

Public Comment:

580 Pelham Rd. / 333 W. Upsal
St.

Wolstenholme Twin

Heather Hendrickson

From: preservation
Sent: Wednesday, May 6, 2026 2:58 PM
To: Heather Hendrickson
Subject: Fw: In support of historic designation for 330 Upsal Street

Follow Up Flag: Follow up
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From: Mary South <msouth12@gmail.com>
Sent: Wednesday, May 6, 2026 2:56 PM
To: preservation <preservation@Phila.gov>
Subject: In support of historic designation for 330 Upsal Street

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The Wolstenholme twin mansion at 330 Upsal Street/580 Pelham Road is under threat of demolition. Built by Drexel & Company/Wendell & Smith for the Pelham development in the Mount Airy section of Philadelphia, it features a terra cotta medallion at the center of the Flemish gable depicting two angels blowing trumpets. First occupied by the Wolstenholme brothers, heirs to a textile fortune, in the late 1890s.

Pelham is perhaps the most intact "Arts and Crafts" movement neighborhood in the United States. Its developers wanted to emulate the philosophy of the English philosopher John Ruskin. All of its homes were built by prominent architects: Horace Trumbauer, Boyd & Boyd, William Lightfoot Price, and Chester Kirk.

The loss of this home would be a blow to the integrity of a neighborhood whose craftsmanship and careful layout cannot be replicated today. It is vitally important that Philadelphia protect its architectural history, which is so rich and beautiful. Please let's NOT knock down another gorgeous piece of our history to make way for something cheap and ugly. There are empty parcels, and lots with uninteresting and decrepit properties, that can be cleared for development. Let's not permit the destruction of our important and interesting architectural heritage.

Sincerely,
Mary South
241 W. Pastorius St.
Philadelphia, PA 19144

Heather Hendrickson

From: sberisoty@aol.com
Sent: Thursday, May 7, 2026 11:31 AM
To: preservation
Subject: Wolstenholme twin mansion at 330 Upsal Street/580 Pelham Road

Follow Up Flag: Follow up
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Hello,

It is absolutely APPALLING that anyone would even consider allowing the Wolstenholme twin Mansion at 330 Upsal and 580 Pelham to be demolished.

Do your jobs. Please protect our built environment. This building is irreplaceable and contributes so much beauty to its neighborhood. The proposed apartment building would be a leach, sucking profit out of a beautiful neighborhood. The proposed building would not contribute quality to the area, it would actively degrade it.

It is incredibly sad that such a proposal is even given any consideration. Stop this madness.

Steven B. Erisoty
Paintings Conservation
71 Bethlehem Pike
Philadelphia, PA 19118
215-753-8808
SBErisoty@aol.com
www.ArtConservatorsAlliance.com



Heather Hendrickson

From: preservation
Sent: Thursday, May 7, 2026 3:12 PM
To: Heather Hendrickson
Subject: Fw: Support for 580 Pelham/330 Upsal Street nomination

Follow Up Flag: Follow up
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From: Alice Berman <aberman@akb-associates.com>
Sent: Thursday, May 7, 2026 3:09 PM
To: preservation <preservation@Phila.gov>
Subject: Support for 580 Pelham/330 Upsal Street nomination

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I am writing in register my support for the preservation and nomination of the property, 580 Pelham/330 Upsal Street . I do so as both an architect and neighbor of this beautiful and significant property in the Pelham neighborhood. I understand it is under threat of demolition after being purchased by a developer. That would be a tragedy and loss to the history and fabric of an architecturally and socially important community.

Thank you for your attention to preservation in Philadelphia.

V/r,
Alice



Alice K Berman
Associates LLC

ARCHITECTURE | INTERIOR DESIGN | COMMUNITY ADVOCACY

Alice K Berman, AIA
118 Pelham Road
Philadelphia, PA 19119

PH: 267-275-1314
akb-associates.com

Heather Hendrickson

From: Heather Hendrickson
Sent: Friday, May 8, 2026 1:44 PM
To: Heather Hendrickson
Subject: RE: I support the nomination of 330 Upsal Street/580 Pelham Road

From: Carla Pagan <cpagan422@gmail.com>
Sent: Thursday, May 7, 2026 9:24:14 PM
To: preservation <preservation@Phila.gov>
Subject: I support the nomination of 330 Upsal Street/580 Pelham Road

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Dear Preservation Alliance.

I support the nomination of 330 Upsal Street/580 Pelham Road!

Please don't let this historic site be demolished or altered on the exterior.

History, beauty, trees, and architectural awesomeness brought me to Mt. Airy. Please do not allow our neighborhood to be destroyed by greed.

The Wolstenholme twin mansion at 330 Upsal Street/580 Pelham Road was a showpiece house built by Drexel & Company/Wendell & Smith for the Pelham development in the Mount Airy section of Philadelphia. The terra cotta medallion at the center of the Flemish gable depicting two angels blowing trumpets is a striking detail. It was first occupied by the Wolstenholme brothers, heirs to a textile fortune, in the late 1890s. Pelham is perhaps the most intact "Arts and Crafts" movement neighborhood in the United States. Its developers wanted to emulate the philosophy of the English philosopher John Ruskin. All of its homes were built by prominent architects: Horace Trumbauer, Boyd & Boyd, William Lightfoot Price, and Chester Kirk. It was connected to Center City Philadelphia by the streetcars of the Philadelphia Traction Company on Germantown Avenue and the Chestnut Hill West Line of the Pennsylvania Railroad.

Save our history. Save Mt. Airy. Save Philadelphia.

Sincerely,

Carla E. Pagan
215 W. Gorgas Lane
Philadelphia, PA 19119

Heather Hendrickson

From: preservation
Sent: Monday, May 11, 2026 7:12 AM
To: Heather Hendrickson
Subject: Fw: stop the demolition

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From: Bruce Rosen <brosen@recdc.com>
Sent: Saturday, May 9, 2026 3:14:35 PM
To: preservation <preservation@Phila.gov>
Subject: FW: stop the demolition

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Please protect this lovely home at 30 Upsal Street/580 Pelham Road

Demolition of these historic homes makes our region poorer. They can't be replaced.



Lisa Kolakowsky Smith and Jason Smith
6616 Emlen Street
Philadelphia, PA 19119
lisakola@icloud.com

May 11, 2026

To the Philadelphia Historical Commission:

As residents of the Pelham neighborhood of West Mount Airy and as professionals in the architecture and preservation fields, we write to strongly support designation of the Wolstenholme Twin (580 Pelham Road / 333 W. Upsal Street) to the Philadelphia Register of Historic Places.

Constructed in 1894 as designed by Boyd & Boyd, the Wolstenholme Twin is an outstanding example of late 19th-century Flemish Revival residential design in West Mount Airy. Its Pompeian brick, carefully articulated massing, and ornate architectural detailing exemplify the high-quality materials and craftsmanship found throughout the Pelham development. This building has served for more than 130 years as a distinctive neighborhood landmark and gateway at the southern edge of Pelham. Its form and siting define views and pedestrian experience at the intersection of Pelham and Upsal, anchoring one end of a remarkably intact historic district.

The Wolstenholme Twin contributes materially to the character and cohesion of the Pelham development. Pelham is one of Philadelphia's most completely preserved historic neighborhoods, and this property is fundamental to the district's continuity, character, and sense of place. The exterior retains a high degree of integrity; its character defining features convey the building's original design, construction methods, and architectural intent.

The property's potential demolition or irreversible alteration would cause immediate and lasting harm to the streetscapes of Pelham Road and Upsal Street, as well as to the Pelham district's overall historic fabric. Designation would protect an exceptional example of Boyd & Boyd's work, preserve neighborhood character, and ensure that future changes occur through a public, reviewable process that balances preservation with responsible stewardship.

In summary, considering the architectural distinction, high degree of exterior integrity, and central role in defining Pelham's historic streetscape, the Wolstenholme Twin clearly meets the criteria for listing on the Philadelphia Register of Historic Places. We urge the Commission to approve designation to safeguard this irreplaceable neighborhood landmark.

Respectfully,

Lisa Kolakowsky Smith and Jason Smith
6616 Emlen Street.

Heather Hendrickson

From: preservation
Sent: Tuesday, May 12, 2026 7:23 AM
To: Heather Hendrickson
Subject: Fw: 330 Upsal Street

Follow Up Flag: Follow up
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From: Sarah Peveler <sarahintarboro@gmail.com>
Sent: Monday, May 11, 2026 8:46:29 PM
To: preservation <preservation@Phila.gov>
Subject: 330 Upsal Street

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I am writing in support of historic designation for the Wolstenholme House, located at the intersection of Upsal Street and Pelham Road.

This significant property not only marks the entrance to the Pelham neighborhood, it also anchors the 20th century properties that grew up around the Upsal Street SEPTA Chestnuts Hill West station. In addition to the former St. Madeline Sophie church and school, mid-century apartment houses are located on Greene and Upsal Streets (Upsal Gardens, Vernon House, and Pelham Park), and contribute to an historic mixed use streetscape.

I am a retired historic preservation professional and have twice chosen to live next door in Pelham Park, the first time while I was Training Director with Partners for Sacred Places. This neighborhood offers a mixture of dates, styles, and uses that make West Mt. Airy attractive to me.

The Wolstenholme House offers ample possibilities for redevelopment using the existing historic structure as a multi-family residence or commercial use such as a boutique hotel or B & B. This property's lavish grounds along with those of Pelham Park provide a much-needed green space.

I look forward to a positive and creative use for this property that respects its design, the attractiveness of the neighborhood, the diversity of its residents, and the community's investment in its future use.

Sincerely,

Sarah F. Peveler
229 West Upsal Street, #215
Philadelphia, PA. 19119

sarahintarboro@gmail.com
252-885-3902

Heather Hendrickson

From: preservation
Sent: Tuesday, May 12, 2026 7:24 AM
To: Heather Hendrickson
Subject: Fw: Letter of support for the preservation of the Wolstenholme twin at 333 West Upsal Street/580 Pelham Road,

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From: Karen Colquitt-Hall <karen.x.colquitt-hall@gsk.com>
Sent: Monday, May 11, 2026 6:45:40 PM
To: preservation <preservation@Phila.gov>
Cc: karen colquitt-hall <kchhome04@gmail.com>
Subject: Letter of support for the preservation of the Wolstenholme twin at 333 West Upsal Street/580 Pelham Road,

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Dear Philadelphia Historical Commission,

I am writing to express my strong support for the adaptive reuse project proposed for the property identified in the subject above. I believe this initiative represents a thoughtful approach to preserving the historic integrity of the home's exterior while giving the building a new purpose as multi-family housing. By retaining and incorporating the original architectural features, the project will honor the legacy of the property and contribute to the surrounding community.

I have attached a link to the nomination on file, which provides compelling details of the home's historical significance. It is clear from the documentation that the property has played an important role in the city's heritage, and its preservation will ensure that future generations can appreciate its unique character and history. The adaptive reuse plan stands out as a practical solution that balances preservation with the evolving needs of Philadelphia residents and the neighborhood.

Thank you for your consideration of this project. I hope the Commission will recognize the benefits of adaptive reuse and support the efforts to maintain the property's historic essence while allowing for a vibrant, sustainable future.

Karen Colquitt-Hall
100 Pelham Rd
Philadelphia, PA 19119

https://www.phila.gov/media/20260417115339/580-Pelham-Rd-333-W-Upsal-St-nom.pdf?fbclid=IwY2xjawRvCYZleHRuA2FlbQIxMABicmlkETFjTm1vMWNnaWlVbEhEZ1hic3J0YwZhcHBfaWQ_QMjlyMDM5MTc4ODlwMDg5MgABHkcrUaoVPlxoAN0lErXDXytLK6QXB1oSo-KjW-vdtKMgpQ5T0TRoPGYKMqk0_aem_-3E0lXSFzLxNrGUQOUW-pA

Heather Hendrickson

From: preservation
Sent: Tuesday, May 12, 2026 7:24 AM
To: Heather Hendrickson
Subject: Fw: Twins

Follow Up Flag: Follow up
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From: Geza Mika <geehemm58@gmail.com>
Sent: Monday, May 11, 2026 6:47:40 PM
To: preservation <preservation@Phila.gov>
Subject: Twins

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Please don't tear down the twin houses in Pelham. To destroy part of this neighborhood for the sake of more apartments would be criminal. This neighborhood is cohesive and it needs to stay that way. There are plenty of empty lots for apartments!

Geza Mika
Germantown
Sent from my iPhone

Heather Hendrickson

From: preservation
Sent: Tuesday, May 12, 2026 7:24 AM
To: Heather Hendrickson
Subject: Fw: Protect and preserve the Wolstenholme Twin

Follow Up Flag: Follow up
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From: Joan Kirschner <kirschner.joan@gmail.com>
Sent: Monday, May 11, 2026 6:18:45 PM
To: preservation <preservation@Phila.gov>
Subject: Protect and preserve the Wolstenholme Twin

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Hello,

I am a resident of the Pelham neighborhood of West Mount Airy, and I am concerned about the possible demolition of the historic Wolstenholme Twin property at 333 West Upsal Street/580 Pelham Road. This property is a beautiful example of the architecture that typifies this very special neighborhood and should be preserved as part of the historic homes and apartment houses that comprise this special place.

When I walk the streets here, I appreciate the beauty and continuity of the neighborhood that gives it its special character. I know many others feel the same way. I support historic preservation efforts and the history and education they provide to successive generations about the value of our shared past and hope for a better future.

There is no reason to destroy this building. It should be stabilized if necessary and made available for purchase so that it can be sensitively refurbished and become a home for two additional Mount Airy families.

Sincerely,
Joan Kirschner

Steven B. Ujifusa
139 Pelham Road
Philadelphia, PA 19119
215-869-1877
www.stevenujifusa.com

May 11, 2026

To the Philadelphia Historical Commission:

As a resident of Pelham and a professional historian, I strongly urge the Philadelphia Historical Commission to designate the property at 333 West Upsal Street / 580 Pelham Road for preservation. Rather than demolish this striking visual anchor of the Pelham neighborhood, new or prospective owners should consider some form of multi-family adaptive reuse. The potential loss of this house has created grave concerns among many of the residents.

The Pelham section of West Mount Airy is one of the most intact Arts and Crafts residential developments in the United States. Conceived by the developers Wendell & Smith in the early 1890s, it remains a remarkably cohesive and vibrant neighborhood to this day. The district includes works by some of the most significant architects of the era, including Horace Trumbauer, designer of Lynnewood Hall and Harvard University's Widener Library; Chester Kirk, architect of the Baltusrol Golf Club clubhouse in New Jersey; and William Lightfoot Price, designer of Woodmont in Gladwyne and the Hedgerow Theatre in Rose Valley. The development itself was deeply influenced by the ideals of the British philosopher and social critic John Ruskin, emphasizing craftsmanship, beauty, and harmony between architecture and landscape.

The property in question, designed by the architectural firm Boyd & Boyd, is an especially important part of this architectural ensemble. Boyd & Boyd designed numerous distinguished residences in Mount Airy, Wayne, and Overbrook, and this house stands as one of their most prominent surviving works. Constructed in 1894 as a dramatic visual landmark for passengers arriving at the nearby Upsal Station, the house is a striking Flemish Revival twin mansion built of buff Pompeian brick. Its architectural features include elaborate Flemish gables and a terra-cotta medallion bearing the date "1894," ornamented with two angels blowing trumpets. The house was originally occupied by brothers Robert and Fred Wolstenholme, sons of Frederick Wolstenholme, proprietor of the Allegheny Worsted Mills in Frankford. Clearly, this house was built to last the ages, unlike so much modern residential construction.

The loss of this building would represent a serious blow to the architectural integrity of the Pelham neighborhood, whose residents are actively discussing broader historic designation. Pelham is currently under substantial development pressure, including proposals to subdivide lots and demolish historic homes that could not realistically be replicated under present economic

conditions. This house serves as a major architectural anchor within the neighborhood, and its demolition would send a troubling signal that other historic properties are similarly vulnerable.

Designation of 333 West Upsal Street / 580 Pelham Road would affirm that the City of Philadelphia recognizes the historic and architectural importance of Pelham and values its preservation for future generations.

I strongly suggest that the developers work with the community on how the exterior of the building can be preserved while the rest of the property can be used for multi-family housing.

I have included a link to my recent Substack video on the property here.ⁱ

<https://steveujifusa.substack.com/p/the-wolstenholme-twin>

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Ujifusa". The signature is fluid and cursive, with the first name "Steven" and last name "Ujifusa" clearly distinguishable.

Steven B. Ujifusa

ⁱ I stated incorrectly in the video that the address was 330 Upsal Street. It's actually 333 West Upsal Street.