

ADDRESS: 132 N 10TH ST

Name of Resource: Tetlow Manufacturing Company

Proposed Action: Designation

Property Owner: Teresa C. and Ronald M. Lee

Nominator: Annie Liang-Zhou, Liangs Culture

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This nomination proposes to designate the property at 132 N. 10th Street and list it on the Philadelphia Register of Historic Places. The five-story brick commercial building was constructed c. 1885 by Henry Tetlow as the factory of the Tetlow Manufacturing Company, an early cosmetics manufacturer. The nomination contends that the building satisfies Criteria for Designation A and D. Henry Tetlow introduced a number of influential changes to the cosmetics industry in the nineteenth century including his discovery of the use of zinc oxide as a non-toxic and inexpensive base for face powders. For its association with Tetlow and the history of the cosmetics industry in America, the property satisfies Criterion A; it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or nation, and is associated with the life of a person significant in the past. In addition, the property satisfies Criterion D because it is a remarkably intact example of a late nineteenth-century industrial building that embodies distinguishing characteristics of the Italianate and Romanesque styles.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 132 N. 10th Street satisfies Criteria for Designation A and D.



Figure 1: Photo of subject property from nomination.

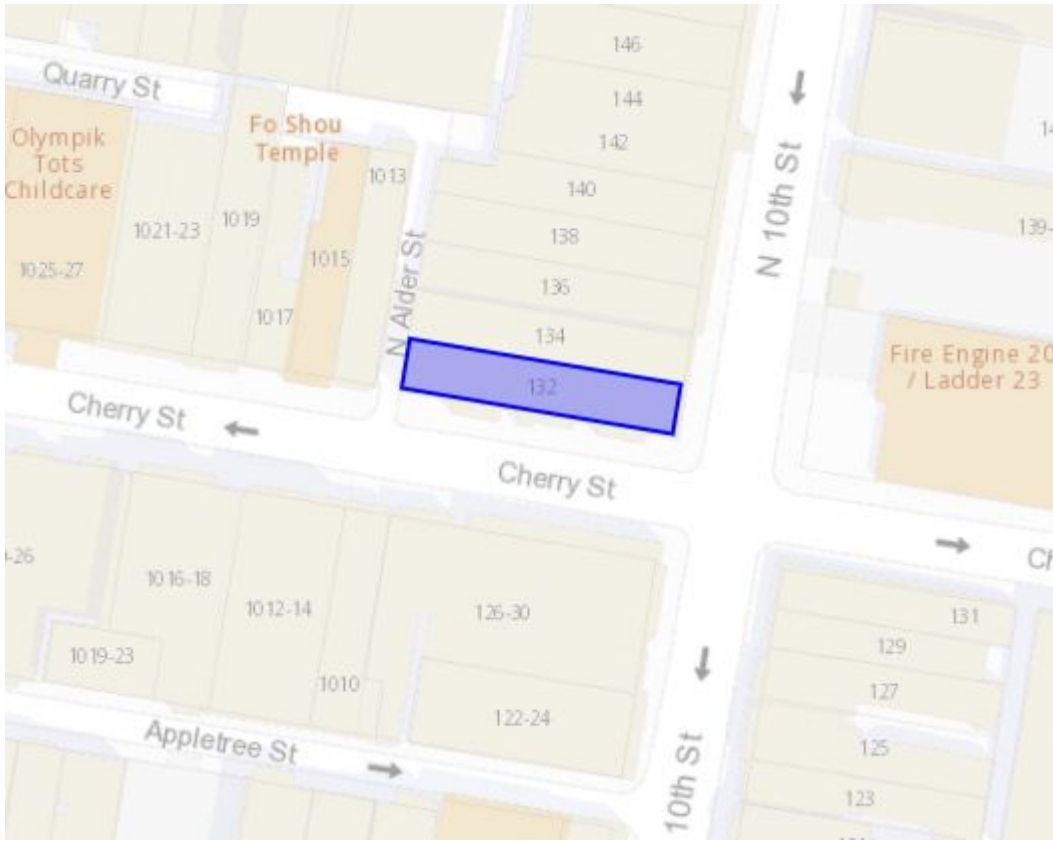


Figure 2: The subject property is located at the southwest corner of 4th and Willow Streets in the Callowhill neighborhood.

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: _____

Postal code: _____

2. NAME OF HISTORIC RESOURCE

Historic Name: _____

Current/Common Name: _____

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: _____

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 _____ to _____

Date(s) of construction and/or alteration: _____

Architect, engineer, and/or designer: _____

Builder, contractor, and/or artisan: _____

Original owner: _____

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 a bibliography.

9. NOMINATOR

Organization _____ Date _____

Name with Title _____ Email _____

Street Address _____ Telephone _____

City, State, and Postal Code _____

Nominator is is not the property owner.

PHC USE ONLY

Date of Receipt: _____

Correct-Complete Incorrect-Incomplete Date: _____

Date of Notice Issuance: _____

Property Owner at Time of Notice:

Name: _____

Address: _____

City: _____ State: _____ Postal Code: _____

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

Date(s) Reviewed by the Historical Commission: _____

Date of Final Action: _____

Designated Rejected

Nomination for the Philadelphia Register of Historic Places



Figure 1. The south and east elevations of 132 N. 10th St. Image courtesy of nominator

Tetlow Manufacturing Company
132 N. 10th Street, Philadelphia, PA, 19107

Annie Liang-Zhou
MSHP Candidate 2026
Weitzman School of Design
University of Pennsylvania

5. Boundary Description

Situated at the corner formed by the intersection of the West side of 10th Street with the North side of Cherry Street, containing in front or breadth on the said 10th Street 20 feet and extending of the width in length or depth Westward along the North side of Cherry Street 110 feet to Alder Street.

Being known as 132 North 10th Street.¹

Map

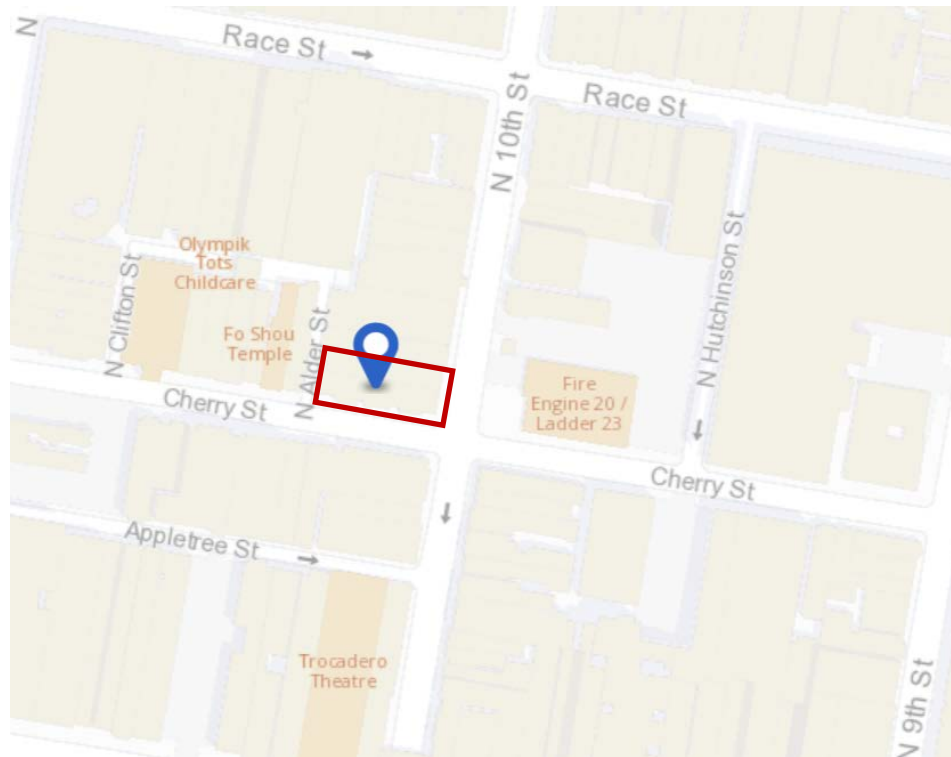


Figure 2. Map of 132 N. 10th St. *Atlas.phila.gov*

¹ City of Philadelphia Department of Records, City Archives, Deed No. 53456421, 12/20/2018

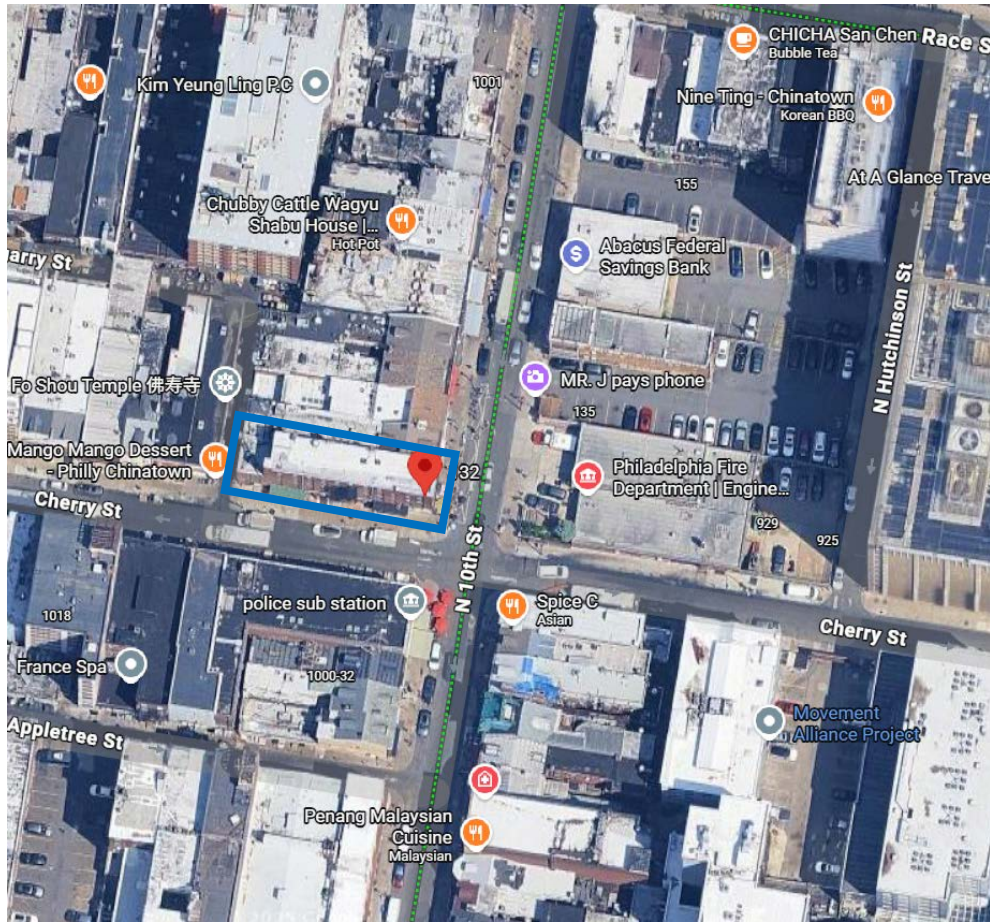


Figure 3. Google Street View of 132 N. 10th St. *Google Maps*, accessed Nov. 22, 2025

6. Description

132 N. 10th Street is situated at the northwest corner of 10th and Cherry Streets, one block south of Race Street, the epicenter of Philadelphia's Chinatown, and one block north of the iconic Friendship Gate. The five-story brick building stands with an assertive presence, overlooking the two and three-story rowhouses that are the hallmark of the neighborhood. Its massing and proportions are reminiscent of a late 19th-century industrial vestige, yet the façade is softened by the ornamental quality and refined craftsmanship of the Italianate or Romanesque style.

The architecture displays design elements that resemble a turn-of-the-century manufacturing building typology, adapted here to a narrow width on its primary elevation and expressed with greater breadth along the south elevation. This contrast makes it a standout structure within Chinatown, where narrow, deep parcels and modest rowhouses establish a generally low and compact streetscape.



Figure 4. 132 N. 10th St. in Context of Friendship Gate, photo courtesy of nominator

Façade - East Elevation

Only the east and south elevations are fully visible from street level. The east elevation is defined by its tall, narrow proportions, imparting a sense of monumental aspiration for the rest of the block that was never realized. This vertical expression continues around the corner onto the south elevation, where the same two-bay width creates a tower-like presence. At this corner, the flat roofline is capped by prominent projecting brick-corbeled cornices on both the east and south elevations, anchoring the building against the skyline.

The fifth story is marked by two large Roman-arched, three-panel windows with triple sashes; beneath it, the second through fourth stories contain paired double-hung sash windows with segmental-arch lintels and stone sills. Both visible elevations feature an array of decorative elements, including four intentional molded terra cotta belt courses with quatrefoil and circular motifs beneath each window tier, as well as three ornamental horizontal bands in brick or terra cotta with circular designs that differentiate each floor at the corner “tower.” These elements enliven the durable running-bond masonry, blending practical construction with stylistic ambition.



Figures 5 and 6: East elevation and corner tower of 132 N. 10th St, photos courtesy of nominator



Figures 7 and 8: Architectural details of corner tower of 132 N. 10th St, photos courtesy of nominator

South Elevation

The south elevation extends roughly three times the length of the east elevation. The southeast “tower” exhibits the same window treatment as that of the façade, underscoring its architectural importance. This elevation displays a sequence of nine nearly identical double-hung sash windows, each set beneath a segmental-arch lintel, running across the second through fifth stories. Notably, the two end windows lack the arch detail, suggesting either a later alteration or an intentional differentiation. The varied degree of ornamentation, with the fifth story being the most embellished and the lower floors the most restrained, demonstrates a clear hierarchy within the fenestration design, intended to be visible from a distance. Despite these variations, the building maintains a largely harmonious expression, interrupted only by the intrusive metal fire escape projecting between the fourth and fifth window columns from the corner.



Figure 9: South elevation of 132 N. 10th St, photo courtesy of nominator

North Elevation

A narrow sliver of the north elevation is visible, though leaving a trace of an almost unfinished elevation, given that it is directly connected to the adjacent building at 134 N. 10th Street, a three-story rowhouse which has a ground-floor retail component. Given that the building was constructed in 1885 as a factory, its towering height now accentuates its existence on the block.



Figures 10 and 11: North and West elevations of 132 N. 10th St, photos courtesy of nominator

West Elevation

The west elevation, barely glimpsed through a narrow alleyway on N. Alder Street, reveals a three-story rear addition attached to the original structure, denoted by a visible seam that hints at evolving uses over time. There is a long metal pipe running down from the roof, ostensibly for ventilation or drainage, as well as an adjacent metal fire escape. It is otherwise nondescript, without many distinguishable architectural features or noteworthy attributes.

Street Level

At the ground level, modern alterations accommodate the tea shop that currently occupies the only active retail portion of the building. The east elevation features two entrances: one to the shop and one to the upper floors, where piles of papers and boxes visible inside indicate signs of neglect. Three

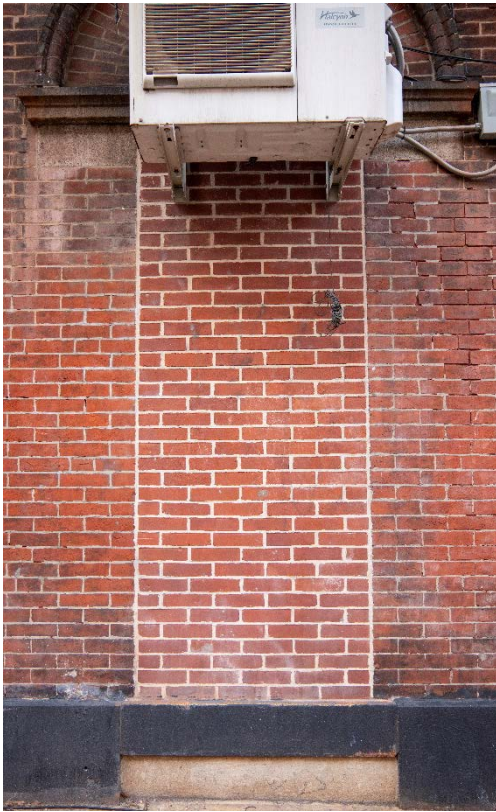
additional small entrances are located along the center of the south elevation, one serves as the exit to the retail kitchen, and the other two have observable evidence of tenant activity.



Figure 12: East elevation entranceways of 132 N. 10th St, photo courtesy of nominator

From the street, the building’s exterior reads as a unified composition. Brick forms the dominant surface material, while the windows follow a consistent rhythm with subtle variations in hierarchy and expression that suggest differing interior functions. Yet, it is evident that the building has not kept up its maintenance—the brickwork exhibits extensive cracking and staining, and the mortar is in need of comprehensive repointing. It resembles a structure frozen in time, one that now requires a thorough conditions assessment to guide appropriate conservation interventions.

The height, massing, and ornamentation of 132 N. 10th Street give it a dignified and solemn authority amid its smaller neighbors, prompting curiosity about the people who once occupied its spaces and the building’s layered evolution. Rooted in the rich history and heritage of the neighborhood, this architecturally distinctive structure remains a defining presence in Philadelphia’s Chinatown.



Figures 13 and 14: Architectural details of 132 N. 10th St, photos courtesy of nominator

7. Statement of Significance

7.1 Introduction: A Microcosm of Urban Change

The growth and evolution of Philadelphia are inextricably linked to the city's intertwined histories of immigration, industrialization, and social change. The story of **132 North 10th Street** reflects these layered transformations of central Philadelphia, from an early artisan neighborhood, to a hub of small manufacturing and boarding houses, and later into the dense immigrant quarter that would become Chinatown. The social history of this multifaceted property traces its changes over several generations, with its diverse and distinguished ownership adding a layer of distinction to its prominent brick façade.

132 N. 10th Street stands as a microcosm of the city's broader socioeconomic and demographic changes. Over the course of two centuries, the brick structure evolved from a primary residence to a boarding house, then to a factory and a mixed-use commercial property in Chinatown. The significance of this parcel of land also rests in its notable owner from 1885-1922, Henry Tetlow, who owned and operated Tetlow Manufacturing Company, making perfumes, cosmetics, and powders for women.

The building stands not only as a testament to the architectural marvel and ambition of the Tetlow family and other local small-scale industrialists, but also as an emblem of the layered economic and cultural history of this neighborhood and of Philadelphia at the turn of the century.

This nomination contends that the former Tetlow Manufacturing Company is worthy of designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places and satisfies the following Criteria for Designation:

- A. Have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or Nation or be associated with the life of a person significant in the past;
- D. Embody distinguishing characteristics of an architectural style or engineering specimen.

This nomination also contends a period of significance from 1885 to 1922.

7.2 Criterion A: Origins and the Tetlow Manufacturing Company

The property traces its origins to a land grant issued by the Commonwealth of Pennsylvania to James Byrne on March 5, 1780, as part of a broader distribution of former proprietary lands following the Revolution. Byrne, a prominent Irish investor, acquired twenty-seven plots for the considerable sum of 789 pounds in Pennsylvania currency, an exceptional figure for the late eighteenth century. The lot corresponding to 132 N. 10th Street was among four contiguous parcels numbered 1642 through 1645, marking one of the earliest documented transfers of property within this section of the city. This 1780 conveyance established the legal and spatial foundation for the building's subsequent development and its enduring presence within Philadelphia's evolving urban landscape.²

Throughout the nineteenth century, the neighborhood housed a mixture of craftsmen, tradesmen, small manufacturers, and boarding houses. Maps and atlases depict a landscape of two- and three-story brick dwellings with rear yards, stables, and workshops, indicating a working-class population that relied on proximity to employment (see Figure 15). Occupations recorded in the city directories include carpenters, machinists, printers, dressmakers, pharmacists, and shopkeepers.³ The Cherry Street Colored Baptist Church, one block west of the property, also signals the multiracial character of the neighborhood well before the arrival of Chinese immigrants.

² James M. Duffin, *Guide to Records of the Sale of Commonwealth Property in the County of Philadelphia, 1780–1798*: 287–88.

³ M'Elroy, A. *M'Elroy's Philadelphia Directory for 1840-1880*.

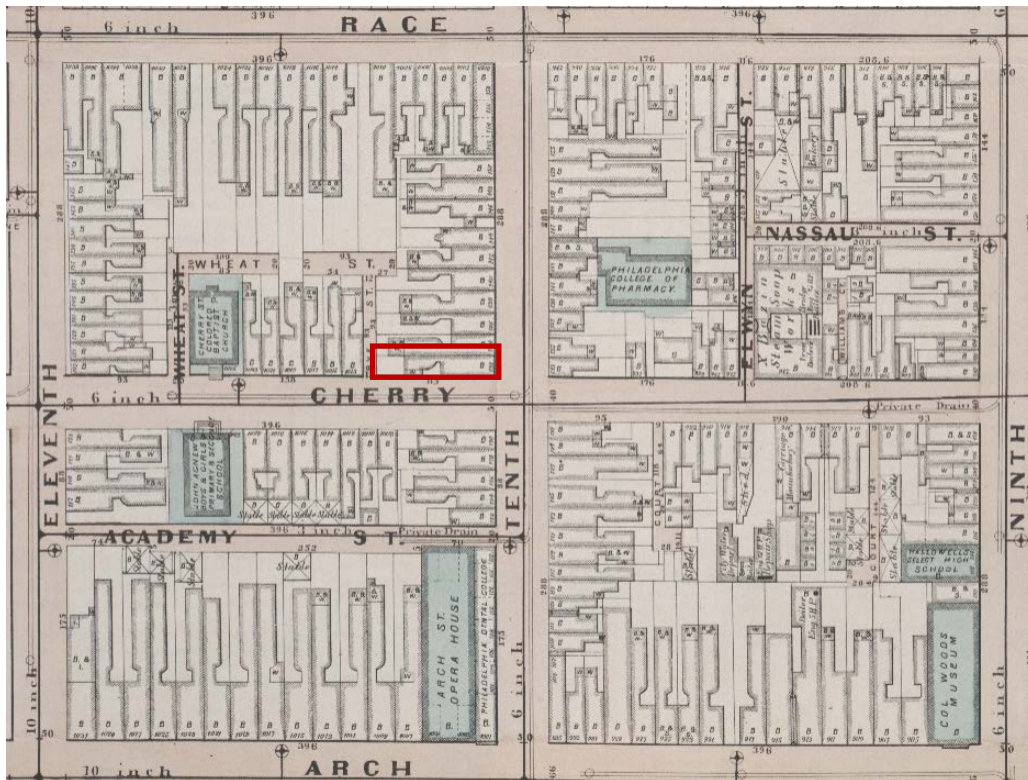


Figure 15: 1875 Atlas of Philadelphia of 10th Ward, G. H. Jones & Co.

By the 1880s, the intensification of light manufacturing north of Market Street brought new economic forces to N. 10th Street. Buildings were expanded vertically, rear yards converted to workspaces, and dwellings adapted into hybrid commercial structures. The transition from the previous owner's working-class background to industrial proprietorship mirrors broader trends of upward mobility among skilled Philadelphians in the late nineteenth century. It was within this context that Henry Tetlow, an English immigrant and rising entrepreneur, purchased 132 N. 10th Street in 1885.⁴

Before or shortly after acquiring the property, Henry Tetlow likely demolished the earlier three-story rowhouse and erected a new [four]-story brick factory in its place, as referenced in both the deed⁵ and the *Philadelphia Architects and Buildings* database, which listed the building typology as a factory constructed in 1885.⁶ The following year in 1886, two contractors recorded a mechanic's lien on the property as well, indicating the construction of the new factory building.⁷ At the same time, Tetlow also purchased the adjacent property at 134 N. 10th Street for use as his residence. This is evidenced by a Mutual Assurance Company of Philadelphia fire insurance policy (see Figure 16), which records the

⁴ *Weckerly family to Tetlow*, 1885, Deed Book G.G.P. No. 28, 147.

⁵ *Ibid*

⁶ Philadelphia Architects and Buildings, Project Chronology, *PHMC*.

⁷ Philadelphia Real Estate Record and Builder's Guide, v. 1., 1886, p 152.

transfer of title from the original owner, Benjamin Taylor, to Tetlow. While operating 132 N. 10th Street as a manufacturing facility, Tetlow undertook modifications that included creating an internal passageway connecting the factory to his home, signifying the close integration of domestic life and small-scale industrial production characteristic of this period.⁸

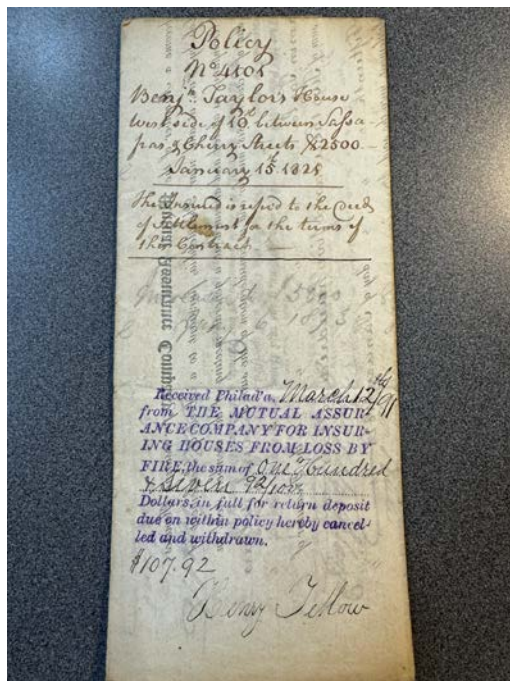


Figure 16. Mutual Assurance Company of Philadelphia, *Fire Insurance Policy No. 4101*, Jan 3, 1825

The Tetlow Manufacturing Company's origins trace to a complex network of English soap-makers and perfumers, including Thomas Worsley and possible distant relatives James Tetlow and John (Thomas) Tetlow. The turning point in both Tetlow's career and American cosmetics history came in 1866, when Henry discovered that zinc oxide provided a safe, stable, and inexpensive base for face powders.⁹ Prior to this, powders frequently contained toxic or volatile compounds—lead, arsenic, and bismuth—that could discolor under heat or cause poisoning. Zinc oxide was not only harmless to the skin, but it also retained its color and could be manufactured cheaply, making cosmetics widely accessible to working and middle-class women for the first time.¹⁰

Gilbert Vail, in his *History of Cosmetics in America*, observed that Tetlow's innovation "gave new impetus to the industry all over the world...inexpensive brands sprung up like mushrooms

⁸ Mutual Assurance Company of Philadelphia, *Fire Insurance Policy No. 4101*, January 3, 1825.

⁹ Jones, Geoffrey, *Beauty Imagined: A History of the Global Beauty Industry*, Oxford, UK, Oxford University Press, p 62.

¹⁰ Tetlow Face Powders – A Tale of Two Brothers," <https://collectingvintagecompacts.blogspot.com/2010/09/tetlow-tale-of-two-brothers.html>.

overnight.”¹¹ When the commercial zinc oxide powder came on the market, it was so popular that the company focused solely on the manufacturing of cosmetics, instead of traditional soap. Had Tetlow patented his formula, his name might rank beside Colgate or Ivory today.¹²

In the 1870s, Tetlow brought his brother, Daniel, into the business and introduced a series of branded products. These included *Farnese Tablets for the Complexion* and culminated in the celebrated Swan Down Face Powder, purchased in 1875 and rebranded as Tetlow’s Swan Down. Other lines included *Gossamer Complexion Powder*, *Blanc Illusion*, *Blue Moon*, and *Pussywillow*.¹³



Figures 17-21. Toiletry products from the Tetlow Manufacturing Company¹⁴

Tetlow was a pioneer in product packaging and marketing, producing ornate boxes, printed fans, and lithographed portraits of famed stage personalities. These materials represent early examples of

¹¹ Gilbert Vail, *A History of Cosmetics in America* (Literary Licensing, 2012).

¹² Stillman Brown, “Twenty 100+ Year Old American Brands Still Making Awesome, Authentic Products,” <https://www.primermagazine.com/2020/learn/100-year-old-american-brands>.

¹³ Tetlow Face Powers – A Tale of Two Brothers,” <https://collectingvintagecompacts.blogspot.com/2010/09/tetlow-tale-of-two-brothers.html>.

¹⁴ “Henry Tetlow,” http://www.tetlow.co.uk/henry_tetlow_1.htm.

cosmetics advertising that fused beauty, celebrity culture, and consumer aspiration, an important chapter in the evolution of American marketing.

By the 1880s, Tetlow's products were known nationwide. The onsite factory, as shown on the 1886 Burk & McFetridge map (see Figure 22), was the tallest building on the block and fully occupied the site, producing powders, perfumes, rouges, and toiletries. The building's prominent scale and distinctive façade embodied Tetlow's desire to project refinement and commercial sophistication.



Figure 22. Philadelphia in 1886. Burk & McFetridge, 1885, *Library Company of Philadelphia*

Yet the Tetlow enterprise was ultimately fractured by family feud and internal conflict. Henry's younger brother, Daniel, long resentful of secondary status, had established a competing company in the mid-1880s: The Tetlow Manufacturing Company, Limited, located at 59 North Mascher Street.¹⁵ For nearly forty years, two rival firms, both bearing the Tetlow name, marketed similar powders, fragrances, and packaging. Consumers were frequently confused by the two companies; advertising materials took pains to distinguish the products by their signatures. While Henry never took legal action against Daniel, the split diluted brand identity, undercut profits, and contributed to long-term decline.¹⁶

¹⁵ Gopsill, James. *Gopsill's Philadelphia City Directory for 1900*.

¹⁶ Tetlow Face Powders – A Tale of Two Brothers,” <https://collectingvintagecompacts.blogspot.com/2010/09/tetlow-tale-of-two-brothers.html>.

In 1898, Tetlow sought to expand the factory at 132 N. 10th, though it is unclear if this work was ever completed.¹⁷ By 1899, Henry retired and transferred ownership of his firm, renamed Tetlow Toilet Powders & Perfumery Company, to his son, Joseph.¹⁸ After Joseph's death in 1911, his widow Ida assumed control and continued to defend trademarks such as *Blue Moon* and *Pussywillow*, even as Daniel's wife Clara Tetlow managed the rival firm. The two matriarchs fiercely protected their respective trademarks through the 1910s.¹⁹

Henry's own declining mental health and controversial 1917 will led to a celebrated court case in 1921, consuming resources and weakening the company's financial stability. By the early 1920s, Daniel's successor company had faded, and Henry Tetlow II made the last major attempt to revive the brand with the 1920 relaunch of *Pussywillow*. Though marketed nationwide, the campaign seemed old-fashioned compared to modernizing competitors such as Elmo or the larger emerging national brands. By the 1920s and 1930s, Tetlow remained active but increasingly marginal, eventually relocating in 1934. The company disappears from records after 1940.²⁰

7.3 Economic and Social History

Despite its decline, Tetlow was among the founding companies of the American cosmetics industry. Its innovations democratized face powders for women, transformed expectations of consumer safety and color stability, and established techniques of packaging and celebrity-driven marketing that shaped the modern beauty industry. Most importantly, its growth and decline in the late nineteenth and early twentieth centuries marked a period of profound social change for American women, who were gaining new freedoms in mobility, employment, and consumer choice.²¹

Department stores such as Wanamaker's in Philadelphia transformed the urban landscape, offering unprecedented public spaces where women could shop independently, browse unchaperoned, and participate in an emerging culture of personal consumption.²² Within this context, cosmetics and toiletry goods became powerful symbols of autonomy: inexpensive, portable products that allowed women to shape their own appearance and identity. Tetlow Manufacturing Company operated at the forefront of this shift. Its products were marketed directly to women and sold in attractive packaging that

¹⁷ Philadelphia Real Estate Record and Builder's Guide, v. 13., 1898, p 149.

¹⁸ 1900 U.S. Census, Henry Tetlow, www.ancestry.com.

¹⁹ "Tetlow Face Powders – A Tale of Two Brothers," <https://collectingvintagecompacts.blogspot.com/2010/09/tetlow-tale-of-two-brothers.html>.

²⁰ Ibid

²¹ William Leach, *Land of Desire: Merchants, Power, and the Rise of a New American Culture*, 1994.

²² John Caroulis, "Those were the Types of Things that Happened at Wanamaker's," March 19, 2025, <https://billypenn.com/2025/03/19/wanamakers-department-store-philadelphia-remembrance/>.

encouraged individual purchasing decisions rather than household, male-dominated procurements. This democratization of consumer culture aligned with the expanding public roles of women that reflected the trends leading up to women's suffrage in 1920.

Additionally, 132 N. 10th Street was not merely associated with the Tetlow enterprise. It embodied the economic and social history of the surrounding neighborhood. During the Tetlow period, directories show a rise in boarders, clerks, seamstresses, small factory workers, and immigrant families.²³ The block's mixture of industrial workspaces, domestic rooms, and retail storefronts revealed the micro-economy of a dense urban immigrant quarter, which by 1900 was already transitioning into what would become Philadelphia's Chinatown, with storefronts catering to the new linguistic, cultural, and commercial needs of the community.²⁴

Increasing refinement and upward consumption can be observed from the diverse educational and cultural institutions that have appeared on maps of the period of significance (see Figure 23), such as the Arch Street Opera House, Colonel Woods Museum, College of Pharmacy, and primary/secondary schools, indicating families with children. There are also several commercial establishments present, including a publishing house, pharmacy, and print shop.

²³ *Gopsill's Philadelphia City Directory for 1900.*

²⁴ Bruce Laurie, *Working People of Philadelphia, 1800-1850*, 3-30.

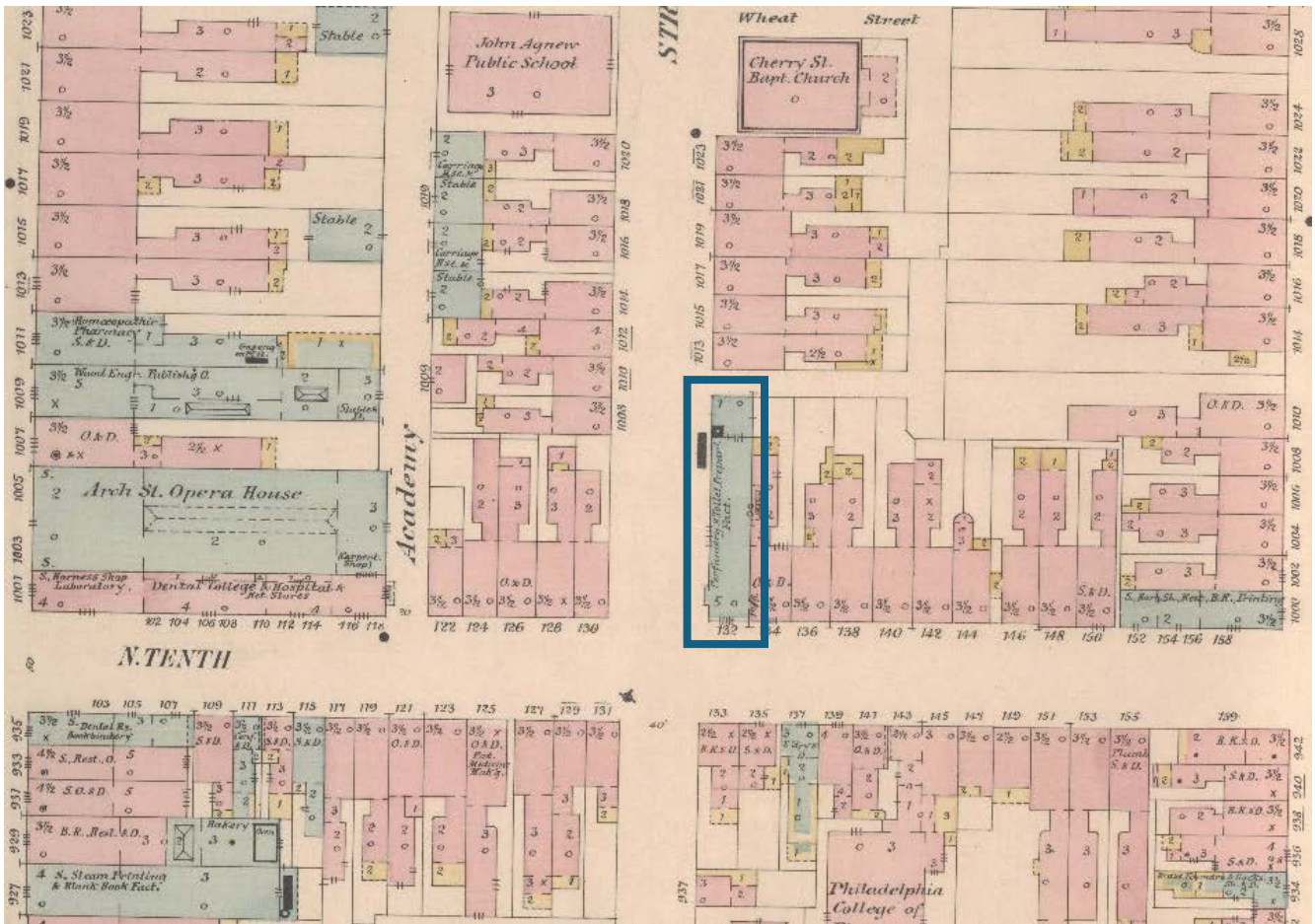


Figure 23: 1887 Hexamer Insurance Map of Philadelphia, 10th Ward

One of the most noticeable differences in this period is the doubling in size of the city directories, which signifies demographic change, population boom, and people moving to the city of Philadelphia. Besides the professionalization of services, such as government positions, district attorneys, and utilities, there is an evident increase in the number of banks, insurance companies, medical services, as well as colleges. Directory entries from the 1890s-1920s list multiple female occupants and clerks in neighboring addresses, suggesting that women increasingly participated in wage labor, particularly in retail and light manufacturing.²⁵ By 1900, census schedules show a rise in boarders and lodgers,²⁶ as well as the building offering storefronts,²⁷ suggesting economic diversification and the area's transition from owner-occupied dwellings to rental tenements.

In comparison, neighborhood changes are evident over the span of thirty years, as shown in the 1915-1920 Hexamer Fire Insurance Map of Philadelphia (see Figure 24), where entire blocks are covered

²⁵ Gopsill's Philadelphia City Directory for 1900.

²⁶ "Advertisements." *The Philadelphia Times*. October 30, 1898.

²⁷ "Business Rooms and Offices." *The Philadelphia Inquirer*. December 20, 1905.

with bustling facilities for manufacturing, printing, and other industrial activities. The trend for growing activity and affluence of residents continues to be observed from this map, though it is not exhibited in the vertical aspirations of the surrounding blocks.

Therefore, the property satisfies Criterion A not only through its association with Henry Tetlow, but because its continuous adaptation exemplifies the economic, social, and cultural evolution of Philadelphia from the 1880s through the 1920s.

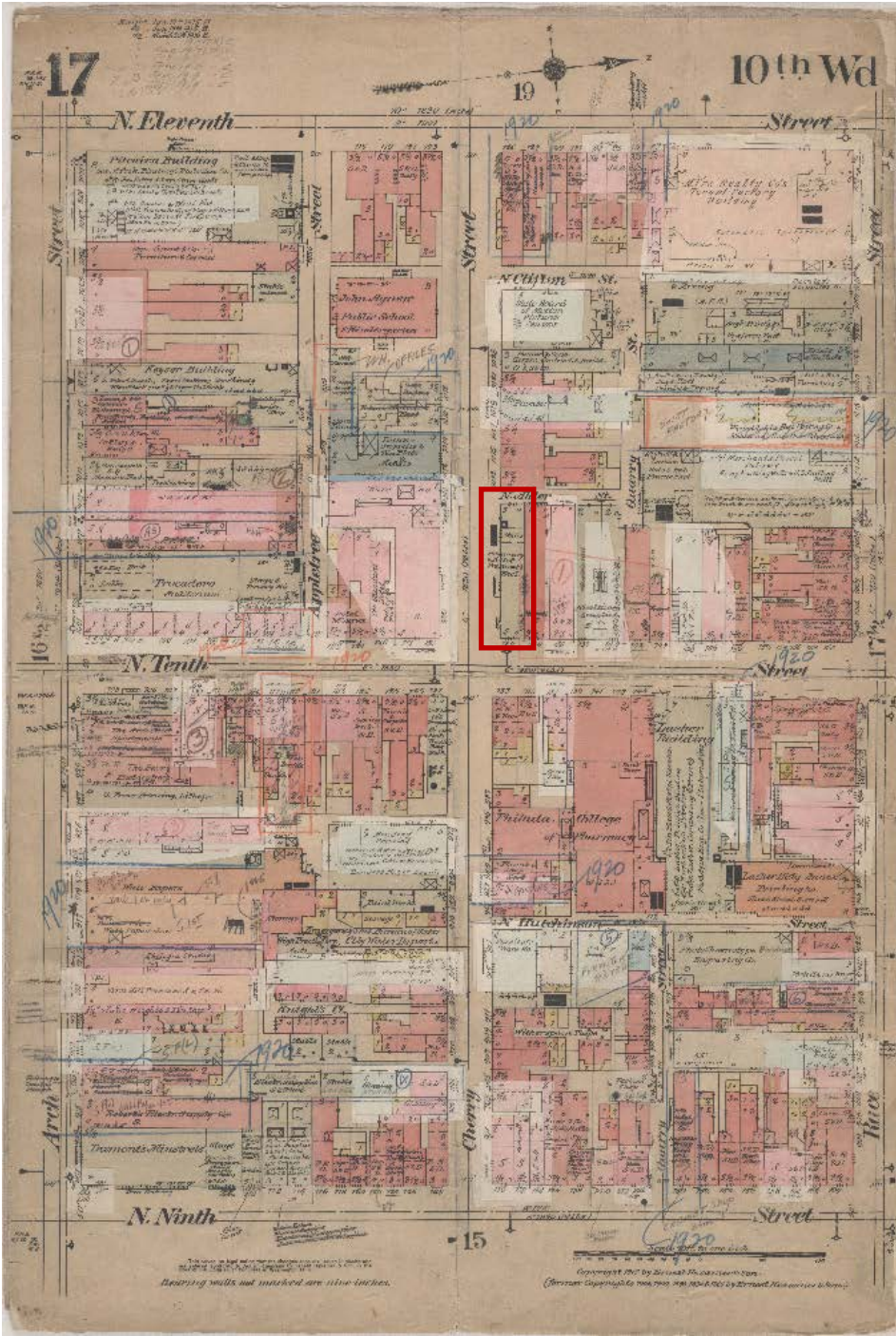


Figure 24: 1915-1920 Hexamer Insurance Map of Philadelphia, 10th Ward

7.4 Criterion D: Factory Building with Italianate / Romanesque Features

This prominent five-story brick building dominates the landscape, noticeably taller than the neighboring row houses that shape the character of the surrounding blocks. 132 N. 10th Street is embellished with Roman arch-shaped windows, decorative brickwork, and prominent brick-corbeled cornices that are indicative of the Italianate style. While there are no historic records documenting the building’s architect, builder, demolition, or height changes²⁸ (except for the 1885 deed, which notes a four-story building), its continuous structure reflects both the durability of its form and the resilience of its social purpose.

132 N. 10th Street is a remarkably intact example of a late 19th-century industrial building expressed with refined Italianate and Romanesque stylistic elements which contrasts with other large-scale buildings in Philadelphia that have been leveled in pursuit of development. Its imposing height, narrow proportions, tower-like corner articulation, and elaborate use of brick and terra cotta distinguish it as a rare surviving industrial landmark within the Chinatown streetscape.

While the building’s function was utilitarian—housing a perfumery and toilet goods factory—its façade demonstrates an intentional objective toward visual prominence and elegant exhibition to be admired from the sidewalk and afar. Its ornamentation serves as a testament to the ambitions of small-scale industrial entrepreneurs who sought architectural distinction as a form of commercial identity.

The verticality of this structure, expressed through a narrow primary façade and the continuation of two-window bays around the south elevation, creates a tower that is visible from multiple vantage points. This configuration departs from the modest, small-scale industrial facilities of the era with little “architectural display.”²⁹

Key Italianate and Romanesque stylistic elements of 132 N. 10th Street include:

²⁸ Databases consulted: Philadelphia Architects and Buildings, *Philadelphia Real Estate Record and Builders’ Guide*, *American Architect and Architecture*, Pennsylvania Historical and Museum Commission, and Athenaeum of Philadelphia

²⁹ George E. Thomas and David B. Brownlee, *Building America’s First City: Philadelphia and the Atlantic World*, 198-201.

- Prominent brick-corbelled cornices on the corner of the east and south elevations (Figure 25)
- Large Roman-arched, three-panel fifth-floor windows (Figure 26)
- Segmental-arch lintels at the second through fourth floors (Figure 27)
- Terra cotta belt courses with quatrefoil and circular motifs (Figure 28)
- Horizontal ornamental bands that differentiate each floor (Figure 29)
- Refined brickwork in running bond that balances durability and decorative treatment (Figure 29)



Figure 25. Brick-corbelled cornices



Figure 26. Roman-arched, three-panel windows



Figure 27. Segmental-arch lintels



Figures 28 and 29. Terra cotta belt course, ornamental bands, and running bond brickwork

In the late nineteenth century, the neighborhood was home to numerous small manufacturers, including print shops, soap makers, carpentry shops, clothing workshops, and machining spaces. Most of these buildings were modest in scale and utilitarian in function, with little or no architectural embellishment (see Figures 30 and 31), whereas 132 N. 10th boasts a unity of both architectural elegance and industrial strength.



Figure 30. Race Street 1890, Courtesy of Historical Society of Pennsylvania



Figure 31. Arch Street 1914, PhillyHistory.org

In fact, many of the neighborhood manufactories and workshop buildings that defined this section of what became Chinatown at the turn of the century were gradually supplanted by mid-twentieth-century infrastructure and redevelopment projects. As deindustrialization accelerated after the 1930s, many of Philadelphia's older factory districts underwent widespread demolition of vacant or obsolete industrial buildings. This pattern was particularly evident around Vine Street, where highway construction and urban renewal eliminated much of the earlier industrial building stock.³⁰

Against this backdrop, 132 N. 10th Street's height and massing were quite unusual for the block, thanks to the grand ambitions of Henry Tetlow, who aimed to transform the visual and aesthetic atmosphere of the neighborhood. Its tucked-away location at the corner of N. 10th and Cherry Streets, combined with the relative inactivity of later owners, protected the building from significant alteration or demolition and ensured the survival of its architectural integrity and richness.

Today, we can still observe and admire the building's structural and design integrity, as well as its unique corner-tower composition. As Chinatown developed in the twentieth century, the building's form and style continued to distinguish it as one of the few surviving commercial structures. In this environment, 132 N. 10th Street stands as an unusually prominent industrial landmark, a symbol of aspiration within a community of small-scale entrepreneurs.

7.5 Conclusion

Tracing the social history of 132 N. 10th Street from 1885-1922 demonstrates how a single property can mirror nearly two centuries of Philadelphia's demographic and economic evolution. Henry

³⁰ Charlene Mires and Jacob Downs, "Industrial Neighborhoods," *Encyclopedia of Greater Philadelphia* (2014).

Tetlow's manufacturing enterprise marked a distinct narrative that reflected the layered social and historical changes in the neighborhood and in the city, as noted in Sections 7.2 and 7.3.

This nomination argues that the building meets Criteria A for its association with Henry Tetlow and the Tetlow Manufacturing Company and D as an exemplary example of a building with Italianate and Romanesque architectural elements.

In architectural and human terms, 132 N. 10th Street exemplifies the intersection of material and social history: an immense structure that has quietly absorbed and is a repository of the city's profound transformations in class, race, gender, and neighborhood identity. With its distinctive features and palimpsestic storytelling, the building has also become a unique landmark of the vibrant Chinatown community. Its continuity into present day is an indication of both its resilience and adaptation within Philadelphia's historical fabric.

Bibliography

1880-1920 U.S. Federal Census, Philadelphia 10th Ward, Pennsylvania, <https://www.ancestry.com/>, accessed October 31, 2025.

"Advertisements." *The Philadelphia Times*. October 30, 1898. accessed October 24, 2025, Newspapers.com.

August, Linda Kimiko. "Chinatown: The History of a Philadelphia Neighborhood." *The Library Company of Philadelphia*. <https://librarycompany.org/2023/05/01/chinatown-the-history-of-a-philadelphia-neighborhood/>.

Boyd's Philadelphia City Directories for 1910. C. E. Howe Co., 1910-1940.

Caroulis, John. "Those were the Types of Things that Happened at Wanamaker's," March 19, 2025, <https://billypenn.com/2025/03/19/wanamakers-department-store-philadelphia-remembrance/>.

Clark, Dennis. *The Irish in Philadelphia: Ten Generations of Urban Experience*. Temple University Press, 1973.

Duffin, James M. *Guide to Records of the Sale of Commonwealth Property in the County of Philadelphia, 1780-1798* (Philadelphia: Genealogical Society of Pennsylvania, 1992): Deed of Commonwealth of Pennsylvania to James Byrne, March 5, 1780, 287-88.

Gopsill, James. *Gopsill's Philadelphia City Directory for 1900*. James Gopsill's Sons, 1900.

Jones, Geoffrey, *Beauty Imagined: A History of the Global Beauty Industry*, Oxford, UK, Oxford University Press, 2011.

- Laurie, Bruce. *Working People of Philadelphia: 1800-1850*. Temple University Press, 1980.
- Leach, William. *Land of Desire: Merchants, Power, and the Rise of a New American Culture*. Knopf Doubleday Publishing Group, 1994.
- M'Elroy, A. *M'Elroy's Philadelphia Directory for 1860*. Isaac Ashmead & Co., 1860.
- Miller, Roger, and Joseph Siry. "The Emerging Suburb: West Philadelphia, 1850–1880." *Pennsylvania History* 47, no. 2 (April 1980): 99-146.
- Mires, Charlene, and Jacob Downs. "Industrial Neighborhoods." *The Encyclopedia of Greater Philadelphia*. Rutgers University–Camden, 2014.
- Mutual Assurance Company of Philadelphia. *Fire Insurance Policy No. 4101 for 134 North 10th Street*. January 3, 1885. Accessed October 22, 2025, Historical Society of Pennsylvania.
- Philadelphia Real Estate Record and Builder's Guide*, v. 1., 1886, p 152.
- Philadelphia Real Estate Record and Builder's Guide*, v. 13., 1898, p 149.
- Siry, Joseph M. "Social History through Buildings: Philadelphia Rowhouses and Urban Patterns." *Journal of Urban History* (1984).
- "Tetlow Face Powders - A Tale of Two Brothers,"
<https://collectingvintagecompacts.blogspot.com/2010/09/tetlow-tale-of-two-brothers.html>
- Thomas, George E. and David B. Brownlee. *Building America's First City: Philadelphia and the Atlantic World*. University of Pennsylvania Press, 2000.
- Vail, Gilbert. *A History of Cosmetics in America*. Literary Licensing, 2012.
- Wilson, Kathryn. "Chinatown," *The Encyclopedia of Greater Philadelphia*,
<https://philadelphiaencyclopedia.org/essays/chinatown/>
- Wilson, Kathryn. *Ethnic Renewal in Philadelphia's Chinatown*. Temple University Press, 2015.

Maps

1. Map of 132 N. 10th St. *Atlas.Phillly.org*
2. Google Street View of 132 N. 10th St. *Maps.Google.com*, accessed November 22, 2025
3. Jones, G.H. *Atlas of Philadelphia, 6th, 9th and 10th Wards, 1875, Plate 10*. Free Library of Philadelphia. Accessed October 23, 2025, <https://libwww.freelibrary.org/digital/item/46441>
4. Philadelphia in 1886. Burk & McFetridge, 1885, *Library Company of Philadelphia*.
5. Hexamer, Ernest and Son. *Insurance Maps of the City of Philadelphia, 1887, Plate 17*. Free Library of Philadelphia. Accessed October 23, 2025, <https://libwww.freelibrary.org/digital/item/20762>
6. Hexamer, Ernest and Son. *Insurance Maps of the City of Philadelphia, 1915-1920, Plate 17*. Free Library of Philadelphia. Accessed October 30, 2025, <https://libwww.freelibrary.org/digital/item/zoom/21282>

Appendix A – Chain of Title

The property traces its origins to a land grant issued by the Commonwealth of Pennsylvania to James Byrne on March 5, 1780, as part of a broader distribution of former proprietary lands following the Revolution. Byrne, a prominent Irish investor, acquired twenty-seven plots for the considerable sum of 789 pounds in Pennsylvania currency, an exceptional figure for the late eighteenth century. The lot corresponding to 132 N. 10th Street was among four contiguous parcels numbered 1642 through 1645, marking one of the earliest documented transfers of property within this section of the city. This 1780 conveyance established the legal and spatial foundation for the building's subsequent development and its enduring presence within Philadelphia's evolving urban landscape.³¹

5 March, 1780 Commonwealth of Pennsylvania to James Byrne and His Heirs

Property: 43 lots or pieces of land in the said General Plan marked in aforesaid from No. 1642 to 1684, situate in the square between Tenth and Eleven Streets and between x and Mulberry Streets in the said City of Philadelphia as follows: lots No. 1642, 1643, 1644 and 1645 situate contiguous to each other on the west side of Tenth Street, containing in breadth North and South one hundred and three feet and in length or depth two hundred feet. Bounded North by other ground of the said James Byrne, Westward by Eleventh Street, Lots Southward by the back ends of Mulberry Street Lots and Eastward by Tenth Street.

Price: 759 pounds

³¹ James M. Duffin, *Guide to Records of the Sale of Commonwealth Property in the County of Philadelphia, 1780–1798*: 287–88

Source: *Guide to Records of the Sale of Commonwealth Property in the County of Philadelphia, 1780–1798* by James M. Duffin.

Note: Recorded on December 12, 1784. This deed contains in total 43 lots or pieces of land which are described in detail as to which of the lots are allotted and includes the parcel which is 132 N. 10th Street.

10 September, 1817, Jonathan Maule in Trust of Caleb Maule to Caleb Maule and his wife

Property: Lot of ground situate on the west side of Delaware Tenth Street and north side of Cherry Street containing in breadth on the said Tenth Street twenty feet and in length or depth eighty six feet to four feet wide alley leading into the said Cherry Street.

Source: Deed Book I.W. Book No. 3, page 72

Note: Land was originally granted from John Carrell, father of Ellen Maher, to Caleb Maule.

12 August, 1818, John Carrell to Frederick Graff

Property: Lot of ground situate on the west side of Delaware Tenth Street between Cherry and Sassafras Streets, in the City of Philadelphia together with the privilege of a ten feet wide alley leading into the said Cherry Street at the distance of **eighty six feet** from the west side of the said Tenth Street and whereas the present owners of the above mentioned lots of ground herein released to the privilege of the said alley unto Frederick Graff.

Price: \$1

Source: Deed Book I.W. Book No. 20, page 374

Note: The Deed was recorded on 7 December, 1824 and mentions ground rent paid by Caleb Maule and Joel Atkinson. John Carrell is the father of Ellen Maher. These grantors owned different portions of the same lot.

12 August, 1818, Benjamin Taylor to Frederick Graff

Property: Same description as above

Price: \$1

Source: Deed Book I.W. Book No. 20, page 376

Note: The Deed was recorded on 24 February, 1825 and mentions ground rent paid by Caleb Maule and Joel Atkinson.

22 January, 1819, Ellen M. Maher to Frederick Graff

Property: All that certain three story brick messuage or tenement that on piece of ground situate on the west side of Delaware Tenth Street and North side of Cherry Street in the said city containing in breadth and on the said Cherry Street twenty two feet and in length or depth Northward ninety three feet to a twenty feet wide Eastbound by ground formerly of Thomas Henley deceased, Northward by the said street westward by a ten feet wide alley and established by the said Patrick J. Byrne.

Price: \$1,416.66

Source: Letter of Attorney Book M.R. Book No. 2, page 76

Note: Ellen M. Maher appointed her attorney (and brother) Patrick J. Byrne to execute the sale to Frederick Graff, mentions ground rent payable to self in **silver money**. This is one smaller portion of the same lot of land.

19 July, 1821, Thomas Atkinson and Chalkley Atkinson to Frederick Graff

Property: Lot of ground situate on the west side of Delaware Tenth Street between Cherry and Sassafras Streets, in the City of Philadelphia together with the privilege of a ten feet wide alley leading into the said Cherry Street at the distance of eighty six feet from the west side of the said Tenth Street and whereas the present owners of the above mentioned lots of ground herein released to the privilege of the said alley unto Frederick Graff.

Price: \$3,483.33

Source: Deed Book I.H. Book No. 2, page 51

Note: Mentions the ground rent of \$85 payable to Ellen M. Maher and her heirs.

20 August, 1824, Patrick J. Byrne to Frederick Graff

Property: All that certain lot or piece of grounds situate on the North side of Cherry Street between Delaware Tenth and Eleventh Streets in the said City at the distance of ninety feet Westward from the West side of the said Tenth Street containing in breadth on the said Cherry Street twenty two feet and in length or depth Northward ninety three feet to a twenty feet wide Eastbound by ground formerly of Thomas Henley deceased, Northward by the said street westward by a ten feet wide alley and established by the said Patrick J. Byrne.

Price: \$1,100

Source: Deed Book G.M.R, Book No. 7, page 306

Note: There is some different language now in the description but still refers to the same parcel of land but just different proportions.

6 December, 1824, Joel Atkinson and Catharine Weisman to Frederick Graff

Property: Granted released and conveyed onto the said Frederick Graff in fee and the remainder being westward twenty feet on said Cherry Street east and west by twenty feet in breadth, north and south adjoining the premises last above on the west being part of a large lot of ground, which Patrick J. Byrne by indenture dated the 20th day of August 1824 and recorded in deed book G.W.R. Book No. 7, page 306.

Recorded: Deed Book G.W.R. Book No. 6, page 304

10 February, 1825, Frederick Graff et al (includes Benjamin Taylor, Catherine Weisman, Joel Atkinson, and Mary J. Pleasants) to Samuel Fisher et al (includes Thomas Earp and Robert Earp).

Property: Same description as above except with a mention of Patrick J. Byrne as the owner of a one hundred and twenty feet wide lot.

Price: illegible

Source: Deed Book G.W.R. Book No. 7, page 302

Note: Difficult to decipher from handwriting

11 February, 1825, Frederick Graff to Benjamin Taylor (Three Deeds)

Property: Uses the same language as above and mentions the ground owned by said Patrick J. Byrne at the distance of one hundred and twelve feet west from the west side of Delaware Tenth Street leading from a certain twenty feet wide, southward into Cherry Street on the said City...containing the grounds of Frederick Graff, Benjamin Taylor, and Catharine Weisman.

Price: \$224

Source: Deed Book G.M.R, Book No. 7, page 308

Note: There are three deeds included in this but it is not clear where the information differs and the handwriting is too difficult to decipher.

21 April, 1853, Judith Graff, widow of Frederick Graff Junior to Samuel Jeanes

Property: All that certain lot or piece of ground and three story brick messuage or tenement thereon erected situate at the Northwest corner of Delaware Tenth and Cherry Streets in the said City, containing in front or breadth on the said Tenth Street twenty feet and extending in length or depth on the said Cherry Street one hundred and ten feet hereinafter particularly described and granted and being as there of seized departed this life having filed made and published his last will and testament bearing date the 18th day of September 1845 and coded annexed thereto bearing date the 22nd day of October 1846.

Price: \$8,750

Source: Deed Book T.H. No. 86, page 40

Note: Obtained from the City Archive records 1N19 126 and recorded on April 30, 1853. This deed was executed through the will of Frederick Graff the father, through his wife Judith Graff, Frederick Graff Junior, and William Caine, and that the estate would pass onto his five children and their heirs. This ground is subject to the payment of a certain yearly rent charge of \$85 half yearly as therein expressed to Ellen M. Maher her heirs or to her attorney Patrick J. Byrne. There are mentions to two additional deeds in 1824 from Joel Atkinson and Catharine Wiseman and John Carrell to Frederick Graff.

7 April, 1866, Samuel Jeanes to Daniel Weckerly

Property: All that certain lot or piece of ground with the three storied brick messuage or tenement thereon erected, situate at the Northwest corner of Tenth and Cherry Streets in the Tenth Ward of the City aforesaid, containing in front or breadth on said Tenth Street twenty feet and extending thence westward by said Cherry Street in length or depth are divided and ten feet to a twelve feet wide alley leading into said Cherry Street bounded Northward by ground now or formerly of Benjamin Taylor, Southward by said Tenth Street, Southward by said Cherry Street and Westward by said alley being the same premises of Judith Graff and others executors.

Price: \$12,500

Recorded: Deed Book J.T.O. Book No. 130, page 232

Note: Recorded by P. Williamson, Notary Public

27 March, 1885, Phineas Fries, Ann Weckerly, Frank Weckerly (Executors of the Will of Daniel Weckerly) to Henry Tetlow

Property: All that certain lot or piece of ground with the **four storied brick messuage or tenement** thereon erected, situate at the Northwest corner of Tenth and Cherry Streets in the Tenth Ward of the said City of Philadelphia, containing in front or breadth on the said Tenth Street twenty feet and of that width extending thence Westward by said Cherry Street between parallel lines in length or depth one hundred and ten feet to a certain twelve feet wide street or alley leading into said Cherry Street called Rye Street bounded Northward by ground instructed to be granted to said Henry Tetlow, Eastward by said Tenth Street, Southward by said Cherry Street, and Westward by said Rye Street together with the free and common use, right, liberty, and privilege of the said twelve feet wide alley called Rye Street.

Price: \$16,000

Recorded: Deed Book G.G.P. Book No. 28, page 147

Note: Recorded on 30 March, 1885, Daniel Weckerly died on 7th July 1884 having first made and published his last will and testament in writing bearing date April 1, 1884 in Will Book No. 116, page 350. Daniel gave permission to his friend Phineas Fris or wife Ann or son Frank to sell the real estate. Deed references four storied (instead of three storied building). **At this point Henry Tetlow purchases both 132 and 134 N. 10th Street.**

29 April, 1895, Henry Tetlow and Martha B. Tetlow his wife to Joseph Tetlow

Property: All that certain lot of ground with the three-story brick messuage or tenement thereon erected situate on the West side of Tenth Street at the distance of twenty feet northward from the North side of Cherry Street in the Tenth Ward of the City of Philadelphia, containing front or breadth on the said Tenth Street twenty feet and of that width extending in length or depth Westward between parallel lines at right angles with the said Tenth Street one hundred and ten feet to a certain twelve feet wide street or alley called Rye Street Bounded Northward partly by ground now or late of Caleb Maule and partly by ground now or late of Catharine Weisman Eastward by the said Tenth Street Southward by ground.

Price: \$1

Recorded: Deed Book J.J.C. Book No. 51, page 309

Note: This property was transferred from Henry Tetlow and his wife Martha B. Tetlow to their son Joseph Tetlow and his wife Ida M. Tetlow. This is for 134 N. 10th but wanted to include b/c deeds are referenced together at City Archives.

29 April, 1895, Joseph Tetlow and Ida M. Tetlow his wife to Martha B. Tetlow, wife of Henry Tetlow

Property: Same as above

Price: \$1

Recorded: Deed Book J.J.C. Book No. 51, page 305

Note: Registry Department Bureau of Surveys Transfer written on deed abstract.

5 June, 1922, Eliza Jarman Tetlow widow to Albert W. Jarman, brother

Property: Includes one hundred and eighty-seven and seven hundred fifty-seven thousandths (187,757) acres with the buildings and improvements in the Township of Norriton County of Montgomery and State of Pennsylvania and one thereof situated in the 10th Ward of the City of Philadelphia, beginning at a corner formed by the intersection of the West side of Tenth Street with the North side of Cherry Street, containing in front or breadth on said Tenth Street twenty feet and extending of that width in length or depth Westward along the North side of Cherry Street one hundred and ten feet to Alder Street, **being No. 132 N. Tenth Street.** The other therefore situate on the West side of Tenth Street at the distance of twenty feet Northward from the North side of Cherry Street, containing in front or breadth on said Tenth Street twenty feet and extending of the width in length or depth Westward one hundred and ten feet to Alder Street **being No. 134 N. Tenth Street.**

Price: \$1

Recorded: Deed Book J.M.H. Book No. 1221, page 285

Note: This deed was recorded on June 16, 1922 and granted to Martha B. Tetlow and her heirs and assigns (Henry Tetlow by Will Grantor). The 1922 Deed indicates that properties 132 and 134 N. 10th Street are still owned by the same owner. There is no more reference to the alley formerly known as Rye Street.

5 June, 1922, Albert W. Jarman to Eliza Jarman Tetlow

Property: Same language as above.

Price: \$1

Recorded: Deed Book J.M.H. Book No. 1221, page 289

Note: The 1922 Deed part two indicates a transfer of the same properties from the former grantee to grantor of both properties 132 and 134 N. 10th Street.

3 May, 1960, Ethel B. Jarman, Widow and John G. Wolbert and Alberta Jarman Wolbert his wife to David B. Einstein and Madeline Einstein his wife

Property: Situate in the 10th Ward of the City of Philadelphia. Beginning at a corner formed by the intersection of the West side of 10th Street with the North side of Cherry Street, containing in front or breadth on the said 10th Street 20 feet and extending of the width in length or depth Westward along the North side of Cherry Street 110 feet to Alder Street. **Being known and numbered as 132 North 10th Street.**

Price: \$17,000

Source: Deed Book C.A.B. Book No. 1349, page 88

Note: This deed indicates that this is the same premise which was recorded on June 5, 1922 from Albert W. Jarman to Eliza Jarman Tetlow, widow. The two properties at 132 and 134 N. 10th Street have been sold as two separate properties. Eliza Jarman Tetlow passed on June 24, 1931 left it to her only heir brother Albert W. Jarman. Albert W. Jarman departed this life on May 20, 1933, leaving a will dated August, 1932 in Will Book 583, page 12, where all real estate will be bequeathed to wife Ethel B. Jarman and her heirs. Alberta Jarman was born after the date of the Will and has since intermarried with John G. Wolbert. David Einstein is listed as a proprietor working at the Commercial Office Company.

26 April, 1965, David B. Einstein and Madeline Einstein his wife to David B. Einstein

Property: Situate in the 10th Ward of the City of Philadelphia. Beginning at a corner formed by the intersection of the West side of 10th Street with the North side of Cherry Street, containing in front or breadth on the said 10th Street 20 feet and extending of the width in length or depth Westward along the North side of Cherry Street 110 feet to Alder Street. Being known and numbered as 132 North 10th Street.

Price: \$1

Source: Deed Book C.A.D. Book No. 458, page 6

Note: Grantor/Grantee book says deed recorded on 27 May, 1965; certified by agent-attorney Bennett L. Aaron as having assessed value of \$23,700 and fair value of \$35,000.

9 August, 1971, David B. Einstein and Madeline Einstein his wife to Thomas M. Lee aka Ying Ark Lee and Teresa Lee aka Chui Ling Mark Lee his wife

Property: Situate in the 5th Ward of the City of Philadelphia. Beginning at a corner formed by the intersection of the West side of 10th Street with the North side of Cherry Street, containing in front or breadth on the said 10th Street 20 feet and extending in width along the North side of Cherry Street 110 feet to Alder Street. Known as 132 North 10th Street.

Price: \$50,000

Source: Deed Book P.L.McS Book No. 333, page 536

Note: Recorded 11 August, 1971; Ward had changed from 10th to 5th due to zoning changes in Philadelphia.

16 November, 2018, Teresa C. Lee aka Chui Ling Mark Lee to Teresa C. Lee and Ronald M Lee, Co-Trustees of the Revocable Deed of Trust of Teresa C. Lee

Property: Situate in the 5th Ward of the City of Philadelphia. Beginning at a corner formed by the intersection of the West side of 10th Street with the North side of Cherry Street, containing in front or breadth on the said 10th Street 20 feet and extending of the width in length or depth Westward along the North side of Cherry Street 110 feet to Alder Street. Being known as 132 North 10th Street.

Price: \$1

Source: Atlas of the City of Philadelphia; Deed Document Number 53456421, recorded December 20, 2018

Note: Death of Thomas M. Lee on 29 September, 2012 - Title vested solely in Teresa Lee (survivorship, tenancy by entirety to surviving spouse), recorded by operation of law. This is a transfer to revocable trust for estate planning and there is no change in beneficial ownership. According to the Philadelphia real estate transfer tax certification, the assessed value of the property was \$915,100 and fair market value being \$924,251.