear of 770 at a cost of \$2,500.^v In 1903, presumably with the rapid change in transportation options, the stable was replaced with a four-story rear addition to 772, again at a cost of \$2,500.^{vi} Today, the rear of 770 is also four stories, so presumably the original 1900 structure was altered with the 1903 addition.

It was reported that he intended one of the houses for his own use, the other for Richard Y. Cook, President of the Guarantee Trust and Safe Deposit Company.^{vii viii} But an October 1900 want ad for a waitress refers to 770 as a boarding house and many other listings follow for cooks, chambermaids, etc.^{ix} 770 is styled as the Graham Apartments in a 1913 advertisement.^x

Although there are fewer references to 772, a May 1905 advertisement for a cook refers to it as boarding house as well.^{xi}

764 (-768)

The adjoining office building meanwhile, would be four stories high, 41x120 ft, with a front of granite, brick, and terra cotta trimmings, and costing \$50,000.^{xii} August of 1898 marks the first reference to Prettyman being based at 764 S. Broad Street, but there were other tenants as well, including a barber and real estate broker.



Philadelphia Inquirer 13 Feb 1898, p. 20 (Readex)

The new building quickly sprung to life providing meeting space for numerous organizations in the city. For example, it played frequent host to the Fulton Lodge of the Knights of Pythias, with musical and literary entertainment, refreshments, and games of progressive euchre. Another outing for the society included dancing followed by a light meal in the banquet room.^{xiii} Many other societies also made use of the building including:

- Ancient Order of Hibernians^{xiv}
- Artisans' Order of Mutual Protection^{xv}
- Friends of Irish Freedom^{xvi}
- Foresters of America^{xvii}
- Improved Order of Red Men^{xviii}
- Irish National Foresters^{xix}
- Order of the Eastern Star^{xx}
- Sons of America^{xxi}

The building hosted business and political events, such as meetings of the city's Republican Congressional Convention at Prettyman's Hall (as it was sometimes called).^{xxii} In 1900, 60 real estate agents gathered to organize for "mutual protection".^{xxiii} The Meat Cutters' Association of Philadelphia met in 1902 with a representative of the AFL to discuss unionizing for shorter hours and Sundays off.^{xxiv} In 1919, Journeyman Barbers of Philadelphia gathered to charter their association and draft demands of the master barbers related to their low pay and long hours.^{xxv} In 1923, the Democratic nominee for mayor spoke at a campaign meeting of the Democratic City Committee.^{xxvi}

Social and community events were held at 764 as well. The Acme Wheelman chose the space for a bicycle hop, where 500 people from different bicycle clubs waltzed to a live orchestra.^{xxvii} The South

Philadelphia Business Men's Association met in 1899 for an evening billed as “a night of entertainment and profit that will not soon be forgotten.”^{xxviii} The congregation of the Gustavus Adolphus Church worshiped in Prettyman's Hall while Prettyman constructed their church.^{xxix}

Prettyman's offices were based at 764 S. Broad Street until 1903, when the *Builders' Guide* places Prettyman's offices in the Land Title Building. Prettyman sold the properties in December 1906, but repurchased them in January of 1911 and his offices returned to his namesake building. He remained there until 1919, when he returned to a different suite at the Land Title Building.

Broad and Catharine sts. N W cor, etc—
Chas B Prettyman to Elmer Parsons;
Dec 15, '08..... Nom

Irreg shape; Broad and Catharine 93 3x
120—Elmer Parsons to Chas B Pretty-
man. Jan 9, 1911, mtge \$432,900...400000

Philadelphia Inquirer, 7 Jan 1907, p. 15; 13 Apr 1911, p. 7

The Hotel Dale

Prettyman sold the properties again in 1920 for \$125,000, this time to the Hotel Dale Company^{xxx}. The project was to create a “first class colored hotel”^{xxxi} in Philadelphia. It would be led by successful hotelier E.W. Dale who had managed two other hotels of the same name (in Atlantic City^{xxxii} and Cape May, N.J.^{xxxiii}). However, Dale separated from the project in February 1921.^{xxxiv}

In addition to 100 rooms with modern conveniences, the hotel boasted a spacious hall that could seat 500, plus a smaller banquet hall and other parlors for rent.^{xxxv} Advertising excellent service, reasonable rates, and unparalleled cuisine, the Hotel Dale announced its grand opening with a full orchestra on June 29, 1921.^{xxxvi}




The Hotel Dale, Philadelphia Tribune 22 Jan 1921, p. 8

In its short run, the hotel hosted numerous dances and events.^{xxxvii xxxviii} The Philadelphia Autumn Fair Association, who hoped to be in charge of the Negro section of the 1926 Sesqui-Centennial Exposition, held their “Dollar Dinner” at the hotel.^{xxxix} The Ladies Eureka Club held a reception in the “pink room”.^{xl} The Co-Operative Arts Club of Philadelphia held a large, Hawaiian-themed cotillion dance in the ballroom, which was decorated with palms and greens and perfumed with “Oriental incense.”^{xli}

When President C. D. B. King of Liberia came to Philadelphia on an official diplomatic mission, he was received with a banquet luncheon at the hotel. ^{xlii} Author and activist W. E. B. Du Bois was once a hotel guest. ^{xliii}

HOTEL DALE COMPANY

Flashes and Sparks of the Company



Don't put off until tomorrow that which can be done today!
 You cannot expect the values we offer to wait until tomorrow, so heed the proverb, and act quickly: Do it today!
 Did you read last Tuesday's Public Ledger? Here's what it said, and on the front page too!

HOTEL PLANNED FOR COLORED FOLK
 Structure at Broad & Catharine Streets. Will be Opened in the Autumn

Colored citizens have organized a company to open a first-class hotel for members of their race at the northwest corner of Broad and Catharine Streets early next autumn. The Hotel Dale, as it will be known, will be the first large hotel for colored persons in Philadelphia.

The growing number of well-to-do colored families of the city will use the Dale for theatre parties, dances and other social functions.

The promoters of the hotel enterprise include Dr. B. G. Walker, E. W. Dale, Dr. C. A. Lewis, J. B. Johnson, P. K. Martin, E. C. Brown, J. H. Irvin, E. D. Kelly, A. S. Bailey, Dr. V. P. Bailey, T. A. Short, Dr. G. Sarikhal, Andrew Stevens, the Rev. E. W. Johnson, I. Martin, Dr. A. J. Overly, J. A. Rich, G. W. Smith, W. P. Mosley, J. Jeffries, J. S. Clower, Ernest Wright and Beresford Gale.

The Dale will have rooms for 250 persons and 5,000 can be served in the dining rooms each day. It will have private dining rooms, banquet halls, reception rooms, a billiard room, private bath and every modern convenience, with broad entrances on Broad and Catharine streets. It has a frontage of 93 feet on Broad, and 130 feet on Catharine street.

Messrs. Brown & Stevens, our popular and successful bankers, have promised to advance us any quantity of ready cash to get the Hotel Dale ready. These two gentlemen are just as anxious for the success of the hotel as they are for the wonderful Dunbar Theatre.

We are hoping that you won't delay in getting your shares at once.

There's a Reason!
 (Common or Preferred.) Cash or Installments.

SUBSCRIBE NOW!

Walnut 1549 PHONE: Race 2072

BERESFORD GALE, Fiscal Agent
 Member Philadelphia Chamber of Commerce.

OFFICE: 1201 Spruce Street, (Room 506.)

P.S. Everyone predicts the Hotel Dale will pay big dividends in a short time. You'd better get in NOW. Write to Mr. Astwood.

Hotel Dale Company, Inc.

The Hotel Dale Company, Inc. wishes to announce to the Public that they are now in possession of their property at the N. W. Corner of Broad and Catharine Streets, Philadelphia, Pa.

The remodeling, renovating and furnishings of this Hostelry will be directly under the supervision of Mr. E. W. Dale, the well known Hotel Operator, who has been employed as the Directing Manager during the pre-opening period. His services have also been secured as the manager of the hotel when it becomes operative.

All communications and applications for service pertaining to this department of the hotel company will receive prompt attention by addressing

E. W. DALE, (Directing Manager)
 Or
The Hotel Dale Company
 N. W. Cor. Broad and Catharine Streets.
 PHILADELPHIA, PA.

P. S.—Office hours 10 A. M. to 2 P. M. (Daily). 11-13-12

Hotel Dale

E. W. DALE, Manager
Broad and Catharine Sts.
PHILADELPHIA

Table d'Hote Dinners \$1.00

M E N U
Sunday 17th, 1921

Consomme	Soup	St. Julienne
Hard'vere	Celery	Olives
Fish	Boiled Rock Fish	Hollandaise Sauce
Pommes Parisienne	Entree	Banana Fritters, Coconut Sauce
Meats	Breast of Guinea Hen	Currant Jelly
or	Lobster Cutlet	Royal Sauce au Maderia
Vegetables	Early June Peas	Mashed Potatoes
Stewed Tomatoes	Salad	New Tomatoes en Lettuce Leaves
Mayonnaise Dressing	Cheese and Crackers	Dessert
Ice Cream	Coffee	After dinner Mints

On Sundays from 2 to 6 P. M.
 Week days from 5:30 to 8 P. M.
 Dining room open daily until 2 A. M.

Hotel Dale Advertisements, Philadelphia Tribune, 1 May 1920, p. 7; 13 Nov 1920, p. 3; 16 Apr 1921, p. 5

Upon acquisition of the property, the company replaced the roof, overhauled the plumbing and heating systems, and renovated the rooms. This cost, together with the mortgage and daily expenses (the building burned a ton of coal each day) left the hotel with a great deal of debt. ^{xliv} Although it seems a good amount of money was raised through shares of company stock ^{xlv} (one advertisement invites the public to buy \$30K worth of shares in 30 days), ^{xlvi} the hotel went bankrupt nevertheless. The buildings were advertised to be sold together by Sheriff's sale multiple times between October 1921 ^{xlvii} and February 1922 ^{xlviii}. In April, all the contents of the hotel, including rugs, furniture, china, silver, and linens, were auctioned off. ^{xlix}

Improved Order of Red Men and Osage Hall

By May of 1922, the Osage Tribe of the Improved Order of Red Men acquired the property for \$25,000 with a \$100,00 mortgage.ⁱ The fraternal organization used the buildings as their local meeting site, or “wigwam”, making it the largest in the U.S.ⁱⁱ Formally established in its current form in 1834, the organization traces its roots back to 1765. Devoted to “inspiring a greater love for the United States of America and the principles of American Liberty”, its members included three U.S. presidents.ⁱⁱⁱ At the dedication ceremony of their new wigwam, 3,000 Red Men and their families participated in a program that included a 76-piece band and scenes from early American history.^{liii} 228 new members were initiated that day.^{liv} During the holidays, the organization threw “Kiddie” parties, distributing thousands of toys to invited children.^{lv}



Osage tribe of Red Men, Philadelpha Inquirer, 24 Dec 1923, p. 13; 10 May 1924, p. 17

Circle Mission Church

For the last 80 years, the property has been owned by the Peace Mission Movement, founded by Father Divine. In 1940, two of Father Divine's “angels” from Philadelphia, Patience and Faithful Ezekiel, purchased the Prettyman properties to be a permanent “heaven” for his faithful in the city. Following renovations, Father Divine celebrated the official dedication in October of that year with speeches, movies, and a parade through South Philadelphia.^{lvi} It was incorporated as a Mother Church in 1941 and named The Circle Mission Church, Home and Training School.^{lvii} It served as the organization's international headquarters from 1946 until 1957, when Father Divine moved to The Palace Mission Church at Woodmont in Gladwyne, PA.^{lviii}



Divines at Circle Mission Church; <http://peacemission.info/fdipmm/word6/cmc5.html>

The Church continued the buildings' legacy of community support, with activities for neighborhood children and classes in Bible study, science, music, and computers.^{lix} In 1944, it hosted a war bonds booth.^{lx} In 1946, it served as a venue to screen free educational movies as one way to “curb delinquency”.^{lxi} In the 1950's, a young Ross Perot visited Circle Mission Church for a haircut and good meal from his station at the Philadelphia Navy Yard,. He had great respect for Father Divine, whose views on financial responsibility aligned well with those of Ross' Reform Party.^{lxii} More recently, John Street campaigned for mayor at Circle Mission Church in 2003.



Communion Hall, Public Dining Room, Classroom; <http://peacemission.info/fdipmm/word6/cmc5.html>

Though Father Divine died in 1956, 300 of his followers celebrated at Circle Mission with Mother Divine in 1986, on what would have been their 40th wedding anniversary.^{lxiii} Though greatly diminished in numbers, the Circle Mission Church still owns the properties today.

Charles B. Prettyman

Prettyman's Early Career



Charles B. Prettyman, *Pennsylvania and its Public Men*, Sam Hudson, 1909, p. 127

Charles B. Prettyman was born in Dover, Delaware in 1863 and trained in farming and carpentry. He came to Philadelphia in the spring of 1883, at a time of enormous change and growth for the city.^{lxiv} Philadelphia buzzed with construction, electrified trolleys, and thousands of newly immigrated Americans from Russia, Italy, and Poland, eager to find work in one of the city's many thriving factories.^{lxv} Prettyman began his career as a builder, and became interested in real estate.

Prettyman's first real estate deal is in August of 1888 with a \$1000 purchase of 2111 Wharton Street, which was at the time near the edge of developed South Philadelphia.^{lxvi} This served as his address of record for his first several smaller-scale residential projects in the city.

In early 1889, Prettyman purchased two larger buildings around the corner at 1252-54 S. 20th Street, selling his Wharton Street property by year's end.^{lxvii} From here, he commenced his largest project to date – 20 small, three-story homes on the north side of the 1100 block of Titian [sic Titan?] Street.^{lxviii} Just a month later, Prettyman announced about 67 mostly larger homes one block to the south, (bounded by 11th, 12th, Titan and Wharton Streets). Reflecting the established building type in the city, they would be “brick, three-story, brown stone trimmings, fitted on interior with all modern conveniences.”^{lxix} All of these homes appear to still be standing.



Cornice detail, Google: 1100 block Titan Street

1891 begins with an office move to 25 N. Juniper Street, just steps away from an expanding Broad Street Station, John Wanamaker's department store, the busy shops of Market Street, and City Hall, still under construction.^{lxx}

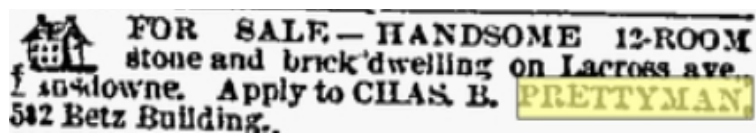
Prettyman in Lansdowne, PA

At this point, Prettyman made a foray into the suburbs, with the front page of the *Builders' Guide* announcing “plans for ten fine suburban houses to be erected in four different styles of architecture at Lansdowne Park, Pa. ...about five minutes walk from Lansdowne Station.” For this project, Prettyman engaged locally prominent architect William H. Free to design the buildings. Working together, they built 34 homes in the Queen Anne Style.^{lxxi}

In 1987, the neighborhood was added to the National Register of Historic Places, citing the neighborhood as the largest extent collection of work by Free and lauding its large and cohesive collection of Queen Anne style residential architecture. The nomination cites Prettyman's development as forming the core of the district in this style.^{lxxii}



Google: 63 W. La Cross Ave, Lansdowne PA



Philadelphia Inquirer, 28 Apr 1894, p. 6 (Readex)

Prettyman in South Philadelphia

While Prettyman continued to take projects throughout the city, by the early 1890's he was starting to focus on the blocks roughly centered on the intersection of Broad and 16th Streets, and West Passyunk Avenue. A major project in 1893 exemplifies Prettyman's push of the edge of the developed city further to the southwest. “Chas. B. Prettyman will soon break ground on the north and south side of Hoffman Street, west of Eighteenth, for the erection of fifty-six two-story brick and stone dwellings. Each will have a frontage of 14 feet and a depth of 34 feet. The buildings will have all modern improvements and be finished in hard wood.”^{lxxiii}

In 1894, Prettyman relocated offices again, this time to the south side of City Hall in Philadelphia's first skyscraper – the newly-built, 13-story, Betz Building. His major project in that year was 200 dwellings in the full block bounded by Broad, 15th, and Jackson Streets, and Snyder Avenue.^{lxxiv} The *Philadelphia Inquirer* reported the development, lauding Prettyman as a “bright particular star” in an otherwise discouraging building slump for the quarter.^{lxxv} 100 more dwellings followed in 1895 a couple of blocks away.^{lxxvi} Prettyman would continue to develop entire blocks in this section of the city, working in clusters.

The scale and styling of these handsome, working-class, brick homes is a defining neighborhood feature in this part of the city. His choice to build in a style that extended and reinforced the character of neighborhoods was intentional, with one report stating that a development would be “of the usual kind and material erected in the same vicinity.”^{lxxvii}



Google: 2120 Rosewood St., 2338 S. 16th St., and 1838 Sigel St. Philadelphia, PA

As mentioned, Prettyman purchases ground at Broad and Catharine Streets in 1896 to develop into his namesake office. He appears to step away from residential development in 1896 and 1897. However, there is continued development activity in Prettyman's preferred South Philadelphia neighborhood by a firm called Prettyman and Parish (also spelled Parrish). This was a partnership between Richard H. Parish (also spelled Parrish) and Henry D. (not Charles) Prettyman.^{lxxviii} However, there are enough references to Charles (and a frequent collaborator of Charles, William Meyers) working with Prettyman & Parish that the common last name and neighborhood of interest seem unlikely to be coincidental. The relationship between Henry and Charles has not been able to be firmly established, although it stands to reason that they were related in some way. Independent development references for both Charles and Henry pick up in 1898.

FOR SALE
BEAUTIFUL 7, 8, 9-ROOMED
HOUSES
AND FINE CORNER STORES.
 Now in course of erection at 22d and Morris streets.
ALSO 16TH AND SNYDER AVENUE.
 Operation in course of erection. Call and select your home and have it laid out to suit you.
 Now is the time to buy bargains. For full particulars apply to
CHARLES B. PRETTYMAN, 502 Betz Bldg.,
 or **JOHN M. MURRELL**, 1627 S. 22d street,
 and **PRETTYMAN & PARRISH**, 1515 Snyder avenue.

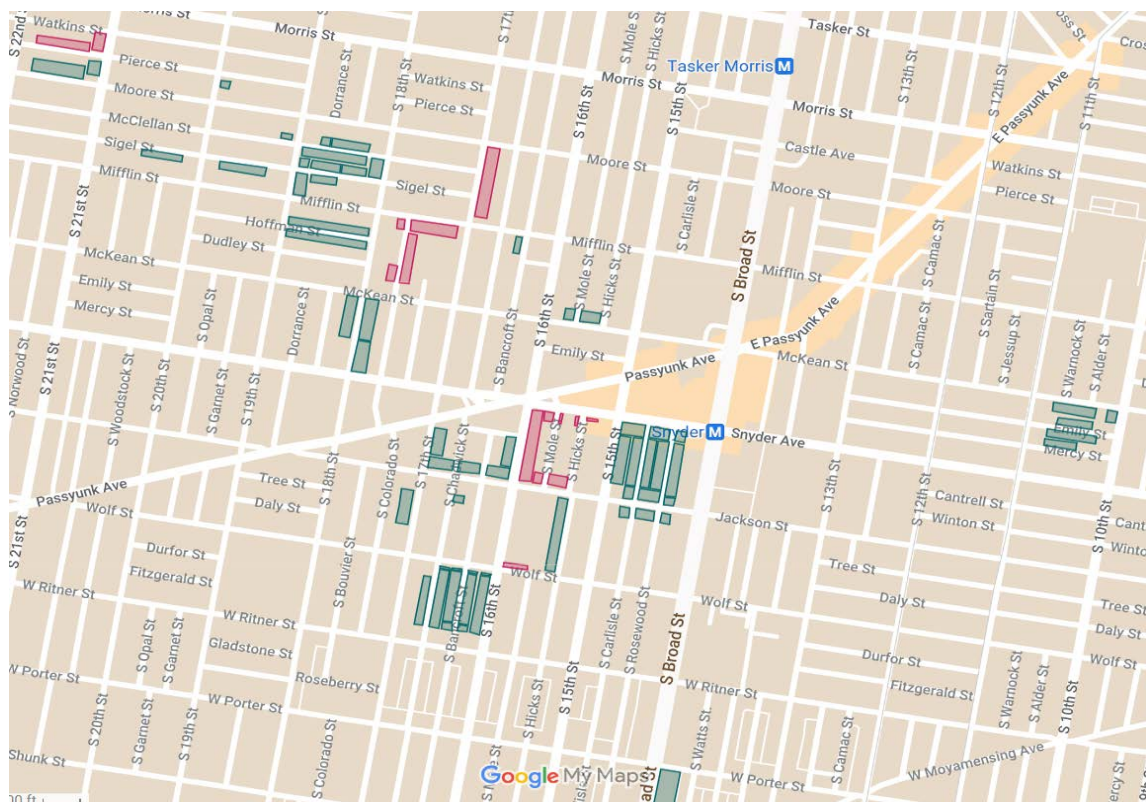
For Home or Investment
 High Class 8, 10 and 12-Room Houses



SIXTEENTH AND SNYDER AVENUE
 from Hicks to Sixteenth Street and Snyder Avenue. All who are desirous of purchasing a home or making investment, call and see us before purchasing.
PRETTYMAN & PARISH
 Builders and Owners. 1515 SNYDER AVE.

Philadelphia Inquirer, 1 Apr 96 p. 9; 28 Apr 97 p. 2

The following map shows South Philadelphia developments attributed to Charles alone (in green) and Prettyman and Parish (in red.)



In October 1896, Prettyman was involved in a quite public disagreement over some new construction at 16th and Ritner, at which the city condemned 16 structures as unsafe owing to defective material and inferior workmanship. In an open letter to the *Philadelphia Inquirer*, Prettyman asserted that his only involvement with the property was owning the ground rents. Accusing the paper of making false statements, he asserted his belief that “if your editor of this paper would keep out of such matters as have been published about the real estate of South Philadelphia that both your paper and its representative would be better off.” The paper responded with a forceful rebuttal against Prettyman's “misstatements”.^{lxxix}

A departure from rowhomes came in 1899, when he built the Gustavus Adolphus Swedish Lutheran Church (still extant, now the Lian Sheng True Buddha Temple), at McKean and Mole streets. Working with a church building committee, the church would consist of a main worship space for 500 on the second floor, with supporting needs like Sunday school, the pastor's study, and a kitchen on the first floor, plus a cellar. It would be built of “stretched, hard, cherry colored brick, with Indiana limestone trimmings, slag and tin roofing, and galvanized iron cornice.” It was reported that an “interesting program of service” followed the laying of the cornerstone.^{lxxx} As already noted, the congregation worshiped at Prettyman's Hall during construction.

That same year, the *Builders' Guide* sought his thoughts on Philadelphia real estate as someone “whose opinions were worth publishing”.^{lxxxi}



Google: Lian Sheng True Buddha Temple, 1539 McKean St.

Prettyman in Atlantic City, NJ

At the turn of the 20th century, Philadelphians flocked to the South Jersey shore to escape the heat of the city and Atlantic City was a particular favorite. Prettyman invested heavily in this shore town. His first venture was in 1896 with the purchase of the Grand Atlantic Hotel. He added a \$30,000 five-story brick addition with 80 sleeping rooms and common amenity rooms.^{lxxxii} He sold the hotel in 1899.^{lxxxiii}

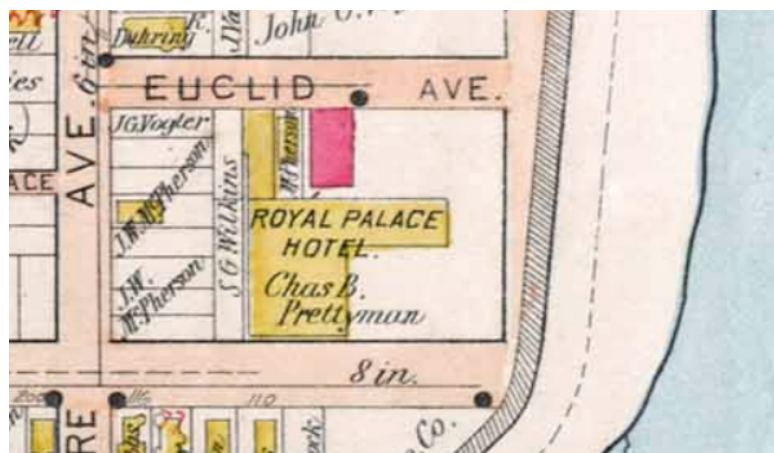


Grand Atlantic Hotel, <https://www.loc.gov/item/2016803626/>

That same year, he announced plans for a new, six-story hotel a block from the Absecon Light House at Maine and Pacific. His Royal Palace Hotel would be “of stone, brick and frame work, the upper story being in stucco work. The interior will be fitted in a handsome manner, with all the latest and most approved conveniences and decorative art well distributed throughout. The specifications indicate electric work, elevators, iron and brass grille work, mosaic and tile work, cement work, plumbing upon the best sanitary principles one hundred private baths to be introduced, steam heat and all general comforts.” Planned at 400 rooms at a cost of \$250,000, it was one of the largest in Atlantic City.^{lxxxiv} Just a year later, Prettyman would announce a large addition with “sixty bed rooms and thirty suites. The new wing would include electric call bells, speaking tubes and a telephone system. Mr. Prettyman also planned a new two-story casino on the beach front, ... having two large stores and large number of salt and hot water bathrooms. It will also have large reading and lounging rooms, grille room and parlors.”^{lxxxv}



Royal Palace Hotel <https://www.loc.gov/item/2016803633/>



https://mapmaker.rutgers.edu/Atlantic/ATLANTIC_CITY/AC_d_City_1900.jpg
Philadelphia Inquirer, 31 Mar 1904, p. 14

In 1903, he invested a third time in Atlantic City, purchasing the Hotel Victoria on South Carolina Avenue. ^{lxxxvi} Plans called for a new hotel costing \$50K, “six stories and basement high, ... built of brick and slow-burning construction and will contain 112 rooms, with every appointment and convenience.” ^{lxxxvii} In the summer of 1905, Prettyman opened his new Hotel Princess.



https://www.cardcow.com/images/set381/card00800_fr.jpg



https://mapmaker.rutgers.edu/Atlantic/ATLANTIC_CITY/AC_d_City_1900.jpg
Philadelphia Inquirer, 23 Jun 1905, p. 14 (Readex)

His last Atlantic City project was in 1909 with the Hotel Merion at Beach and Vermont Avenues. ^{lxxxviii} By then, both the Grand Atlantic and Princess were owned by Charles E. Cope. ^{lxxxix}



<https://i.ebayimg.com/images/g/iGIAAOSwT8JazNgF/s-l640.jpg>

NEW HOTEL MERION

On the Beach, Vermont ave Built of brick, 150 large, cool bedrooms, and dining hall with ocean view Elevator, private baths, running water in rooms, extensive porches, etc. White service Early season. \$10 up weekly: \$2 50 in daily C. B. PRETTYMAN Owner & Prop.

Philadelphia Inquirer, 6 Jul 1909, p. 15

None of these buildings have survived.

Prettyman Apartments

Prettyman's career was not without setbacks. In January 1899, feeling optimistic about the state of real estate in Philadelphia, he purchased a lot at the northeast corner of 10th and Clinton Streets with a plan that would be a departure from his more typical rowhouses. This would be a 10-story fireproof apartment building, which Prettyman intended to be “second to none”.^{xc} The design called for Pompeian brick, stone and terra cotta work, very ornamental in design, with entrances finished in marble and mosaic work, and elevators encased with brass and iron grille work. The structure would have 112 suites with private bathrooms and the latest utilities and appliances. The building would also include many amenities, including a large restaurant, a “Turkish” room, reception hall, newsstand, and basement space for billiards, shuffleboards, a bowling alley, and grill room. The first floor called for an office and a suite of rooms known as “Bridal Chambers”.^{xcii}

Like his work in Atlantic City, this project symbolized ability and ambition. But a legal issue led to his selling the property (at a 33% loss) that same October.^{xciii} A grand jury subsequently indicted 2 men against charges that they falsely represented ownership when they sold Prettyman the property.^{xciv} By 1901 the property had been developed by different owners with a different design into the 7-story “Clinton”.^{xcv}

Prettyman's Late Career

Prettyman continued to hold real estate and develop in the city, particularly West Philadelphia.

LARCHWOOD AVE.
 Between 53d and 54th Streets,
 beautiful nine-room reception-
 hall houses.
 Apply on premises to
Brick & Haas
 or C. B. **PRETTYMAN**
 Builder and Owner
 422 Land Title

FOR RENT—107 S. 54TH ST.....\$23.00
 5531 Locust street 25.00
 5518 Chancellor street 18.00
 Keys at branch office, 139 S. 54th st.
 C. B. **PRETTYMAN** 764 S. Broad st., owner.

For Sale
\$300
Cash Required

Locust Street	BETWEEN 56TH AND 56TH STREETS	\$3500
Chancellor St.	BETWEEN 55TH AND 56TH STREETS	\$2600
Chestnut St.	BETWEEN 53D & 54TH STREETS	\$3500
53d Street	BETWEEN CHEST-NUT & WALNUT STS.	\$3400
Walnut St.	NOS. 5307 AND 5309	\$3500
Larchwood Ave.	BETWEEN 53D AND 54TH STS.	\$3500

TWO SQUARES FROM ELEVATED.
 All papers free.
 APPLY ON PREMISES, OR
CHARLES B. **PRETTYMAN**
 422 Land Title Building

HOTELS AND APARTMENTS
 12 words or less, 30c; additional words, 2c

MERION APARTMENTS
 1904 SPRUCE ST.
 Beautiful apartments, private baths, single or en suite.
 Apply on premises to the caterer, Alex. McLeod, or
CHAS. B. **PRETTYMAN**
 442 LAND TITLE BUILDING.

The Mifflin
Housekeeping Apartments
 1912-14 and 18 S. 17th St.
 Six rooms, with bath. All conveniences; janitor service. Rent, \$25, \$30 and \$35, according to location, which includes heat and abundance of hot water.
 Apply on premises to M. L. Kilpatrick, or
CHAS. B. **PRETTYMAN**
 442 LAND TITLE BUILDING.

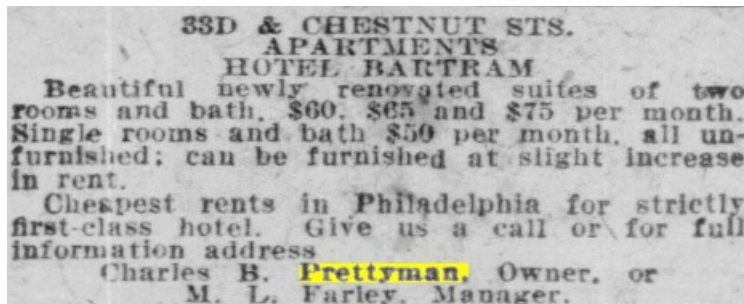
Sampling of real estate listings, Philadelphia Inquirer 10 Jun 1906 p. 38; 4 Oct 1908 p. 46 ; 9 May 1914 p. 14; 11 May 1907, p. 14 (Readex)

In 1906, he built a 4-story garage on Watts Street above Race for the Foss, Hughes Motor Company.^{xcvi} He also did several large deals and developments in Delaware County – a 1909 reference states that he owned a large tract of land in Chester and had requested city council lay streets and utilities to allow him to develop houses.^{xcvii}

The last reference to Prettyman in the *Builders' Guide* is a 1917 collaboration with H.D. Prettyman for a four-story, mixed-use building at 314 South Broad Street, with “electric lighting, tile and marble work, hollow metal sash, fire doors, oak and cement floors” and an elevator.^{xcviii} By this time, Prettyman was again doing business out of his Broad and Catharine office building. In 1919, the Prettymans moved from their Merion home to 314 South Broad^{xcix} and stayed until 1922.^c

In 1920, he bought the 7-story Bartram apartment house on Chestnut.^{ci} This 1922 advertisement is one

of the last references to Prettyman's business dealings.



Philadelphia Inquirer, 5 Nov 1922, p. 68 (Readex)

Prettyman in the Community

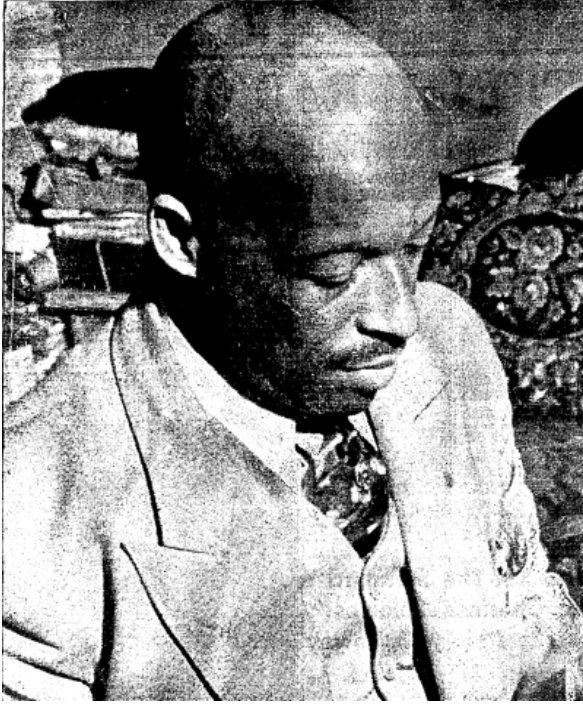
Prettyman was an avid golfer (frequenting a course in Magnolia Springs, FL), and was a member of several sporting and yachting clubs (including the Atlantic City Yacht Club).^{cii} In 1904, he was reported entertaining a party of Shriners and ladies aboard his “commodious” yacht, the Myerdale.^{ciii}

He had a life membership in the Elks, was a 32nd degree Mason, a Young Republican, and a board member for The Tradesmen's Trust Company.^{civ} He was described as one of the most prominent PA members of the Grand Lodge of the Ancient Order of United Workmen, of which he served as an officer.^{cv cvi}

A week into the Spanish-American war, he served in a committee of the South Philadelphia Business Men's Association to assist the families of servicemen called to action.^{cvii} In 1901, it was reported that he contributed a prize for the annual Atlantic Horse Show Association in Atlantic City.^{cviii}

Prettyman was also a presence in the Philadelphia social scene. Whether checking into a hotel, vacationing in Europe, attending a wedding, or just simply walking on the boardwalk or riding his horse, his activities were reported. In 1899, he and his wife were named as prominent Philadelphians taking an elegant Pullman train from the B&O station to Los Angeles, CA.^{cix} In 1912 he made the front page of the *Philadelphia Inquirer* for winning a \$5,000 political bet that came with a stipulation that he had to spend \$1,500 of it on dinner in New York for 16 business friends. This came to the attention of the PA governor, who was on the same train as the dinner party and was apparently amused.^{cx}

Father Divine and the Peace Mission Movement



Father Divine, The Chicago Defender 6 Feb 1937, p. 1

There are conflicting accounts of Father Divine's early life, but he was likely born George Baker in the 1870's in the American South^{cx i}. A formative influence on his religious philosophy was Father Jehovia, who started a small new religious movement in Baltimore, MD around the turn of the 19th century. It was here that disciple Father Divine would hear Father Jehovia speak of the concepts of God embodied in man, the importance of social justice, and the elimination of racism – all tenants Father Divine would later include in his own teachings.^{cx ii}

In 1919, Father Divine and some of his followers moved from Brooklyn to Sayville, NY. ^{cx iii} There, his Peace Mission Movement grew as more people were drawn to his belief system of self-reliance, hard work, shared resources, free public education, American patriotism, “righteous” government, and the innate, God-given equality of all people. He taught his followers to be modest and celibate, and to avoid profanity, obscenity, violence, and prejudice. ^{cx iv cx v} They considered themselves Protestant Christians^{cx vi}, and believed Father Divine to be God. ^{cx vii cx viii}

By 1931, he had attracted such a following that his neighbors filed a complaint. He was subsequently arrested and sentenced to a year in jail for disorderly conduct. When the sentencing judge died just days later, Father Divine commented that “I hated to do it.” ^{cx ix}

Father Divine relocated to Harlem in 1933, where he opened the first of his “heavens,” where his followers could obtain food (in the form of free, lavish Communion banquets), shelter, and job opportunities, as well as spiritual and physical healing. ^{cx x}

His Peace Mission devoted itself to supporting the community much impacted by the Great Depression. Focusing on the necessities of life, it offered people of all races high quality good and services at reasonable prices – “giving the best for the least”. These hotels, cafeterias, food markets, dress shops,

and inappropriate mingling between men and women.^{cxxviii} These hotels, along with the four others in New Jersey, were the first in the nation with racially integrated owners, staff, and guests.^{cxxix}

In 1982, Philadelphia City Council issued a resolution lauding and commending the Peace Mission Movement for over half a century of dedication and service to God and the community. They cited the organization as being “active in encouraging neighborhood children to do well in school by providing after school classes and individual tutoring and has provided recreational programs that offer young people constructive alternatives to gangs or other forms of anti-social behavior.”^{cxxx}

Conclusion

For the past 125 years, the the Prettyman buildings on the corner of Broad and Catharine have offered a welcoming space to live, work, and gather. They were built during the ascending career of Charles B. Prettyman in an attractive Victorian style that appropriately reflected his abilities and success as a prominent local developer. The buildings have been used as a boarding house, hotel, club headquarters, and banquet hall. Throughout, they have also provided office space for local businesses, including Prettyman himself. Their current use is as the international headquarters of Father Divine's Peace Mission Movement, which helped advance the cause of civil rights in America.

Charles B. Prettyman has regional significance as a remarkable property owner, contractor, developer, landlord, and hotelier. During a period of intense population growth, he helped build out new neighborhoods around Philadelphia's developed core. He not only made an outsized contribution to the built environment of the city, but also provided much needed housing to a growing population. His work continues to provide quality housing for working Philadelphians today. His impact was felt beyond just city boundaries, extending to the surrounding counties and to Atlantic City, NJ, a favored beach destination of Philadelphians at that time. And Prettyman was not just a businessman – he was a member of his community and actively involved in many organizations.

With influence world-wide, Father Divine and his organization provided to many Philadelphians not only spiritual comfort, but also physical necessities such as food and shelter. The small businesses run by his followers created jobs, as well as made available quality goods and services at honest prices to everyone in the community. His commitment to racial equality was most notable in his desegregated hotels, among the first in the nation.

For these reasons, Prettyman's properties at 764-778 South Broad Street should be recognized and protected on the Philadelphia Register of Historic Places.

- i Pennsylvania and its Public Men, Sam Hudson, 1909, p. 127
- ii Philadelphia Real Estate Record and Builders' Guide, 8 Apr 1896, p. 297
- iii Philadelphia Real Estate Record and Builders' Guide, 9 Jun 1897, p. 357; 16 Jun 1897, p. 371; 30 Jun 1897, p. 405
- iv Philadelphia Real Estate Record and Builders' Guide, 13 Oct 1897, p. 661
- v Philadelphia Real Estate Record and Builders' Guide, 8 Aug 1900, p. 514
- vi Philadelphia Real Estate Record and Builders' Guide, 22 Apr 1903, p. 248
- vii Philadelphia Inquirer, 5 Jun 1897, p. 7
- viii Philadelphia Inquirer, 13 Jul 1897, p. 12
- ix Philadelphia Inquirer, 18 Oct 1900, p. 13
- x Philadelphia Inquirer, 9 Jan 1913, p. 7
- xi Philadelphia Inquirer, 8 May 1905, p. 12
- xii Philadelphia Real Estate Record and Builders' Guide, 9 Jun 1897, p. 357; 16 Jun 1897, p. 371
- xiii Philadelphia Inquirer, 15 May 1898, p. 30; 22 May 1898, p. 30; 19 Jun 1898, p. 24; 26 Jun 1898, p. 31
- xiv Philadelphia Inquirer, 25 May 1913, p. 26
- xv Philadelphia Inquirer, 7 Sep 1902, p. 33
- xvi Philadelphia Inquirer, 29 Jul 2017, p. 27
- xvii Philadelphia Inquirer, 2 Dec 1900, p. 27
- xviii Philadelphia Inquirer, 2 Mar 1919, p. 13
- xix Philadelphia Inquirer, 3 May 1914, p. 33
- xx Philadelphia Inquirer, 26 Mar 1905, p. 35
- xxi Philadelphia Inquirer, 4 Jun 1899, p. 35
- xxii Philadelphia Inquirer, 22 Sep 1898, p. 3
- xxiii Philadelphia Inquirer, 10 Feb 1900, p. 10
- xxiv Philadelphia Inquirer, 15 Apr 1902, p. 16
- xxv Philadelphia Inquirer, 30 Jun 1919, p. 9
- xxvi Philadelphia Inquirer, 22 Oct 1923, p. 6
- xxvii Philadelphia Inquirer, 13 May 1898, p. 4
- xxviii Philadelphia Inquirer, 12 Jun 1899, p. 9
- xxix Philadelphia Inquirer, 4 Sep 1899, p. 2
- xxx Philadelphia Tribune, 14 May 1921, p. 5
- xxxi Philadelphia Tribune, 2 Apr 1921, p. 5
- xxxii Philadelphia Inquirer, 18 Jul 1899, p. 43
- xxxiii Philadelphia Tribune, 27 Aug 1921, p. 1
- xxxiv Philadelphia Tribune, 19 Mar 1921, p. 5
- xxxv Philadelphia Tribune, 16 Apr 1921, p. 2; 25 Jun 1921, p. 5
- xxxvi Philadelphia Tribune, 25 Jun 1921, p. 5
- xxxvii Philadelphia Tribune, 7 May 1921, p. 5
- xxxviii Philadelphia Tribune, 14 May 1921, p. 5
- xxxix Philadelphia Tribune, 30 July 1921, p. 3
- xl Philadelphia Tribune, 7 May 1921, p. 12
- xli Philadelphia Tribune 7 May 1921, p. 4
- xlii Philadelphia Tribune, 14 May 1921, p. 1
- xliii Philadelphia Tribune, 21 May 1921, p. 7
- xliv Philadelphia Tribune, 14 May 1921, p. 5
- xlv Philadelphia Tribune, 26 Mar 1921, p. 1

- xlvi Philadelphia Tribune, 23 Apr 1921, p. 10
- xlvii Philadelphia Inquirer, 17 Oct 1921, p. 19
- xlviiii Philadelphia Inquirer, 26 Feb 1922, p. 56
- xl ix Philadelphia Inquirer, 23 Apr 1922, p. 2
- l Philadelphia Inquirer, 5 Aug 1922, p. 14 (Readex)
- li Philadelphia Inquirer 14 May 1922, p. 26
- lii <http://www.redmen.org/redmen/info/>
- liii Philadelphia Inquirer 14 May 1922, p. 26
- liv Philadelphia Inquirer 15 May 1922, p. 6
- lv Philadelphia Inquirer 17 Dec 1923, p 12
- lvi Philadelphia Tribune 24 Oct 1940, p. 1
- lvii <http://peacemission.info/fdipmm/mdbook/churchtx.html>
- lviii <http://peacemission.info/fdipmm/word6/cmc5.html>
- lix <http://peacemission.info/fdipmm/word6/cmc5.html>
- lx Philadelphia Tribune 8 July 1944, p. 2
- lxi Philadelphia Tribune, 30 Mar 1946, p. 3
- lxii Philadelphia Inquirer, 17 Aug, 1996, p. A01
- lxiii Philadelphia Inquirer, 30 Apr 1986, p. B06
- lxiv Pennsylvania and its Public Men, Sam Hudson, 1909, p 127
- lxv Philadelphia, Portrait of an American City, Edwin Wolf, 1990, pp. 249-259
- lxvi Philadelphia Real Estate Record and Builders' Guide, Aug 27 Aug 1888, p. 410
- lxvii Philadelphia Real Estate Record and Builders' Guide, 6 Mar 1889, p. 107; 27 Nov 1889, p. 568
- lxviii Philadelphia Real Estate Record and Builders' Guide, 5 Feb 1890, p. 55
- lxix Philadelphia Real Estate Record and Builders' Guide, 26 Feb 1890, p. 100; 5 Mar 1890, p.117
- lxx Philadelphia Real Estate Record and Builders' Guide, 29 Apr 1891, p. 259
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- Readex (readex.com), as noted
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Philadelphia Real Estate Record and Builders' Guide is found at philageohistory.org/BuildersGuide

Also consulted maps at <http://www.philageohistory.org/tiles/viewer/>