

ADDRESS: 8835 GERMANTOWN AVE

Name of Resource: Julia Hebard Marsden Residence

Proposed Action: Designation

Property Owner: Chestnut Hill Hospital LLC

Nominator: Chestnut Hill Conservancy

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

OVERVIEW: This nomination proposes to designate the former Julia Hebard Marsden residence and stable, two buildings on the Chestnut Hill Hospital campus, at 8835 Germantown Avenue and list them on the Philadelphia Register of Historic Places. The nomination contends that the buildings satisfy Criteria for Designation C, D, E, and J. Under Criteria C and D, the nomination argues that the house and stable are representative examples of the Colonial Revival “country houses” that appeared in Chestnut Hill following the 1876 Centennial Exhibition in Philadelphia. Under Criterion E, the nomination contends that the buildings were designed by the nationally significant and Philadelphia-born architect Charles Barton Keen. Under Criterion J, the nomination argues that the residence and stable contributed to the neighborhood’s status as an elite residential enclave at the turn of the twentieth century.

The Committee on Historic Designation reviewed the nomination at its November 2022 meeting, The Historical Commission was scheduled to review the nomination at its January 2023 meeting, but continued the review to its March 2023 meeting at the request of the district councilperson. The minutes for the November 2022 meeting of the Committee on Historic Designation and the January 2023 meeting of the Historical Commission are included.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the site at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J. The staff also recommends that the Historical Commission seek a compromise designation that would allow the not-for-profit health care provider, which provides essential services to the community, to reuse the site effectively while protecting and preserving the most important historic resources at the site.



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

**30 NOVEMBER 2022, 9:30 A.M.
REMOTE MEETING ON ZOOM
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

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

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

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jon Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner III
- Shannon Garrison, Historic Preservation Planner II
- Heather Hendrickson, Historic Preservation Planner I
- Allyson Mehley, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner I
- Alex Till, Historic Preservation Planner I

The following persons attended the online meeting:

- David Traub, Save Our Sites
- Meeka Outlaw
- Raymond Rola
- John Cacciamani
- Charlie Warre
- Eloise Young
- Jay Farrell
- Robert Careless, Esq.
- Celeste Morello
- Tim Kerner, CRCA
- Brenda Bailey
- Oscar Beisert
- Sean Whalen, Esq., Vintage Law
- Catherine Brzozowski

station building at the time of its relocation by rescinding the designation of the property at 2000-24 Arch Street and designating the gas station building itself as an object as satisfying Criterion for Designation J, pursuant to Section 5.14.a of the Historical Commission's Rules and Regulations.

ITEM: 2000-24 Arch St					
MOTION: Rescind designation of 2000-24 Arch St, redesignate gas station as an object					
MOVED BY: Barucco					
SECONDED BY: Milroy					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Debbie Miller	X				
Elizabeth Milroy	X				
Total	6				

ADDRESS: 8835 GERMANTOWN AVE

Name of Resource: Julia Hebard Marsden House

Review: Designation

Property Owner: Chestnut Hill Hospital LLC

Nominator: Chestnut Hill Conservancy

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

OVERVIEW: This nomination proposes to designate the former Julia Hebard Marsden residence and stable, two buildings on the Chestnut Hill Hospital campus, at 8835 Germantown Avenue and list them on the Philadelphia Register of Historic Places. The nomination contends that the buildings satisfy Criteria for Designation C, D, E, and J.

Under Criteria C and D, the nomination argues that the house and stable are representative examples of the Colonial Revival “country houses” that appeared in Chestnut Hill following the 1876 Centennial Exhibition in Philadelphia. Under Criterion E, the nomination contends that the buildings were designed by the nationally significant and Philadelphia-born architect Charles Barton Keen. Under Criterion J, the nomination argues that the residence and stable contributed to the neighborhood’s status as an elite residential enclave at the turn of the twentieth century.

Temple University Health System, Redeemer Health, and Philadelphia College of Osteopathic Medicine have formed a consortium and are attempting to purchase Chestnut Hill Hospital from Tower Health, the current owner. Tower Health and the hospital have faced significant financial challenges in recent years and the sale may prevent the closure of the facility, which provides essential services to the community.

The nominator, the Chestnut Hill Conservancy, and the property owner’s attorney have been discussing a possible compromise that would reduce the extent of the designation, allowing the

non-profit hospital to expand in the future with fewer constraints. Correspondence between the nominator and the hospital is included.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the site at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J. The staff also recommends that the Historical Commission seek a compromise designation that would allow the not-for-profit health care provider, which provides essential services to the community, to reuse the site effectively while protecting and preserving the most important historic resources at the site.

START TIME IN ZOOM RECORDING: 02:00:30

PRESENTERS:

- Mr. Farnham presented the nomination to the Committee on Historic Designation.
- No one represented the nominator, the Chestnut Hill Conservancy. Ms. Cooperman asked several times if anyone representing the nominator was present, but no one stepped forward. Mr. Farnham noted that he had been included on emails that indicated that the Conservancy was aware of today's meeting.
- Attorneys Matt McClure and Meredith Trego, architects Lawrence McEwen and Joyce Lenhardt, and hospital chief executive officer John Cacciamani represented the property owner.

DISCUSSION:

- Mr. McClure stated that his client is not opposing the designation of the property and recognizes that the building is unique and part of the history of Chestnut Hill. He stated, however, that his client opposes the extent of the nomination and seeks to reduce the area covered by the nomination. He stated that they realize that this proposal involves many competing interests. He stated that the Historical Commission must balance historic preservation with the provision of health care. The building has been the home of a woman's health center for decades and provides essential services for women. He stated that the women's center is an amazing community asset that serves not only the women of Chestnut Hill but also the women of surrounding communities, many of whom are of lesser means. It is a community asset. He noted that the area proposed for designation includes not only the house but also a non-historic parking garage and the access ramps to that garage. The women's center is not connected to the rest of the campus. There is no indoor connection from the women's center to the rest of the hospital. The hospital is located on a very tight site with little room for expansion. Deed restrictions prevent expanding forward toward Germantown Avenue. The hospital would like to expand the building and integrate it into the campus. Mr. McClure explained that the hospital has had financial trouble lately and will be sold in January to a non-profit consortium that will continue to provide medical services. The new owner will need to expand the facilities for women. Before the nomination was submitted, the hospital had engaged architects Lawrence McEwen and Joyce Lenhardt to plan the expansion of the women's center. Both architects live in the Chestnut Hill community. Ms. Lenhardt is an expert in health care architecture. They have created massing models but not final plans. They would like to preserve the main building with its portico and adaptively reuse the rest of the building, with the understanding that anything that is built at the site will be subject to community review. He reported that they sought a compromise with the nominator, the Chestnut Hill Conservancy, but did not get a

positive response. He noted that the Conservancy raised many issues that were unrelated to this building and historic preservation during their discussions. Mr. McClure asked the Committee to balance historic preservation and women's health care needs and noted that any new construction at the site would require the Historical Commission's review if any part of the property is designated. The hospital needs to be able to reasonably adaptively reuse this building to provide essential services.

- Ms. Lenhardt stated that she has been working with the hospital on this expansion for several years. She stated that she has planned to save the main section of the women's center building throughout her study of the expansion. She showed site plans of the hospital. She summarized the needs and goals of the hospital. She stated that the women's center is a "rabbit warren" of small spaces and needs updating and expansion. She stated that they need to provide adequate spaces for new medical technologies. She showed a site plan of the proposed expanded women's center.
- Mr. McEwen stated that expanding the parking garage would displace the carriage house. He stated that their plans call for maintaining the main block and portico of the women's center and expanding with new construction to the sides and rear. The women's center would be directly connected to the parking garage and the remainder of the hospital and would take advantage of an existing elevator and stair tower. To achieve a state-of-the-art facility, the hospital would retain the central or main block and portico of the women's center and replace the side and rear appendages. He displayed several photographs of the existing conditions. He stated that the rear ell is not visible from the street and needs to be removed for the expansion.
 - Ms. Cooperman told the property owner's consultants that they had used their allotted 10 minutes and to end their presentation.
- Ms. Lenhardt stated that all of the character-defining features of the Colonial Revival building that are called out in the nomination are contained within the main block of the building, which is proposed for retention.
- Mr. McClure concluded that the Historical Commission should balance the needs of the hospital, which provides essential services to the community, with the historic preservation needs. He reported that his client would like to be a good partner and collaborate with the Historical Commission and community. He asked the Historical Commission and Committee on Historic Designation to use its discretion and preserve the most important feature of the site while allowing the hospital to undertake its mission.
- Ms. Cooperman noted that Mr. Cacciamani, the chief executive officer of the hospital, had his hand raised. She told him that his attorney had already used their allotted time for his presentation. She told him that she would permit him to speak if he did so very briefly.
 - Mr. Cacciamani stated that his hospital serves a very diverse community and a majority of users of the women's center are women of color. He stated that his patients love the women's center building and want to continue to use it. However, the building can no longer support state-of-the-art medical technologies, especially those used to diagnose and treat breast cancer. He reported that the patients feel at home in the building, but the building cannot provide for their needs. He stated that they want to find a way to retain the primary section of the building, which the patients love, and add facilities to

ensure that the patients receive the best medical care. He concluded that their challenge is balancing preservation with health care.

- Ms. Milroy observed that the women's center building, which was a doctor's residence, and the adjacent hospital were constructed at about the same time, but the nomination provides no information about any potential connections. She stated that the nomination should have addressed the connections between the house and hospital.
- Mr. Cohen stated that he appreciated the clarity provided by the hospital about its plans. He stated that the hospital is proposing to remove the side and rear wings of the house and the carriage house. Mr. Cohen stated that the asymmetries of the house enliven it. He stated that the wing to the right of the main block retains its historic appearance but the wing to the left has been altered. It was an open porch originally. Mr. Cohen wondered whether the rear wing was an addition. He stated that the one-story wing to the right and the carriage house are significant, but the left and rear wings are not.
- Ms. Milroy and Ms. Miller stated that the nomination fails to explain whether there were any connections between the original owner of the house and the nearby Chestnut Hill Hospital, which was established at about the same time.
- Ms. Miller stated that the right-side wing with the doctor's office is very unusual.
 - Ms. Cooperman disagreed and stated that many Colonial Revival buildings had side wings.
- Ms. Cooperman stated that she has used the services of the women's center. She noted that it does feel like a home, which is important. She stated that it is also important to have a facility dedicated to women's health. Ms. Cooperman stated that striking a compromise and excluding parts of the property is outside the Committee's purview. She stated that that is the prerogative of the Historical Commission. She indicated, however, that the left wing could be excluded because it is not original and has been altered.
- Ms. Miller asked if the Historical Commission should also be protecting the viewshed of the historically designated church on a nearby street. An addition to the hospital as described could be seen when viewing the historic church.
- Mr. Cohen asked why the Chestnut Hill Conservancy did not participate in the review as the nominator.
 - Ms. Cooperman stated that the Conservancy expressed its opinion in a letter. It would like to have the property designated as presented in the nomination.
 - Ms. Milroy responded that the Conservancy stated that it would not object to the removal of the carriage house.
 - Ms. Barucco stated that the proposed boundaries of the designation should be revisited. She stated that she would not object to removing the left wing, which is later and altered. She advocated for the retention of the rear wing and carriage house.
 - Ms. Milroy agreed with Ms. Barucco. She stated that the Committee's task is to evaluate significance. The Historical Commission has the ability to consider other factors.
- Mr. Cohen stated that the domestic, smaller-scale portions of the building should be protected. He stated that the portico is not domestic; it looks like the University of Virginia is visiting for the weekend.
 - Mr. Lavery disagreed and stated that Mr. Cohen was failing to consider the context. In Chestnut Hill, the portico has a domestic feel. He added that he appreciates the challenges faced by twenty-first-century hospitals. He stated that

the Chestnut Hill Conservancy, the nominator, should have appeared to discuss a possible compromise but did not. He stated that the Committee should not be pushing for more than the nominator is seeking. Again, he stated that the Conservancy should have appeared.

- Ms. Barucco asked Mr. McClure if the Conservancy was still negotiating with the hospital regarding the nomination.
- Mr. McClure replied that the Conservancy is asking for many concessions and agreements from the hospital in exchange for a compromise on the nomination that have nothing to do with the women's center or historic preservation, but instead relate to traffic, operations, and other hospital activities. He concluded that the Historical Commission needs to balance the health care needs of a diverse group of women with the preservation of a site associated with a very wealthy white doctor. He hypothesized that the Historical Commission would not have nominated this property itself because its designation priorities and focus are elsewhere these days. He stated that average Philadelphians would be frustrated to learn that a nominator is seeking to limit the ability of a non-profit health care provider to expand its services for underserved people because of unrelated town-gown issues. Mr. McClure stated that his client wants to compromise; the Conservancy does not.

PUBLIC COMMENT:

- David Traub of Save Our Sites raised his hand but stated that he had nothing to say when called upon.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The property is owned by Chestnut Hill Hospital, a non-profit medical services provider.
- The Women's Center at Chestnut Hill Hospital occupies the nominated house. The center provides women's health services.
- The property was nominated by the Chestnut Hill Conservancy, a non-profit community organization.

The Committee on Historic Designation concluded that:

- The house and stable are representative examples of the Colonial Revival "country houses" that appeared in Chestnut Hill following the 1876 Centennial Exhibition in Philadelphia, satisfying Criteria C and D.
- The house and stable were designed by the nationally significant and Philadelphia-born architect Charles Barton Keen, satisfying Criterion E.
- The house and stable contributed to the neighborhood's status as an elite residential enclave at the turn of the twentieth century, satisfying Criterion J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Julia Hebard Marsden House at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J and should be designated as historic and listed on the Philadelphia Register of Historic Places, with the boundary amended to exclude the large non-historic parking garage structure.

ITEM: 8835 Germantown Ave MOTION: Designate, Criteria C, D, E, and J, excluding parking garage MOVED BY: Cohen SECONDED BY: Milroy					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty		X			
Debbie Miller	X				
Elizabeth Milroy	X				
Total	5	1			

ADDRESS: 401-09 N 65TH ST

Name of Resource: St. Donato's Roman Catholic Church

Review: Reconsider Designation on Remand

Property Owner: Archdiocese of Philadelphia/Our Lady of Lourdes Catholic Parish

Appellant: Conor Larkin, Esq., Morgan, Lewis & Bockius LLP

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

OVERVIEW: The Historical Commission designated the property at 401-09 N. 65th Street on 9 April 2021, finding that the church originally called St. Donato's and now called St. Frances Xavier Cabrini satisfied Criteria for Designation A, E, and J. The property owner did not participate in the Historical Commission's review of the nomination on 9 April 2021 or the Committee on Historic Designation's review of it on 3 March 2021.

In August 2021, the property owner appealed the designation, claiming that it did not receive notice of the reviews. In response to the appeal, in June 2022, the Court of Common Pleas remanded the matter to the Historical Commission for a new review providing the property owner with an opportunity to participate. Attorney Neil Sklaroff filed the appeal on behalf of Our Lady of Lourdes Catholic Parish, the property owner. St. Donato's had merged with Our Lady of Lourdes in 2013. Recently, attorney Conor Larkin has taken over the appeal case on behalf of Our Lady of Lourdes. The property remains under the Historical Commission's jurisdiction during the new review of the nomination.

On 24 October 2022, Celeste Morello, who had submitted the nomination for St. Donato's, sent a message to the Historical Commission's attorney indicating that she wanted to withdraw her nomination. The Historical Commission no longer allows nominators to unilaterally withdraw their nominations but does consider and sometimes accept withdrawal requests. However, in this case, the property has already been designated and is being reconsidered on appeal, and, therefore, a withdrawal request may have little or no bearing on the proceedings.

The nomination contends that St. Donato's Roman Catholic Church, completed in 1922, satisfies Criteria for Designation A and E. Criterion J is also checked on the nomination form, but is not discussed in the nomination. Under Criterion A, the nomination contends that St. Donato's Roman Catholic Church is significant for its association with St. Frances Xavier

**THE MINUTES OF THE 725TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 13 JANUARY 2023, 9:00 A.M.
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Thomas, the Chair, called the meeting to order at 9:02 a.m. and announced the presence of a quorum. The following Commissioners joined him:

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

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner III
Shannon Garrison, Historic Preservation Planner II
Heather Hendrickson, Historic Preservation Planner I
Allyson Mehley, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner I
Alex Till, Historic Preservation Planner I

The following persons attended the online meeting:

Dennis Carlisle
Tara Lamont
Julia Marchetti
Leah Silverstein
Pat Bailey
Eugene Desyatnik

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1700-06 Race Street satisfies Criteria for Designation C and D and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 1700-06 Race St MOTION: Designate, Criteria C and D MOVED BY: Cooperman SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DHCD)					X
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	10				2

ADDRESS: 8835 GERMANTOWN AVE

Name of Resource: Julia Hebard Marsden House

Review: Designation

Property Owner: Chestnut Hill Hospital LLC

Nominator: Chestnut Hill Conservancy

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

OVERVIEW: This nomination proposes to designate the former Julia Hebard Marsden residence and stable, two buildings on the Chestnut Hill Hospital campus, at 8835 Germantown Avenue and list them on the Philadelphia Register of Historic Places. The nomination contends that the buildings satisfy Criteria for Designation C, D, E, and J.

Under Criteria C and D, the nomination argues that the house and stable are representative examples of the Colonial Revival “country houses” that appeared in Chestnut Hill following the 1876 Centennial Exhibition in Philadelphia. Under Criterion E, the nomination contends that the buildings were designed by the nationally significant and Philadelphia-born architect Charles Barton Keen. Under Criterion J, the nomination argues that the residence and stable contributed to the neighborhood’s status as an elite residential enclave at the turn of the twentieth century.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the site at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J. The staff also recommends that the Historical Commission seek a compromise designation that would allow the not-for-profit health care provider, which provides essential services to the community, to

reuse the site effectively while protecting and preserving the most important historic resources at the site.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Julia Hebard Marsden House at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J and should be designated as historic and listed on the Philadelphia Register of Historic Places, with the boundary amended to exclude the large non-historic parking garage structure.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:33:45

PRESENTERS:

- Mr. Farnham presented the nomination to the Historical Commission.
- Lori Salganicoff of the Chestnut Hill Conservancy represented the nomination.
- Attorneys Matt McClure and Meredith Trego represented the property owner.

DISCUSSION:

- Mr. Farnham explained that the Historical Commission had received a request from the district councilperson's office late in the afternoon one day before this meeting asking the Historical Commission to table this review until the nominator and property owner have an opportunity for additional discussions. He stated that he believed that the request was made on behalf of the nominator, the Chestnut Hill Conservancy, because Ms. Salganicoff was cc'ed on the email making the request. He suggested that the Historical Commission should address the tabling request before proceeding with a review of the nomination on its merits.
- Mr. Thomas asked the representatives of the Chestnut Hill Conservancy and Chestnut Hill Hospital to address the continuance request proffered by the district councilperson's office.
- Ms. Salganicoff read a prepared statement on the merits of designation. She then stated that her organization would be willing to discuss potential compromises with the hospital if the Historical Commission did decide to continue the review.
- Mr. McClure asked the chair to clarify whether he wanted statements on the proposed continuance or on the merits of designation. He noted that Ms. Salganicoff only spoke on the merits of designation.
 - Mr. Thomas stated that he wanted Ms. Salganicoff and Mr. McClure to limit their statements to the proposed continuance.
 - Mr. McClure stated that his client opposes the continuance request and explained that he has hospital representatives, consultants, patients, and physicians ready to testify today. Mr. McClure asked the Historical Commission to hear the testimony from those in attendance who are ready to move forward. He noted that the continuance request was received late yesterday.
 - Mr. Thomas stated that he agreed with Mr. McClure's request to move forward with the review, given that people were not provided with sufficient notice of the continuance request.
- Ms. Salganicoff clarified that the district councilperson's office made the continuance request. The Chestnut Hill Conservancy had nothing to do with the continuance request but would agree to it.
- Mr. McClure stated that his client has spent considerable time and money preparing for today's meeting and hospital staff and consultants are in attendance and ready to testify. Likewise, many members of the public have taken time out of their schedules

- to appear today and testify in support of the hospital. He asked the Historical Commission to allow testimony to be placed on the record today so that the many people attending on behalf and in support of the hospital do not need to return at a later time. He noted that the Historical Commission can always table the matter after hearing from those people and make the final decision on designation at a later date.
- Mr. Thomas agreed and suggested that the Historical Commission should take testimony today.
 - Ms. Cooperman stated that she supported the request to table or continue the matter without taking any testimony today. She stated that the Historical Commission should give the parties an opportunity to come to a compromise.
 - Mr. Thomas turned the chair over to Vice Chair Washington and stepped away from the meeting.
 - Ms. Washington asked if other Commissioners wanted to speak on the continuance request.
 - No comments were offered.
 - Mr. McClure objected to a continuance out to March 2023 and stated that he would reluctantly accept a continuance for one month.
 - Ms. Cooperman stated that she chose March to give the parties sufficient time. She stated that the parties may come to an agreement before the February meeting and request to appear on that agenda.
 - Mr. Reuter noted that four members of the public have their hands raised to speak. He stated that the Law Department has determined that the Historical Commission does not have to take public comment when merely considering continuance requests because no party has rights at stake with a continuance.
 - Mr. McClure stated that this nomination was filed by a third party but, once the Historical Commission accepts the nomination as correct and complete, the nomination belongs to the Commission. This is not an adversarial hearing with two parties, the Hospital and the Conservancy; this is a matter between the Historical Commission and the Hospital. The Historical Commission is not a mediator between two parties. It is charged with determining whether this property should be designated as historic. Ultimately, the decision to designate is the Historical Commission's decision.
 - Mr. Reuter agreed with Mr. McClure. He stated that this is not a matter with two parties but is between the Historical Commission and the Hospital. He noted that it is related to the Historical Commission's policy on withdrawing nominations. The decision to withdraw is the Historical Commission's alone, not the nominator's. The nominator is not a party to the matter. Mr. Reuter also noted that the person making the continuance request is not in attendance so the basis for the request cannot be known.
 - Mr. Farnham stated that he assumed that the request to table or continue was initiated by the nominator because Ms. Salganicoff was cc'ed on the email sent by the district councilperson's staff member making the request. He stated that his assumption appears to be incorrect because Ms. Salganicoff has denied any knowledge of or involvement in the making of the request.
 - Mr. McClure stated that he would no longer object to a short continuance because he has just been informed by the CEO of the hospital that several of the people who were planning to testify have had to drop out of the meeting because the meeting has run so long.
 - Ms. Salganicoff stated that she supports a continuance to the March 2023 meeting of the Historical Commission.

ACTION: Ms. Cooperman moved to continue consideration of the matter to the Historical Commission's meeting on 10 March 2023. Ms. Carney seconded the motion, which passed by a vote of 7 to 0.

ITEM: 8835 Germantown Ave MOTION: Continue review to March 2023 PHC meeting MOVED BY: Cooperman SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (DHCD)					X
O'Donnell (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	7				5

COMMENT ON NATIONAL REGISTER NOMINATIONS

ADDRESS: 1801 N HOWARD ST

Name of Resource: Star Carpet Mill
Review: National Register Comment
Property Owner: 1801 N Howard Street LLC
Nominator: Adrian Trevisan, Powers & Co., Inc.
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: The Pennsylvania Historical & Museum Commission (PHMC) has requested comments from the Philadelphia Historical Commission on the National Register nomination of 1801 N. Howard Street located in the Kensington neighborhood of Philadelphia and historically known as the Star Carpet Mill. PHMC is charged with implementing federal historic preservation regulations in the Commonwealth of Pennsylvania, including overseeing the National Register of Historic Places in the state. PHMC reviews all such nominations before forwarding them to the National Park Service for action. As part of the process, PHMC must solicit comments on every National Register nomination from the appropriate local government. The Philadelphia Historical Commission speaks on behalf of the City of Philadelphia in historic preservation matters including the review of National Register nominations. Under federal regulation, the local government not only must provide comments, but must also provide a forum for public comment on nominations. Such a forum is provided during the Philadelphia Historical Commission's meetings.

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: 8835 Germantown Avenue (formerly 8811 Germantown Avenue)

Postal code: 19118 Councilmanic District: 8th

2. NAME OF HISTORIC RESOURCE

Historic Name: Julia Hebard Marsden Residence

Current/Common Name: Chestnut Hill Hospital Women's 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: Medical Center

5. BOUNDARY DESCRIPTION

Please attach

6. DESCRIPTION

Please attach

7. SIGNIFICANCE

Please attach the Statement of Significance.

Period of Significance (from year to year): from 1903 to 1944

Date(s) of construction and/or alteration: 1903; 1912

Architect, engineer, and/or designer: Charles Barton Keen

Builder, contractor, and/or artisan: Thomas M. Seeds

Original owner: Julia Hebard Marsden & Biddle Reeves Marsden

Other significant persons: _____

CRITERIA FOR DESIGNATION:

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

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

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach

9. NOMINATOR

Chestnut Hill Conservancy (nomination

Organization author Ben Leech, consultant)

Date January 21, 2021

Name with Title Chestnut Hill Conservancy (nomination author Ben Leech, consultant) Email info@chconservancy.org

Street Address 8708 Germantown Avenue

Telephone 215-247-9329

City, State, and Postal Code Philadelphia, PA 19118

Nominator ☐ is ☒ is not the property owner.

PHC USE ONLY

Date of Receipt: January 15, 2021

☒ Correct-Complete ☐ Incorrect-Incomplete

Date: January 22, 2021

Date of Notice Issuance: February 1, 2021

Property Owner at Time of Notice

Name: Chestnut Hill Hospital LLC

Address: 8835 Germantown Avenue

City: Philadelphia

State: PA

Postal Code: 19118

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

Date(s) Reviewed by the Historical Commission: _____

Date of Final Action: _____

☐ Designated

☐ Rejected

12/3/18

5. Boundary Description



Beginning at a point on the Northeast side of Germantown Avenue (60 feet wide), at a distance of 152 feet 10 inches Northwestward from the Northwest side of Chestnut Hill Avenue (50 feet wide); thence extending North 58 degrees 53 minutes 7 seconds West, along the said Northeast side of Germantown Avenue, 208 feet 10- $\frac{7}{8}$ inches to a point; thence extending North 42 degrees 44 minutes 3 seconds East 329 feet 2- $\frac{3}{8}$ inches to a point; thence extending South 48 degrees 47 minutes 52 seconds East 111 feet 3- $\frac{1}{8}$ inches to a point; thence extending North 42 degrees 11 minutes 28 seconds East 79 feet 8- $\frac{7}{8}$ inches to a point; thence extending South 48 degrees 40 minutes 17 seconds East 90 feet 6- $\frac{1}{8}$ inches to a point; thence extending South 42 degrees 10 minutes West 372 feet $\frac{7}{8}$ inches to the said Northeast side of Germantown Avenue, the first mentioned point and place of beginning.

Note: The above boundaries reflect the historic dimensions of 8811 Germantown Avenue (Parcel 087N-19-0039), which has since been consolidated into a larger legal parcel (OPA# 775001000) known as 8835 Germantown Avenue. These historic boundaries include two contributing historic buildings (the main house and detached carriage house) and a portion of a non-contributing contemporary parking garage.

6. Description

The former Julia Hebard Marsden House, now known as the Chestnut Hill Hospital Women's Center, is a two-and-one-half-story, five-bay Colonial Revival residence located at 8811 Germantown Avenue (now consolidated as 8835 Germantown Avenue and part of the Chestnut Hill Hospital campus) in the Chestnut Hill neighborhood of Philadelphia [Fig. 1]. The building is set back approximately 100 feet from the northeast side of Germantown Avenue on a mid-block parcel located approximately 150 feet northwest of Chestnut Hill Avenue. The building was designed by architect Charles Barton Keen and constructed in 1903. The property includes a Keen-designed carriage house at the rear of the parcel, also constructed in 1903.



Figure 1: Front (southwest) elevation as viewed from Germantown Avenue.



Figure 2: Southwest elevation detail



Figure 3: Rear (northeast and southeast) elevations



Figure 4: Rear (northeast) and side (northwest) elevation details of northwest wing addition (1912).

The building's primary southwest elevation features a two-story, tetrastyle Doric portico carrying a modillioned, lunette-lit pediment [Fig. 2]. Behind this portico, the building's main block is red Flemish-bond brick with projecting brick water table, corner quoin blocks, and belt course. Double-hung multi-light windows (six-over-nine on the ground floor and six-over-six on the second floor) feature brick jack-arch lintels with limestone keystones and wood sills. The hipped roof is clad in asphalt shingles and lit by a pair of hipped gable dormers. Paired chimneys bracket the roofline, and additional paired dormers light the hipped roof's side pitches.

The main block is flanked by a three-bay, one-story side wing to the southeast, a one-bay, two-story side wing to the northwest, and a raised two-story, three-bay rear ell attached to the main block by a two-story hyphen [Figs. 3, 12]. The southeast side wing is original to the house, and is detailed in the same Flemish-bond red brick and capped by a hipped side-gable asphalt shingle

roof. A central doorway is marked by a cross-gable arched pediment carried on consoles. The doorway is served by a contemporary concrete access ramp. A pair of six-over-six double-hung wood sash windows light the wing's front (southwest) facade, one lights its southeast side end wall, and five light its rear (northeast) facade, three of which are set into a rear octagonal bay projection. A triangular louvered dormer pierces the wing's rear roof.

The northwest side wing was added in 1912. Also designed by Keen, it replaced an original one-story pergola [see Fig. 14] with an enclosed, stucco-clad one-story side wing and a second-floor sleeping porch [Fig. 4]. The stuccoed ground floor is lit by a single nine-over-six double-hung window on each of its three exposed sides; the flat-roofed sleeping porch is set back from the front facade and features Ionic columns and multi-light casement windows.

The Flemish-bond red brick rear ell is original to the house [Fig. 3]. It is composed of a square, two-story (plus raised basement) hipped roof block attached to the main house by a two-story hyphen and a one-story southeast-facing brick arcade. Each of the ell's three exposed faces is lit by three bays of six-over-six wood windows. A raised wood porch extends from the rear of the ell.

An original detached one-and-one-half-story carriage house is located approximately 150 feet behind the main house, also designed by Keen and completed in 1903 [Figs. 5-6]. It measures three bays wide and five bays deep. In 1911 it was converted from a stable to a garage, and attic living quarters were added in 1926. It features Flemish-bond red brick walls and a hipped gable roof crowned by an octagonal domed cupola with an ornate wrought iron weather vane. Its front (southeast) facade features a recessed entrance flanked by Doric columns and surrounded by multi-light side lights and transom. Its northwest side elevation features an oversized wall dormer (likely an original hay loft) now accessed by a contemporary iron fire escape. Hipped gable dormers light all four roof pitches.

The property originally featured a wood picket fence along its Germantown Avenue sidewalk, with large brick and limestone gate posts framing the driveway entrance. While the fence no longer survives, the gate posts remain standing (though one has been moved from its original

location to mark a newer driveway entrance). A smaller pair of gate posts and an iron pedestrian gate, presumably original, also survive on site [Figs. 7-8].



Figure 5: Carriage house, southwest (front) elevation.



Figure 6: Carriage house, northwest (side) elevation



Figures 7-8: Driveway gatepost details



Figure 9: Walkway gatepost and iron gate

7. Significance

Designed in a Georgian-influenced Colonial Revival style by the accomplished and prolific architect Charles Barton Keen (1868-1931), the former Julia Hebard Marsden House is a significant architectural resource located along a prominent stretch of Germantown Avenue in Chestnut Hill, an affluent, bucolic residential enclave characterized by large estate houses constructed from the mid-19th through the early 20th centuries. Built in 1903 for wealthy socialite Julia Hebard Marsden and her husband Dr. Biddle Reeves Marsden, the house is a distinctive and characteristic example of the Colonial Revival style as applied to the suburban “country house” of the early 20th century, and a significant local example of the work of Philadelphia native Charles Barton Keen. The property is included as a significant resource within the Chestnut Hill Historic District, listed in the National Register of Historic Places in 1987. It likewise merits individual listing on the Philadelphia Register of Historic Places by meeting the following criteria for designation as established in Philadelphia’s Historic Preservation Ordinance, Section 14-1004 (1):

- C: Reflects the environment in an era characterized by a distinctive architectural style;
- D: Embodies distinguishing characteristics of an architectural style or engineering specimen;
- 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;
- and*
- J: Exemplifies the cultural, political, economic, social or historical heritage of the community.

Colonial Revival “Country Houses” of the Early 20th Century

The Marsden House is a characteristic example of the Colonial Revival style, a design movement which strongly impacted residential, commercial, and institutional architecture across America in the late nineteenth and early twentieth centuries. The style’s origins are commonly traced to Philadelphia’s Centennial Exhibition of 1876, where a renewed interest in the history of the

American colonies inspired a widespread appreciation for and documentation of the nation's 18th-century building stock. With varying degrees of fidelity, architects soon began to adapt elements from high-style Georgian and Federal-era buildings into new designs, particularly for large new "country houses" in the rapidly-developing railroad suburbs of Philadelphia and other East Coast cities. Such elements included simplified and symmetrical massing, classical porticos and pediments, Flemish-bond "colonial red" brick facades, exaggerated corner quoins, cornice dentils, and jack-arched lintels. By the turn of the 20th century, the Colonial Revival style had decisively supplanted eclecticism and the picturesque Queen Anne styles of the late 19th century.¹

Philadelphia architects and clients-- particularly the affluent and style-conscious patrons of Chestnut Hill and the Main Line suburbs west of the city-- played an early and influential role in the spread of the Colonial Revival movement. In Chestnut Hill, the style first appeared in the late 1880s and early 1890s with architect George T. Pearson's designs for Keewaydin (1889) and the J. Levering Jones House (1894), the latter of which featured a prominent front portico that was noted at the time as "the first mansion with a portico of [its] kind built near Philadelphia for about ninety years."² Other prominent architects soon followed suit, both in and beyond Chestnut Hill, including Cope & Stewardson, Durhing, Okie & Ziegler, Brockie & Hastings, Savery, Sheetz & Savery, and Charles Barton Keen.

In 1903, Julia Hebard Marsden and her newlywed husband Dr. Biddle Reeves Marsden commissioned Keen to design a new home for a plot of land she purchased, while still single, earlier the same year.³ The land was formerly part of the sprawling Richard Norris estate along Germantown Avenue northwest of Chestnut Hill Avenue, an area then at the periphery of Chestnut Hill's increasing turn-of-the-century suburbanization [Figs. 10-11]. The commission was one of Keen's earliest large country houses, and was widely published in national

¹ Foster, Gerald. *American Houses: A Field Guide to the Architecture of the Home*. Boston: Houghton Mifflin Company, 2004, p. 286.

² Nolan, Thomas. "Recent Suburban Architecture in Philadelphia and Vicinity," *Architectural Record*, Vol. 19 no. 3, March 1906, p. 180.

³ Deed Book WSV 140, p. 353.

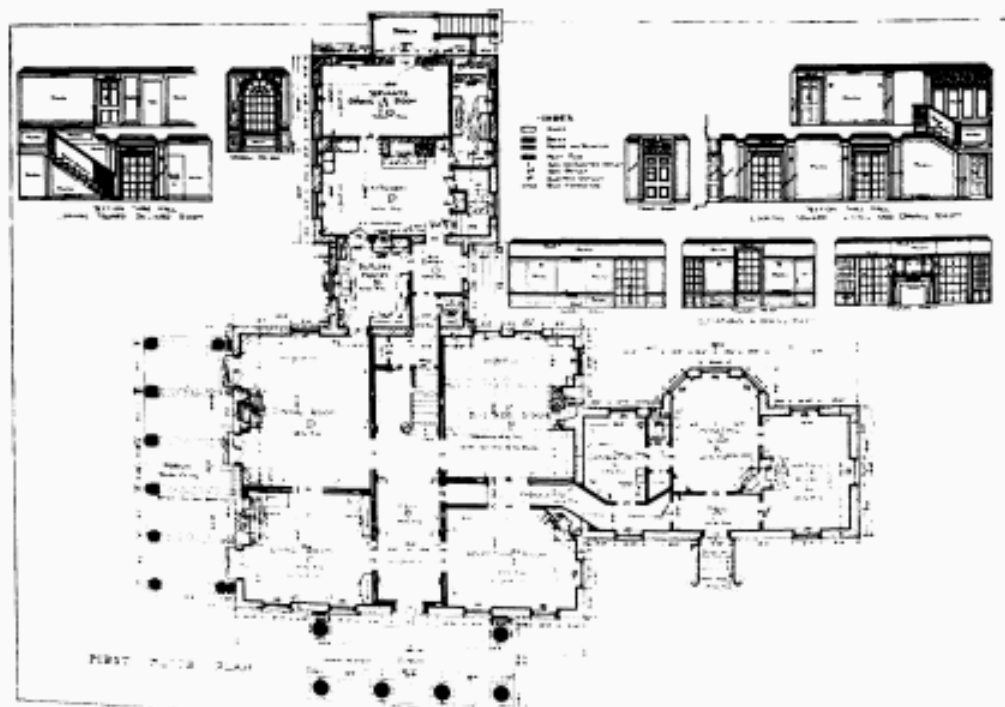
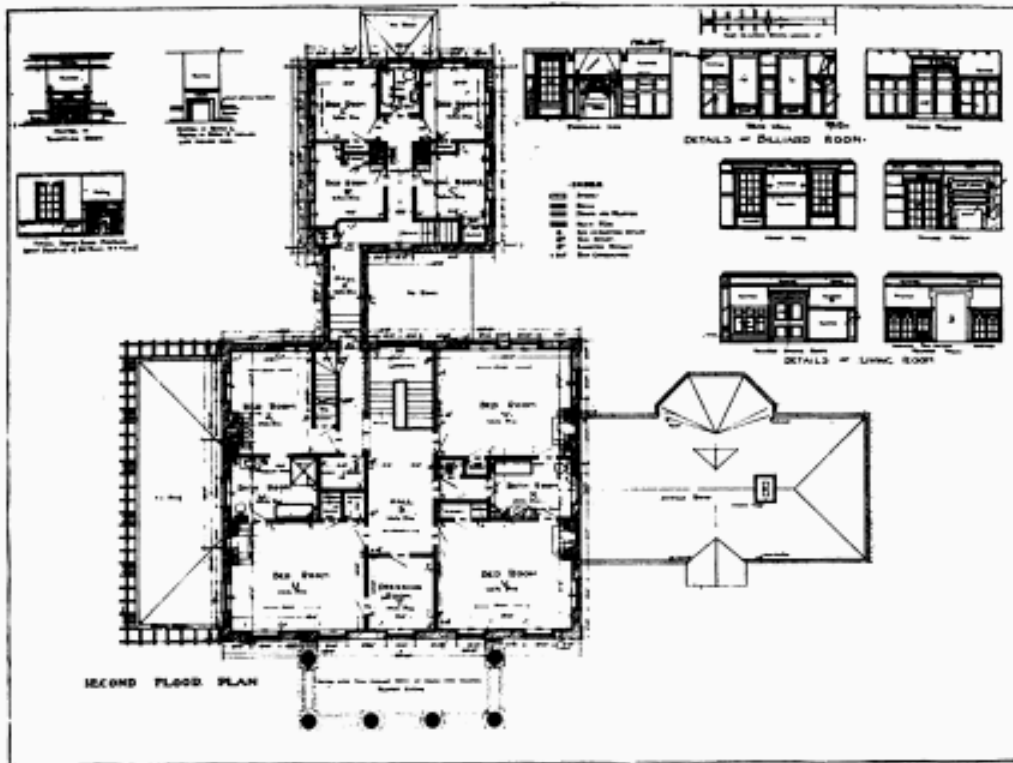


Figure 10: Site in 1895, prior to subdivision of the Norris estate. Atlas of the City of Philadelphia, G.W. Bromley & Co., 1895, plate 35 (detail).



Figure 11: Site in 1910 (note the inaccurate rendering of the footprint and location of the new residence's footprint and location relative to Germantown Avenue). Atlas of the City of Philadelphia, G.W. Bromley & Co., 1910, plate 35 (detail).

architectural journals and publications upon its completion, including *House and Garden* (April 1905), *Architectural Record* (March 1906), *the New York Architect* (May 1909), and *One Hundred Country Houses: Modern American Examples* (1909) [Figs. 12-14]. Praised as a “logical adaptation of old Colonial work to our present-day needs,” the design featured a red



Charles Barton Keen
Architect

RESIDENCE OF DR. B. R. MARSDEN
CHESTNUT HILL, PA.

Figure 12: New York Architect, Vol. 3, no. 5, May 1909.



STREET FAÇADE, DR. MARSDEN'S HOUSE, CHESTNUT HILL, PHILADELPHIA
CHARLES BARTON KEEN Architect

Figure 13: House and Garden, Vol. 7 no. 4, April 1905

brick Georgian Revival main block fronted by a grand two-story Doric portico. Colonial details included its Flemish-bond brick walls, corner quoins, jack-arched lintels and limestone keystones, which one critic described as “an earnest desire to reproduce some of the fine feeling and spirit of the Southern Colonial or Georgian houses, as far as the conditions of the site and the climate would permit.”⁴ According to one published account, the home’s large front portico was added at the insistence of the Marsdens themselves, and the side wing was designed to accommodate offices for Dr. Marsden’s medical practice.⁵ Keen also designed a rear stable building, later converted into a garage and apartment loft, and oversaw the replacement of the original side pergola [Fig. 14] with a small addition and sleeping porch in 1912.⁶

⁴ Barber, Donn. “Modern American Country Homes,” *The New York Architect*, Vol. 3, no. 5, May 1909.

⁵ Nolan, p. 188; Embury, Aymar. *One Hundred Country Houses: Modern American Examples*. New York: The Century Company, 1909, p. 58.

⁶ Building Permits 2408 (1903), 5839 (1903) 3839 (1911), 5989 (1912), 9115 (1926), Philadelphia City Archives.



Figure 14: New York Architect, Vol. 3, no. 5, May 1909. Side view of northwest elevation with original pergola replaced by 1912 addition.

Nicknamed “Brickhouse” by its owners, the Marsdens’ home occupied a place of prominence along Germantown Avenue and among Chestnut Hill’s high society circles. A childless couple (Julia was 44 and Biddle was 39 at the time of their marriage), the Marsdens hosted regular social events and were active members of the nearby St. Paul’s Episcopal Church. After Biddle’s death in 1926, Julia maintained ownership of the property, travelled extensively throughout the United States and Europe, and served for many years on the Board of Managers of Hahnemann Hospital.⁷ Following Julia’s death in 1944, the house passed through a series of private owners

⁷ “People You Know,” *Philadelphia Inquirer*, Oct. 25, 1926; “Mrs. B.R. Marsden,” *Philadelphia Inquirer*, May 18, 1944

before its eventual acquisition by Chestnut Hill Hospital, which converted the home into seven staff apartments in 1959.⁸ Today it serves as the hospital's Women's Center. Though portions of the interior have been substantially altered, the house's exterior retains a high degree of integrity reflecting the period of Julia Marsden's ownership from 1903 to 1944.



HOUSE FOR DR. MARSDEN
CHESTNUT HILL
CHARLES BARTON KEEN, ARCHITECT

Figure 15: One Hundred Country Houses: Modern American Examples. New York: The Century Company, 1909. Note the original placement of the gateposts.

⁸ Deed Abstracts, *Parcel 087N-19-0039*, Philadelphia City Archives; Building Permit 2432 (1959), Philadelphia City Archives.

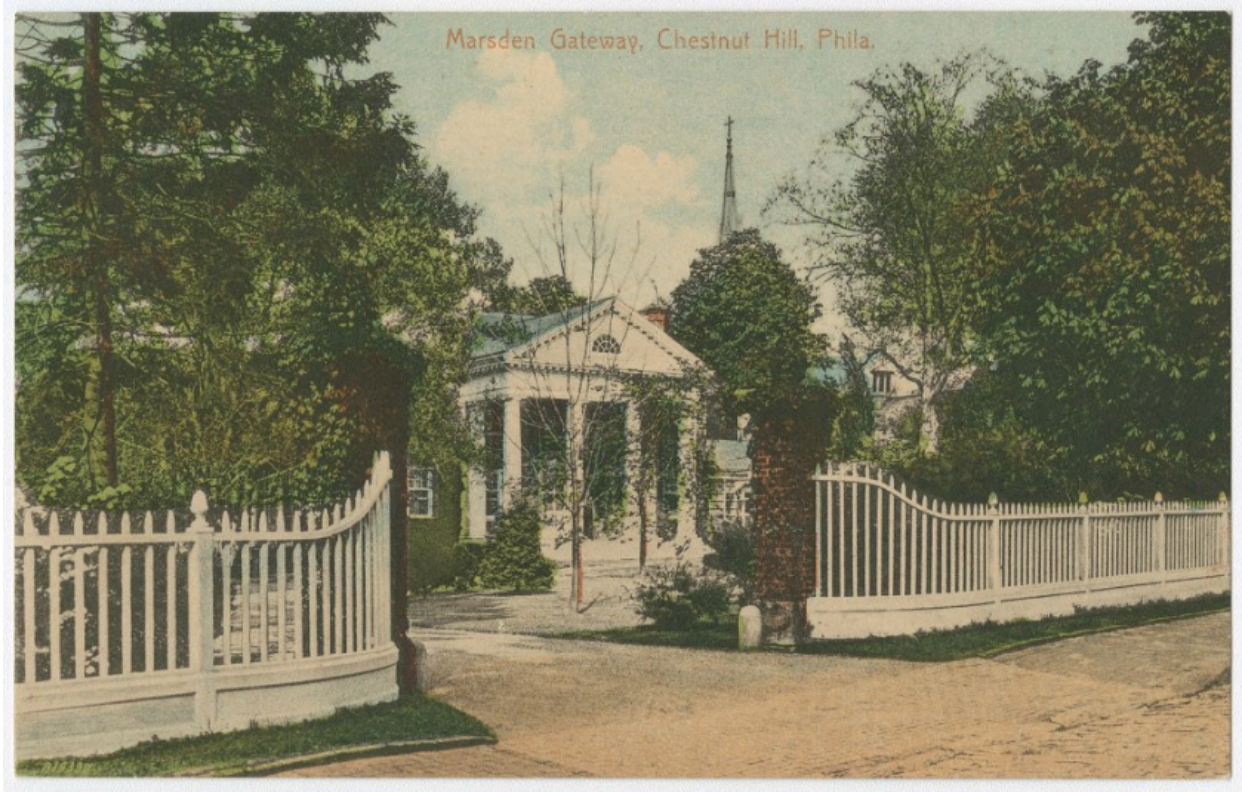


Figure 16: Postcard c. 1910, Philip H. Moore, Photographer and Publisher. Library Company of Philadelphia, Print Department, P. 9505.1

Charles Barton Keen

Born in Philadelphia in 1868, Charles Barton Keen graduated from the University of Pennsylvania in 1889 and began his architectural career as a draftsman in the offices of Theophilus P. Chandler (1889) and Frank Miles Day (1890-92) while continuing his education at the Pennsylvania Museum and School of Industrial Art. He established an independent practice around 1893, and the following year entered into a partnership with former classmate and fellow Frank Miles Day draftsman Frank Mead. Keen & Mead designed a number of single-family homes and duplexes for speculative



Figure 17: Keen c. 1913. Philadelphia Real Estate Record and Builders' Guide, April 23, 1913.

developers in Germantown, Overbrook, and suburban Montgomery County before Mead relocated to California, dissolving the partnership in 1901.

Keen returned to independent practice with a number of large residential commissions in the early 1900s, including the Marsden Residence. The success of these early works helped launch a career that would eventually span the East Coast. Remembered today as one of his generation's "most prolific and popular designers of the country house," Keen designed scores of Colonial Revival estates for wealthy clients from Maine to Florida.⁹ By the early 1910s, much of his work was centered in Winston-Salem, North Carolina, where he served as the favored architect of tobacco baron R.J. Reynolds. Keen maintained offices in Philadelphia and Winston-Salem through the 1920s. He died in 1931. Given its prominent and highly visible location along Germantown Avenue and its role in helping establish Keen's national reputation, the Marsden House is among the most significant of Keen's designs in Philadelphia, his native city.

Conclusion

The former Julia Hebard Marsden House, now known as the Chestnut Hill Hospital Women's Center, is a significant work of notable Philadelphia architect Charles Barton Keen and a highly representative example of the Colonial Revival style. Built for a wealthy client on a prominent site in Chestnut Hill, the house also exemplifies the neighborhood's status as an elite residential enclave at the turn of the 20th century. The property therefore satisfies Criteria C, D, E, and J for listing on the Philadelphia Register of Historic Places.

⁹ Tatman, Sandra L. "Keen, Charles Barton (1868-1931)," Philadelphia Architects and Buildings Database, https://www.philadelphiabuildings.org/pab/app/ar_display.cfm?ArchitectId=A0748

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