

ADDRESS: 580 PELHAM RD AND 333 W UPSAL ST

Name of Resource: The Wolstenholme Twin

Proposed Action: Designate

Property Owner: Jim Onesti, Phila Prop LLC

Nominator: Preservation Alliance for Greater Philadelphia

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This nomination proposes to designate 580 Pelham Road/ 333 West Upsal Street, known as the Wolstenholme Twin, and list it on the Philadelphia Register of Historic Places. The nomination contends the property satisfies Criteria D, E, and J. Under Criterion D, the nomination contends that the Wolstenholme Twin embodies distinguishing characteristics of the Flemish Renaissance Revival style. The nomination documents that the architectural firm of Boyd & Boyd designed the twin house and argues that the house satisfies Criterion E because the architectural firm's accomplishments have significantly influenced the development of the City of Philadelphia and the region. Finally, under Criterion J, the nomination asserts that the Wolstenholme Twin, as part of the larger Pelham real estate development, and housing prominent Philadelphia businessmen, is representative of the early economic, social, and historical heritage of the West Mount Airy community as it transitioned from a large private estate to a modern suburb of Philadelphia.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 580 Pelham Road and 333 West Upsal Street satisfies Criteria for Designation D, E, and J.





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

**WEDNESDAY, 20 MAY 2026
REMOTE MEETING ON ZOOM
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:31 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:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Kristin Hankins, Historic Preservation Planner II
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Joshua Schroeder, Historic Preservation Planner I
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons attended the online meeting:

- Allison Weiss, SoLo Germantown Civic Association
- Annie Liang-Zhou
- Britt Scudilla, GMH Communities
- Cheryl Feldman, Ridge Park Civic Association
- Christine Clawson, Chestnut Hill Conservancy
- David Traub, Save Our Sites
- Gary Mueller
- Greg Prichard
- Hanna Stark, Preservation Alliance
- Jay Farrell
- Jian Wei
- Joan Kirschner
- Katherine Missimer, Esq., Klehr Harrison
- Kevin McMahon

Leonard Reuter, Esq., Law Department
Marlene Schleifer, Ridge Park Civic Association
Mary McGettigan
Michael Phillips, Esq., Klehr Harrison
Oscar Beisert, Keeping Society
Paul Steinke, Preservation Alliance
Paul Toner, Esq.
Rev. Richard Brown III, Galilee Baptist Church
Sherman Aronson
Steven Peitzman

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The Galilee Baptist Church was constructed 125 years ago to serve the small but growing Black community in Roxborough and Manayunk.
- The church building by Kelsey & Kennedy has undergone little change, except for the removal of the cupola above the entry tower, since its construction.

The Committee on Historic Designation concluded that:

- The nomination demonstrates that the property satisfies Criterion J by exemplifying the cultural, social, and historical heritage of community.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 459 Roxborough Avenue satisfies Criterion for Designation J.

ITEM: 459 Roxborough Ave MOTION: Satisfies Criterion J MOVED BY: Milroy SECONDED BY: Cohen					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Lavery	X				
Debbie Miller					X
Elizabeth Milroy	X				
Total	5				1

ADDRESS: 580 PELHAM RD AND 333 W UPSAL ST

Name of Resource: The Wolstenholme Twin

Proposed Action: Designate

Property Owner: Jim Onesti, Phila Prop LLC

Nominator: Preservation Alliance for Greater Philadelphia

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This nomination proposes to designate 580 Pelham Road/333 W. Upsal Street, known as the Wolstenholme Twin, and list it on the Philadelphia Register of Historic Places. The nomination contends the property satisfies Criteria D, E, and J. Under Criterion D, the nomination contends that the Wolstenholme Twin embodies distinguishing characteristics of the Flemish Renaissance Revival style. The nomination documents that the architectural firm of Boyd & Boyd designed the twin house and argues that the house satisfies Criterion E because the architectural firm's accomplishments have significantly influenced the development of the City of Philadelphia and the region. Finally, under Criterion J, the nomination asserts that the Wolstenholme Twin, as part of the larger Pelham real estate development, and housing prominent Philadelphia businessmen, is representative of the early economic, social, and historical heritage of the West Mount Airy community as it transitioned from a large private estate to a modern suburb of Philadelphia.

COMMITTEE ON HISTORIC DESIGNATION, 20 MAY 2026

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 580 Pelham Road and 333 W. Upsal Street satisfies Criteria for Designation D, E, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:22:45

PRESENTERS:

- Ms. Hendrickson presented the nomination to the Committee on Historic Designation.
- Hanna Stark of the Preservation Alliance represented the nomination.
- No one represented the property owner.

DISCUSSION:

- Ms. Milroy praised the nomination, noting the building's distinctive design. She asked about its history and asked why Flemish architecture was so appealing at the time. She connected Flemish stepped-gable forms to Northern European mercantile architecture, suggesting they symbolized rising capitalism and merchant success, which provided an appropriate "gateway" into the Pelham development.
 - Ms. Barucco noted that the style was exotic.
- Mr. Cohen described the Queen Anne architectural movement as the precursor to eclectic design, mixing classical and medieval elements. He emphasized Boyd & Boyd's versatility across styles and their harmonious compositions. He also stressed the building's importance as the development's introduction and expressed dismay that demolition was ever considered.
- Ms. Cooperman supported adding Criterion H, arguing that the building's placement and visual impact make it a deliberate gateway marker.
 - Mr. Cohen asked if Ms. Cooperman believed there was enough information in the nomination to support the addition of Criterion H.
 - Ms. Cooperman asserted that she believed there was.
- Mr. Lavery noted Wendell & Smith's expertise in placement of their buildings, whether in Overbrook, Wayne, or Pelham. He emphasized that this was their last major project and that the placement was intentional – stepping off the train, one immediately sensed a different environment.
- Ms. Milroy added that Drexel and Stotesbury's 1893 land purchase occurred just before Drexel's death, situating the development at a transitional moment.
- Mr. Cohen returned to the Flemish Revival theme, noting it conveyed an inventive, middle-class village identity. He observed that Flemish Renaissance was not a widespread suburban style, but architects had freedom to mix vocabularies in Pelham.
- Mr. Lavery highlighted Wendell & Smith's extensive photographic documentation and noted how early photographs show the houses more prominently before tree growth obscured details.
 - Ms. Barucco, on this note, praised Greg Pritchard's preservation work which made these photographs easily accessible.
- Ms. Milroy pointed out a Palladian window on the side facade, calling it a witty design gesture.
- Ms. Barucco admired the building's placement on the triangular lot which ensures its gables address all directions.
- Ms. Cooperman suggested that the nomination should have explicitly listed non-

- contributing secondary structures like the shed and gazebo to avoid confusion.
- Mr. Beisert confirmed those structures were not intended to be included and acknowledged the omission. He asked whether others had noticed the angled L-shaped ells, a feature even noted in Cornelius Weygandt's diary.
- Ms. Cooperman and Mr. Cohen agreed that the angled wings were unusual, more exposed than typical, and improved light and air for each unit.
- Mr. Cohen asked Mr. Beisert about the uncertainty regarding the Boyd & Boyd attribution.
 - Mr. Beisert responded that the attribution is documented in the Pelham surveys but lacks primary architectural records.
- Mr. Cohen also questioned the description of the stable's brick color.
 - Mr. Beisert responded that it appears to be Roman brick, though may be darker than buff, and noted he could not inspect it closely.

PUBLIC COMMENT:

- Greg Prichard commented in support of the nomination.
- Allison Weiss of SoLo Germantown Civic Association commented in support of the nomination.
- Steven Peitzman commented in support of the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The nomination supports multiple Criteria, including the addition of Criterion H.
- The building was deliberately placed as an architectural gateway to the Pelham development.
- The property contributes to the intentional high-quality suburban planning of Wendell & Smith as seen in Pelham and Overbrook Farms.

The Committee on Historic Designation concluded that:

- The nomination demonstrates that the property satisfies Criterion D, as it embodies distinguishing characteristics of the Flemish Renaissance Revival style.
- The nomination demonstrates that the property satisfies Criterion E, as a design by the architectural firm of Boyd & Boyd, whose accomplishments have significantly influenced the development of the City of Philadelphia and the region.
- The nomination demonstrates that the property satisfies Criterion J, as a representative of the early economic, social, and historical heritage of the West Mount Airy community as it transitioned from a large private estate to a modern suburb of Philadelphia.
- The property satisfies Criterion H, owing to its unique location or singular physical characteristic, which represents an established and familiar visual feature of the neighborhood, community or City.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 580 Pelham Road and 333 W. Upsal Street satisfies Criteria for Designation D, E, J, and additionally Criterion H.

ITEM: 580 Pelham Rd and 333 W Upsal St MOTION: Satisfies Criteria D, E, H, and J MOVED BY: Cohen SECONDED BY: Lavery					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Lavery	X				
Debbie Miller					X
Elizabeth Milroy	X				
Total	5				1

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

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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:45:31

PRESENTERS:

- Mr. Till presented the nomination to the Committee on Historic Designation.
- Annie Liang-Zhou represented the nomination.
- No one represented the property owner.

DISCUSSION:

- Ms. Liang-Zhou gave a brief overview of the nomination. She pointed out that it originated as an assignment from the Historic Preservation program at the University of Pennsylvania. She highlighted the social history of the building and its location in

COMMITTEE ON HISTORIC DESIGNATION, 20 MAY 2026

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

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: 333 West Upsal Street & 580 Pelham Road

Postal code: 19119

2. NAME OF HISTORIC RESOURCE

Historic Name: Wolstenholme Twin

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: Residential Group Home

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 1894 to 1910

Date(s) of construction and/or alteration: 1894

Architect, engineer, and/or designer: Boyd & Boyd

Builder, contractor, and/or artisan: Wendell & Smith

Original owner: Fred & Thomas Wolstenholme

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 Preservation Alliance for Greater Philadelphia Date 4/15/2026

Name with Title Oscar Beisert, Keeping Society Email hstark@preservationalliance.com

Street Address 1617 JFK Blvd, Suite 850 Telephone (215)-546-1146, ext. 5

City, State, and Postal Code Philadelphia, Pennsylvania, 19103

Nominator ☐ is ☒ is not the property owner.

PHC USE ONLY

Date of Receipt: April 16, 2026

☒ Correct-Complete ☐ Incorrect-Incomplete Date: April 16, 2026

Date of Notice Issuance: April 17, 2026

Property Owner at Time of Notice:

Name: Phila Prop LLC, c/o Jim Onesti

Address: 19 Broad Acre Drive

City: Mount Laurel State: NJ Postal Code: 08054

Date(s) Reviewed by the Committee on Historic Designation: May 20, 2026

Date(s) Reviewed by the Historical Commission: June 12, 2026

Date of Final Action: _____

☐ Designated ☐ Rejected

12/7/18

NOMINATION

FOR THE

PHILADELPHIA REGISTER OF HISTORIC PLACES



Figure 1. The south and east elevations. Source: Google, 2025.

THE WOLSTENHOLME TWIN

ERECTED 1894

■

333 WEST UPSAL STREET (EAST)

580 PELHAM ROAD (WEST)

PELHAM

WEST MOUNT AIRY

PHILADELPHIA, PENNSYLVANIA 19119



Figure 2. The subject designation is confined to the parcel delineated above in blue. Source: City of Philadelphia, Atlas, 2026.

5. BOUNDARY DESCRIPTION

The boundary for the subject designation is as follows:

Premises A – 333 West Upsal Street

All that certain lot or piece of ground with the buildings and improvements thereon erected: Situate in the City of Philadelphia, beginning at a point on the northwesterly side of Upsal Street at a distance of 794 feet, 5-1/8 inches southwestwardly from the westerly corner of Upsal Street and Jefferson Street; thence extending south 40 degrees, 8 minutes, 54 seconds west along the northwesterly side of Upsal Street 265 feet, 6-7/8 inches to a point of curve; thence curving to the right with a radius of 10 feet, 7/8 inches for a distance of 11 feet, 10-5/8 inches to a point on the northeasterly side of Pelham Road; thence extending north 17 degrees, 52 minutes, 26 seconds east 222 feet, 7-5/8 inches to a point; thence extending south 87 degrees, 1 minute, 36 seconds east 113 feet, 9-7/8 inches to the northwesterly side of Upsal Street, the place of beginning.

Premises B – 580 Pelham Road

All that certain lot or piece of ground with the buildings and improvements thereon erected: Situate in the City of Philadelphia, beginning at a point on the easterly side of Pelham Road, at a distance of 477 feet, 4-7/8 inches south of the southerly corner of Pelham Road and Sharpnack Street (formerly Good Street); thence extending south 87 degrees, 26 minutes, 3 seconds east 91 feet, 8-1/4 inches to a point; thence extending south 17 degrees, 30 minutes, 50 seconds west and passing through a party wall 222 feet, 7-5/8 inches to a point in the northeasterly side of Pelham Road; thence extending northwestwardly along the northeasterly side of Pelham Road, curving to the right with a radius of 10 feet, 7/8 inches for a distance of 11 feet, 10-7/8 inches to a point of tangent in the easterly side of Pelham Road; thence extending still by the same north 4 degrees, 50 minutes, 10 seconds west 208 feet, 4-7/8 inches to the place of beginning

TAX PARCEL NO.: 881097230

DEED REGISTRY NO.: 083N220024 and 083N220025



Figure 3. The south elevation. Source: Keeping Society of Philadelphia, 2026.

6. PHYSICAL DESCRIPTION

Known historically as 333 West Upsal Street at the east and 580 Pelham Road at the west, the Wolstenholme Twin is a substantial two-and-a-half-story masonry structure that was designed as two residences built on a central party wall with rear wings. The subject structure stands on a triangular site defined by the juncture of Pelham Road and West Upsal Street. The triangular site is divided into two lots, each associated with a dwelling. The narrow point of the triangular property comprises the front lawns of the houses, while the wider section is in the rear. Designed in the Flemish Renaissance Revival Style as a unified architectural composition, the Wolstenholme Twin was built in 1894 as part of the development of the Pelham subdivision.

PRIMARY (SOUTH) ELEVATION

Overall, the structure is of masonry construction with a cross-gable roof that features prominent Flemish gables at the primary (south) and side (east and west) elevations. The main block of the structure is clad in buff Roman or Pompeian brick laid in elongated horizontal courses. Each side of the Wolstenholme Twin features a one-story porch, which serves the original primary entrance. The south elevation, which is shared by the two dwellings, is defined by a rounded, curvilinear Flemish gable-parapet. The parapet rises in a smooth, continuous arc from the vertical wall plane, with softly concave shoulders that transition gradually into the roof slopes at either side. The first floor features two three-part bay windows (one per residence), four basement windows (two per residence), three low buttresses, and three decorative shields. The easterly bay window is in its original configuration with replacement windows. The westerly bay window was elongated historically and featured long, vertical sashes with diamond-shaped panes at the top and bottom. The buff Roman brick facade of the first floor terminates in a horizontal band of buff terra cotta coursing. Symmetrically placed above the bay windows, the second-floor fenestration comprises

two large, like-sized openings that feature tripartite windows that are delineated by limestone mullions. These openings are topped by heavy limestone lintels and feature replacement windows. The third, half-story of the primary (south) elevation features two round arch openings (one per residence), the lintels of which are composed of two courses of brick headers. The windows are replacement units. This fenestration exists within the prominent front gable, which includes a rounded, curvilinear parapet. Flanking the base of the half-story are bulbous limestone finials. The termination of the parapet walls is resolved by continuous courses of bull-nosed soldier bricks.



Figure 4. The upper portion of the Flemish gable in the primary (south) elevation. Source: Keeping Society of Philadelphia, 2026.

The upper portion of the gable end features an applied terracotta sculptural datestone at the center with a subtle, smooth-faced cross-like backdrop that emphasizes the ornament. The focal element is an oval cartouche or escutcheon bearing an interlaced date of construction: “1894,” framed by elaborate foliate scrollwork at its base. Flanking the cartouche are two sculpted grotesques in high relief, positioned asymmetrically, heralding the date itself, lending a sense of animation and Baroque-inflected drama. Narrow terracotta pilaster strips articulate the gable’s sloped sides, each terminating in a small pedestal capped by a spherical finial, while the uppermost curve of the parapet is outlined by projecting stone coping. Together, these elements create a richly modeled parapet composition that serves as an ornamental crown to the façade.



Figure 5. Top: The west and south elevations. Source: Google, 2025. Figure 6. Bottom: The west elevation. Source: Google, 2025.

WEST ELEVATION

The west elevation reveals the building's substantial massing and complexity. This elevation is characterized by a full-width porch, including an enclosed or partially enclosed lower porch and an open upper porch or balcony with simple vertical balustrades. While portions of the porch fabric reflect later alterations, the overall footprint, alignment, and relationship to the main block appear consistent with the historic configuration. Above the porch, the west elevation displays a mix of rectangular and arched window openings, including grouped sash windows and smaller accent windows associated with stair halls and secondary interior spaces. The steep roofline incorporates front-facing gables and dormers that rise to shaped parapets echoing those of the south elevation.



Figure 7. Top: The south and east elevations. Source: Keeping Society of Philadelphia, 2026. Figure 8. Bottom: The east and north elevations. Source: Keeping Society of Philadelphia, 2026.

EAST ELEVATION

The east elevation mirrors the west in scale and articulation and demonstrates that the building was designed with equal architectural attention on all visible sides. A broad one-story porch extends along much of the first-floor level, supported by posts and accessed by stairs from the adjacent drive. Although altered, the porch maintains the horizontal emphasis originally established by the Roman brick coursing and porch system. Above, the wall plane is articulated by regularly spaced rectangular windows with stone or cast-stone trim, while the upper levels feature arched window openings beneath shaped gable parapets. Shed dormer windows project from the roof slope, lighting the half story and adding visual complexity. The curvilinear parapets at the roofline

reinforce the building's cohesive silhouette and visually link the east elevation to the principal south façade.



Figure 9. The rear (north) elevation. Source: Keeping Society of Philadelphia, 2026.

REAR (NORTH) ELEVATION

The rear (north) elevation includes the exposed roofline, gable end of the main block, which is clad in stucco. The uppermost point of the gable features two halves of a fanlight window, one on each side of the twin structure. Each side of the structure features a two-and-one-half-story rear wing clad in stucco. Each wing features a gable-front building form that includes a large chimney stack at the center of the northwest and northeast elevations, respectively. Unlike most twins in Philadelphia, the rear wings are not connected; however, they are identically configured, diverging symmetrically from the main block to the northeast and northwest. The only deviation is that the northwest elevation of the east rear wing features a two-story copper-clad bay window.

In the rear of the subject building is a small storage shed that was built or manufactured in recent decades. This structure is non-contributing and will not be described. A stable stands on the northeast portion of the subject property, associated with the easterly twin.



Figure 10. The south elevation of the stable. Source: Keeping Society of Philadelphia, 2026.

STABLE

Constructed in 1900, the stable is a one-story masonry structure with buff Roman brick facades and a hipped roof. The structure features a dado within the masonry walls that separates the base from the upper portion of the building. The roof features exposed wooden rafter tails. The west elevation features double wooden doors, sheltered by an entrance porch that extends, in a hipped form, from the larger roof structure. The roof of the entrance porch also features exposed wooden rafter tails and is supported by wooden posts. The south elevation features five small round arch openings with one-over-one wooden sash windows.



Figure 11. The south and east elevations of the stable. Source: Keeping Society of Philadelphia, 2026.



Figure 12. The subject property, circled in red, in 1895. Source: Greater Philadelphia GeoHistory Network.

7. STATEMENT OF SIGNIFICANCE

The Wolstenholme Twin, including 333 West Upsal Street at the east and 580 Pelham Road at the west, comprises a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion in the Philadelphia Register of Historic Places. Located in the Pelham development of West Mount Airy, the subject building satisfies the following Criteria for Designation, as enumerated in Section 14-1004 of the Philadelphia Code:

- (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.

The period of significance for the subject property extends from 1894 to 1910.



Figure 13. The primary (south) elevation in ca.1895-1900. Source: Radnor Historical Society.

CRITERION J

The Wolstenholme Twin is an early twin residential structure that was commissioned as part of the development of the Pelham neighborhood and therefore represents a significant period and development that greatly impacted the economic, social, and historical heritage of the West Mount Airy community.

In 1893, bankers Anthony J. Drexel and Edward T. Stotesbury purchased a large property from the Carpenter Estate, which included the grounds of “Phil Elena”—the country seat of George Washington and Ellen Carpenter.¹ Drexel and Stotesbury formed the Carpenter Land & Improvement Company, which led to the development of the Carpenter Estate into the Pelham subdivision. Pelham was one of the city’s earliest modern, large-scale suburban developments, contemporary to Overbrook Farms, which Drexel and Stotesbury developed at the same time.² The development of Pelham was managed by the real estate development firm of Wendell & Smith, who “unlike other suburban developers ... controlled every aspect of the development from the platting of land and the installation and maintenance of private infrastructure systems to the financing, design, construction, sales, and rentals of lots and homes.”³ The development followed

¹ Deed: Sydney L. Wright and the Provident Life and Trust Company of Philadelphia et alia to Anthony J. Drexel and Edward T. Stotesbury, 18 May 1893, Philadelphia Deed Book T.G., No. 341, p. 1, City Archives of Philadelphia.

² Overbrook Farms Club, “Nomination: Overbrook Farms Nomination of Historic District,” Philadelphia Register of Historic Places (October 2004)

³ Laura DiPasquale. *Philadelphia Register of Historic Places Nomination: Fairlawn, 30 Pelham Road and 15 Westview Avenue*. (Philadelphia: Philadelphia Historical Commission, 2017).

a plan, in which most of the houses were built between 1893 and 1910, being designed by the same group of architects, almost always chosen by Wendell & Smith.⁴

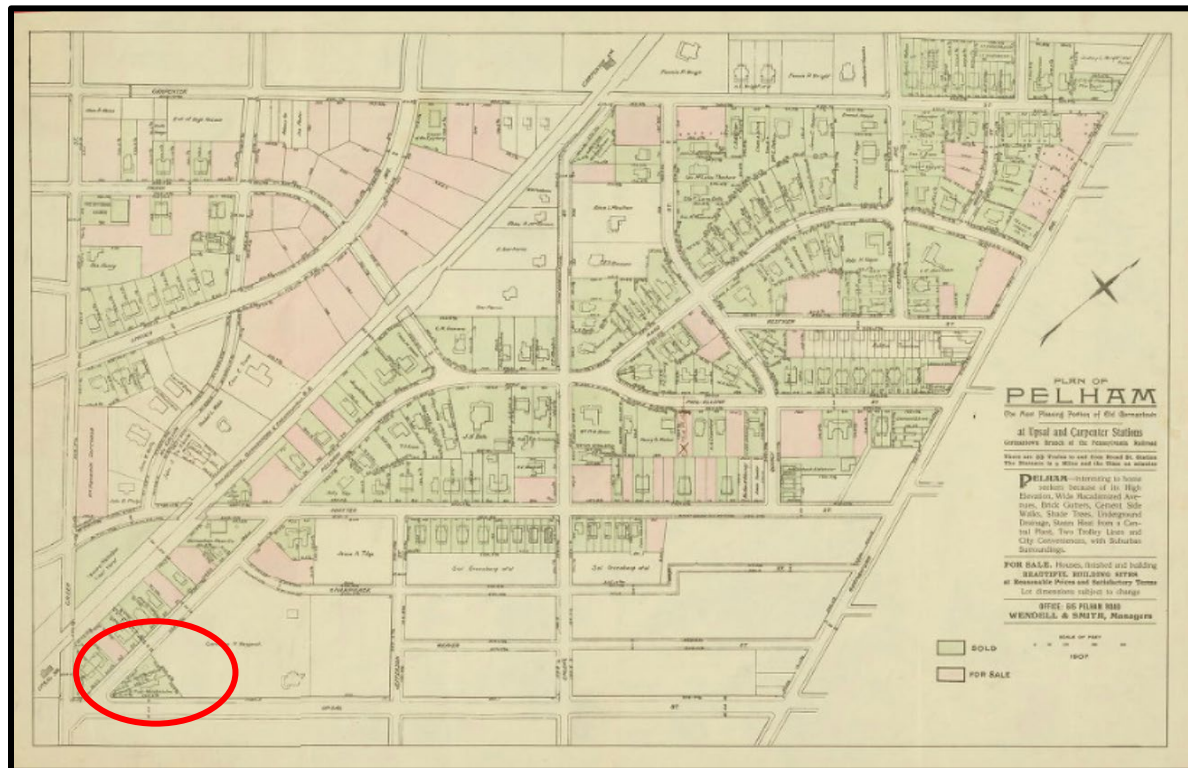


Figure 14. Plan of Pelham, 1907. Source: Source: Pew Museum Loan—Radnor Historical Society Collection, Athenaeum of Philadelphia (Local ID #: PEW/RHS/2/17; ECW Filename: pat10007/PEW-RHS-2-17.ecw).

Wendell & Smith’s work on Pelham improved upon the designs, plans, and policies of their past developments, including the creation of “wide, curving streets with homes in varied designs set on large lots with minimum setback requirements.” Among the earliest parcels to be developed was the subject property, which is set within the angle created by Pelham Road intersecting with West Upsal Street. Located at the south point of the larger subdivision, as shown in the Plan of Pelham, the subject property set the tone of the development at a prominent gateway. By July 1894, the Wolstenholme Twin was underway, as Cornelius Nolen Weygrandt (1832-1907), a prominent banker and Mount Airy resident, recorded the following in his diary:

Went out in the 4pm train. Saw some men plotting out the boundaries of two houses in the corner of Upsal and Pelham, continuous to my ground. And obtained from them a sight of the blue print plans and elevations of the houses. They are to be of Pompeian brick and I think will look well. Twins with the kitchens divided, and at an angle with the lines of the houses.⁵

⁴ For a richly detailed description of Wendell & Smith’s methods see Statement of Significance, Overbrook Farms Club, “Nomination: Overbrook Farms Nomination of Historic District,” Philadelphia Register of Historic Places (October 2004).

⁵ Cornelius Weygrandt. “24 July 1894 Diary Entry.” *Cornelius Nolen Weygrandt Papers*. University Archives and Records Center, University of Pennsylvania, Philadelphia, Pa.

Weygandt's own dwelling (demolished), a large house on an estate-like property, was immediately adjacent to the subject property at 229 West Upsal Street, which he developed prior to the creation of the Pelham subdivision.



Figure 15. “Uwchllan,” the Cornelius N. Weygandt House (Demolished), West Upsal Street. Source: Germantown Historical Society.

By August 1894, Wendell & Smith's plans for the subject property were announced in the *Philadelphia Real Estate Record and Builders' Guide*.⁶ The Flemish Renaissance Revival style Wolstenholme Twin was almost certainly designed by the architectural firm of Boyd & Boyd. Construction appears to have proceeded rapidly as the houses were substantially complete by December 23, 1894, when Weygandt and his son “Corney” — also Cornelius Weygandt (1871-1957) — “made a short tour of the neighborhood going into Boltz's new house, the houses next to us at the corner of Pelham & Upsal, and a house on Franklin St. facing Tilge's woods.”⁷

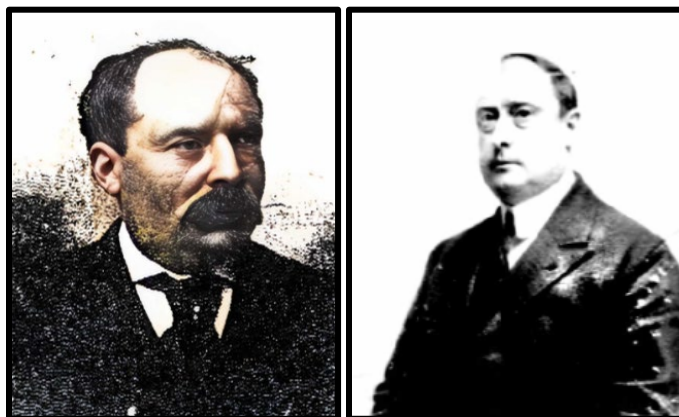


Figure 16. Left: Thomas Wolstenholme. Figure 17. Right: Fred Wolstenholme. Source: Ancestry.com.

⁶ *The Philadelphia Real Estate Record and Builders' Guide*, 8 August 1894, 387.

⁷ Cornelius Weygandt. “23 December 1894 Diary Entry.” *Cornelius Nolen Weygandt Papers*. University Archives and Records Center, University of Pennsylvania, Philadelphia, Pa.

Despite the quick construction, the developers appear to have retained ownership of the new twin houses as rental properties until 1899, when they were sold individually to members of the Wolstenholme family. Thomas Wolstenholme, a native of Bury, Lancashire, England, was a prominent manufacturer of woolen yarn, who arrived with his family in Philadelphia aboard the *SS Alaska*, the fastest liner on the Atlantic, on March 3, 1882.⁸ He was married to Emily C., a union that led to the following children: Fred, Florence, Robert, Alfred, and Emily. After working in Philadelphia for several years, the English-born immigrant founded Thomas Wolstenholme Sons & Co., a successful firm engaged in the manufacture of woolen yarns, which ultimately operated in a large industrial complex, known as the Allegheny Worsted Mills (Figure 18), at the northeast corner of Frankford Avenue and Westmoreland Street in Kensington. The Wolstenholmes soon moved to Germantown, first living at 6457 Greene Street. The oldest son, Fred Wolstenholme (1876), purchased the eastern side of the subject property, facing West Upsal Street, on September 15, 1899. Born in Devon, England, Fred Wolstenholme followed in his father's footsteps, as he would eventually become president of the family firm. Fred Wolstenholme paid contractor Fred Starkey \$950 to build the stable behind his half of the twin in 1900.⁹ Thomas Wolstenholme purchased the westerly side of the subject property, facing Pelham Road, on December 11, 1899. However, according to the city directories, Thomas, the patriarch, who remained on Greene Street, had purchased the house for his son, Robert Wolstenholme, who would ultimately become Vice President of the yarn mill. Thomas Wolstenholme, the father, deeded the westerly side to Robert Wolstenholme on February 18, 1904, three years before he died in 1907. Robert's wife was apparently a daredevil (Figure 19). In 1904, the *Inquirer* commented that "Among the automobile enthusiasts there is no one more devoted to the sport than Mrs. Robert Wolstenholme, of 580 Pelham Road, Germantown. Every clear afternoon she can be seen spinning through the Park, either alone or with Mr. Wolstenholme, in their racing machine."¹⁰ Fred Wolstenholme deeded the easterly side to his wife, Isabella J. Wolstenholme, on January 31, 1910.¹¹ The Wolstenholme family represents the type of people who excelled in the manufacturing circles of Philadelphia, those ultimately inclined to buy houses in new suburbs like Pelham, speaking to the early economic and social history of the West Mount Airy community, when it grew into a fashionable suburb.

⁸ Ancestry.com U.S., Passport Applications, 1795-1925, Lehi, UT, USA, Ancestry.com Operations, Inc. 2007.

⁹ "Building Permits," *Philadelphia Real Estate Record and Builders' Guide*, v. 15, August 15, 1900, p. 531.

¹⁰ "Society," *Inquirer*, September 18, 1904, p. 31.

¹¹ Reg. Plan No. 83-N-22, Historical Index, City Archives of Philadelphia

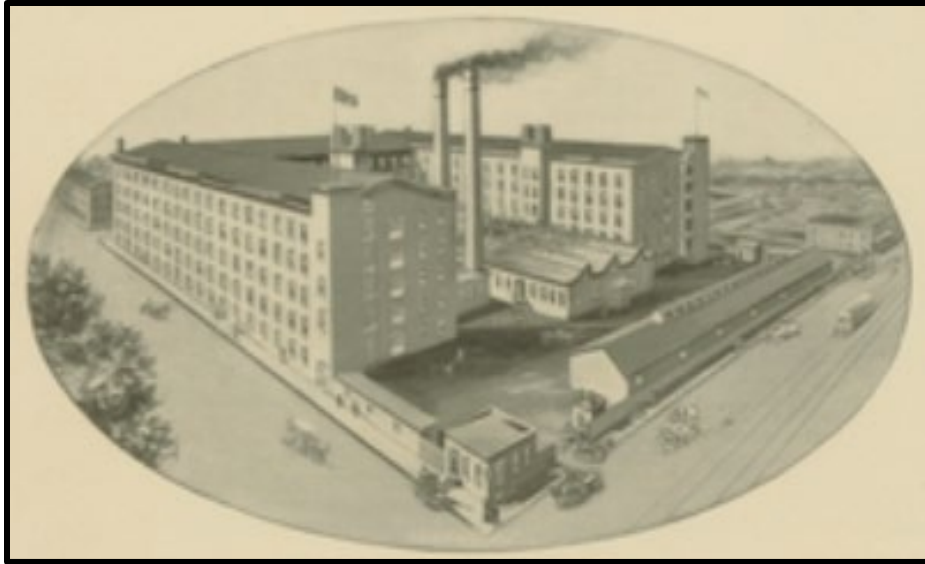


Figure 18. The Allegheny Worsted Mills, Thomas Wolstenholme Sons & Co. at Frankford Avenue and Westmoreland Street. Source: Historical Society of Pennsylvania.



Figure 19. Mrs. Robert Wolstenholme in the Society pages. Source: *Inquirer*, September 18, 1904, p. 31.



Figure 20. A view of Pelham Road in 1895. Source: Radnor Historical Society.

Just before the Wolstenholmes purchased the subject property, a 1898 advertisement included the following description of the Pelham development:

There's a vista of beautiful road-bed cottages sitting placidly in plots of greensward, and here and there a clump of old trees screen from view all save the odd gable of a Pelham home...

It is a park—that is the first thought that strikes one. The houses are set down in no stiff row of conventional exactitude.¹²

In the period in which many cities were first establishing their zoning laws, Wendell & Smith used the only mechanism at their disposal, establishing strict building and development requirements through deed restrictions. These restrictions ensured that the Pelham subdivision would become and remain the perfect blend of town and country, with much of the beauty of a country place, but with all the modern amenities then associated with a city.

The scene strikes you as different. It breathes of freedom and the country, yet one walks on cement sidewalks and the road-beds are of Macadam...

¹² "A Word or Two About Pelham Homes," *Times* (Philadelphia), 14 September 1898.

It is the country, yet here is the electric light and off in the distance the sound of the gong of the trolley car is heard.¹³

Among the modern amenities, Wendell & Smith made it their business to guarantee clean water, electricity, sewage and drainage systems, steam heat, as well as well-maintained thoroughfares for both pedestrians and vehicles. In the case of Pelham, the subdivision's location was strategically selected for its proximity to the Philadelphia, Germantown & Chestnut Hill Railroad, a subsidiary of the Pennsylvania Railroad. Both the Carpenter and Upsal Stations are within walking distance of the Pelham neighborhood and provided quick, reliable transportation into the city center.¹⁴

The concepts of Wendell & Smith were not unique to Philadelphia or American even. In fact, it is clear in the advertising for Pelham that the developers were "influenced by the principles laid out by John Ruskin's *Seven Lamps of Architecture & Lectures on Architecture and Painting*."¹⁵ According to the *Nomination: Fairelawn, 30 Pelham Road and 15 Westview Avenue*, a Tudor Revival style mansion and carriage house in the Pelham subdivision, "Wendell & Smith set out to build a community with great variety and ornamentation."

Another 1898 advertisement for the Pelham development, actually employed Ruskin quotes to attract a certain type of buyer:

I would have, then, our ordinary dwelling-houses built to last, and built to be lovely; as rich and full of pleasantness, as may be, within and without, and with such differences as might suit and express each man's character and occupation, and partly his history.¹⁶

Adhering to these ideals meant that Pelham featured homes "built of local Wissahickon schist," and brick, some of which were clad with stucco. The designs "included a wide variety of architectural styles including Tudor Revival, Colonial Revival, Jacobean, Flemish, Italianate, and Dutch Colonial, along with an assortment of idiosyncratic late Victorian hybrids, and additional influences of Queen Anne, Norman, Greek Revival, and East Lake [sic]."¹⁷ For those who wanted to commission a house in the Pelham development, they were able to decide on plans furnished by "the builders' group of capable young architects, or could have one of the architects prepare a new design in keeping with the character of the neighborhood."¹⁸ The architects chosen by Wendell & Smith included established firms like Hewitt Brothers, as well as budding Philadelphia architects: Horace Trumbauer, William L. Price, Charles Barton Keen and Frank Mead, George T. Pearson, Hazelhurst and Huckle, and Boyd & Boyd.¹⁹

¹³ "A Word or Two About Pelham Homes," *Times* (Philadelphia), 14 September 1898.

¹⁴ Laura DiPasquale, "Nomination: Fairelawn, 30 Pelham Road and 15 Westview Avenue," 11–12.

¹⁵ Laura DiPasquale, "Nomination: Fairelawn, 30 Pelham Road and 15 Westview Avenue," 12–13.

¹⁶ Quoted from original in the Germantown Historical Society Collections in Lois Frischling, "Pelham: A Residential Enclave" *Germantown Crier* 38 (1986): 86.

¹⁷ Burt Froom, "A Look at Pelham's Past," *Pelham: Yesterday and Today* (December 8, 2011): 1, accessed October 27, 2015, <http://www.wman.net/a-look-at-pelhams-past/>.

¹⁸ Laura DiPasquale, "Nomination: Fairelawn, 30 Pelham Road and 15 Westview Avenue," 12–13.

¹⁹ Frischling, "Pelham: A Residential Enclave," 83; DiPasquale, "Nomination: Fairelawn, 30 Pelham Road and 15 Westview Avenue," 12–13.

The Wolstenholme Twin is an important early twin residence that forms an attractive landmark at the south entrance to the original Pelham development. As stated above, the subject property was developed by Wendell & Smith; was designed by Boyd & Boyd in the Flemish Renaissance Revival style; and was purchased, in two sales, by members of a prominent English-immigrant textile manufacturing family. This building, its development, its design, its style, and its early owners represent the early economic, social, and historical heritage of the West Mount Airy community, as it transitioned from a large private estate to a modern suburb of Philadelphia, satisfying Criterion J.²⁰



Figure 21. A Flemish Renaissance Revival style twin at Germantown Avenue and W. Phil Ellena Street in Pelham. Source: Radnor Historical Society.

²⁰ The Criterion J discussion is adapted from the Keeping Society of Philadelphia's Philadelphia Register of Historic Places Nomination for the Pelham Pharmacy at 6626 Germantown Avenue, which was written in 2018.



Figure 22. The primary (south) and east elevations of the subject building in 1895. Source: Radnor Historical Society.

CRITERION D

The Wolstenholme Twin is a distinctive example of the Flemish Renaissance Revival style as interpreted for a twin dwelling in the late nineteenth century, with its design by Boyd & Boyd, architects, drawing from Northern European precedents for aesthetic inspiration. Standing at the prominent juncture of West Upsal Street and Pelham Road, the building functions aesthetically as a landmark at the southern gateway to the Pelham subdivision. Most defining is the treatment of the principal elevations with rounded, curvilinear gable-parapets rather than angular or stepped profiles.²¹ These parapets rise in smooth, sculptural arcs with concave shoulders that merge into the steeply pitched roof planes, creating a molded silhouette characteristic of Flemish Renaissance commercial, residential, and civic buildings. The parapets are not merely outline features, but are treated as volumetric masonry elements, reinforcing the plastic, sculptural quality central to the style. At the center of the primary (south) elevation and parapet is a prominent ornamental cartouche that serves as a datestone, a hallmark of Flemish Renaissance composition in which heraldic or emblematic ornament is displayed within prominent facades.²²

Equally significant and evocative of the period of construction is the employment of buff Pompeian or Roman brick, the elongated proportions of which emphasize horizontality and craftsmanship, reinforcing the European character of the design. Pompeian or Roman brick was frequently employed in revival styles popular in the late nineteenth and early twentieth centuries in American design. The brick works in concert with stone or cast-stone lintels, sills, and accent

²¹ Cyril M. Harris. *American Architecture: An Illustrated Encyclopedia*. (New York and London: W.W. Norton & Company, 1998), 129.

²² Jean Arrington. *From Factories to Palaces: Architect Charles B. J. Snyder and the New York City Public Schools*. (New York: Fordham University Press, 2022).

panels and finials to produce a restrained yet materially rich façade. The fenestration further reinforces the Flemish Renaissance Revival character: paired arched windows at the upper level, set beneath the curving parapets, echo historic Flemish gable compositions, while rectangular windows with substantial masonry trim establish a disciplined, yet symmetrical rhythm below. The twin structure itself, by this time a Philadelphia staple, was conceived, as many are, as a unified composition rather than two independent houses, emulating monumental Flemish compositions of domestic architecture. Combined with the steep roof, originally clay tile cladding (documented in Figures 13, 21, and 22), sculpted parapets, and integrated ornament, the Wolstenholme Twin represents a sophisticated and well-preserved expression of the Flemish Renaissance Revival style, distinguished by its architectural ambition, material composition, and rare application of this stylistic vocabulary to a twin residential building form, satisfying Criterion D.



Figure 23. The primary (south) and east elevations of the subject building in 1895. Source: Radnor Historical Society.

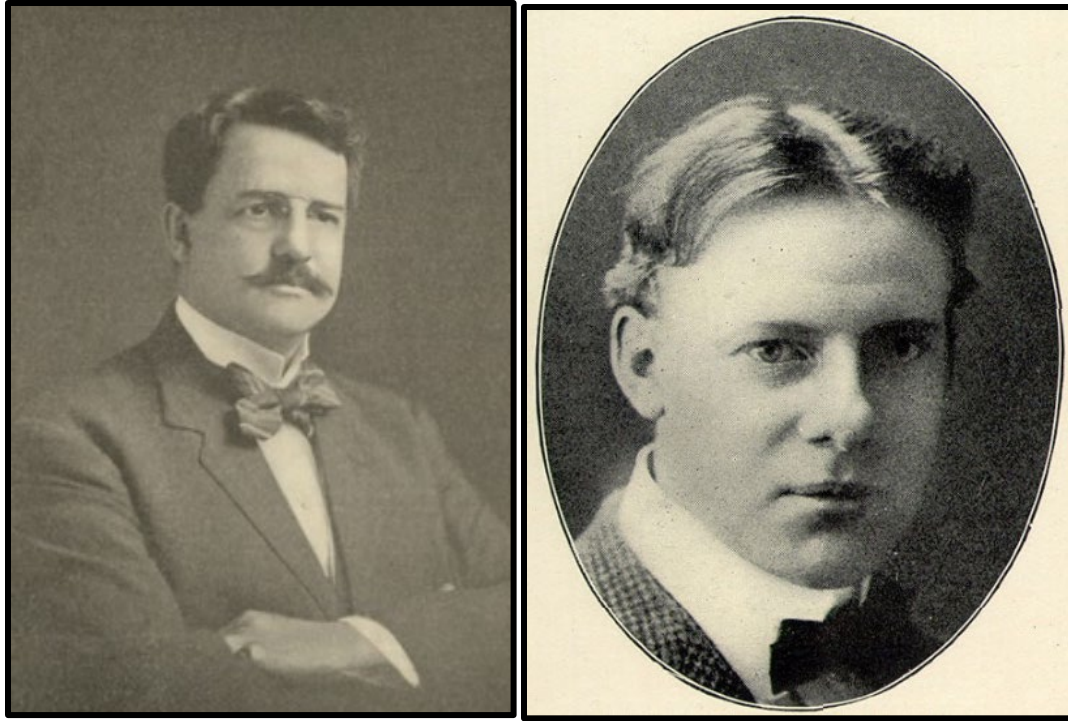


Figure 24. Left: D. Knickerbocker Boyd. Figure 25. Right: Lawrence Visscher Boyd. Source: Philadelphia Architects and Builders Database.

CRITERION E

The Wolstenholme Twin is significant as an important early residential work by Boyd & Boyd, the architectural partnership formed by David Knickerbocker Boyd (D. K. Boyd) and his younger brother Laurence Visscher Boyd (L. V. Boyd). Both D. K. Boyd and L. V. Boyd were significant architects, each spending the bulk of their careers practicing independently. While D. K. Boyd is perhaps better known, both brothers were highly skilled residential architects. They no doubt helped shape the architectural character of the Pelham subdivision. The firm was active from 1893 to 1903 and maintained offices in the Harrison Building, placing the brothers within Philadelphia's professional architectural core at the outset of their partnership.²³ Constructed in 1894, the Wolstenholme Twin dates to the earliest years of the partnership and represents a formative example of the firm's architectural ambitions. Rather than producing purely speculative housing, Boyd & Boyd approached residential commissions as opportunities for cohesive architectural composition, stylistic expression, and deliberate site planning—an approach clearly embodied in the Wolstenholme Twin's unified design and inward-facing symmetry.

The firm's early success was closely tied to its relationship with Wendell & Smith, for whom Boyd & Boyd produced some of its first commissions. These early projects consisted primarily of houses built on speculation in Wayne, Radnor, and St. Davids, Main Line suburbs that served as proving grounds for a new generation of Philadelphia architects working within revivalist idioms. As Wendell & Smith expanded their operations to include Overbrook Farms, Narberth, and Pelham, Boyd & Boyd continued to provide residential designs, helping to establish architectural coherence and stylistic distinction across multiple suburban developments. Many of these houses were

²³ "Boyd & Boyd Architects (fl.1893-1903), Philadelphia Architects and Builders Database, Athenaeum of Philadelphia.

illustrated in *Scientific American*, ensuring that the stable of young architects working for Wendell & Smith, including Boyd & Boyd, received professional credit and reinforced the firm's growing reputation.²⁴



Figure 26. The Pelham Pharmacy, 6626 Germantown Avenue, Pelham, West Mount Airy, designed by David Knickerbocker Boyd in 1904. Source: Free Library of Philadelphia.

Within this broader body of work, the Wolstenholme Twin stands as an early and particularly accomplished example of Boyd & Boyd's revivalist residential architecture, reflecting their facility with Colonial Revival, Tudor Revival, Jacobian Revival, Flemish Renaissance Revival, and other eclectic European-derived styles. Its monumental, curvilinear, parapet gables, paired arched fenestration, symmetrical massing, and refined use of buff Roman brick demonstrate a sophisticated engagement with Northern European Renaissance precedents adapted to a high-design suburban twin form. This stylistic versatility is echoed in the firm's other major residential commissions, including the Luther S. Bent House ("Gray Arches"), an eclectic mansion executed in Pompeian/Roman brick with monumental arches and classical massing, and the John Weaver House, a clear expression of the Tudor Revival with steeply pitched roofs and picturesque English medieval references.²⁵ Together, these works demonstrate Boyd & Boyd's ability to move fluidly

²⁴ *Philadelphia Register of Historic Places Nomination: Overbrook Farms Historic District*. (Philadelphia: Philadelphia Historical Commission, 2019).

²⁵ *Philadelphia Register of Historic Places Nomination: Overbrook Farms Historic District*. (Philadelphia: Philadelphia Historical Commission, 2019).

among revivalist vocabularies while maintaining consistent architectural rigor and material quality.

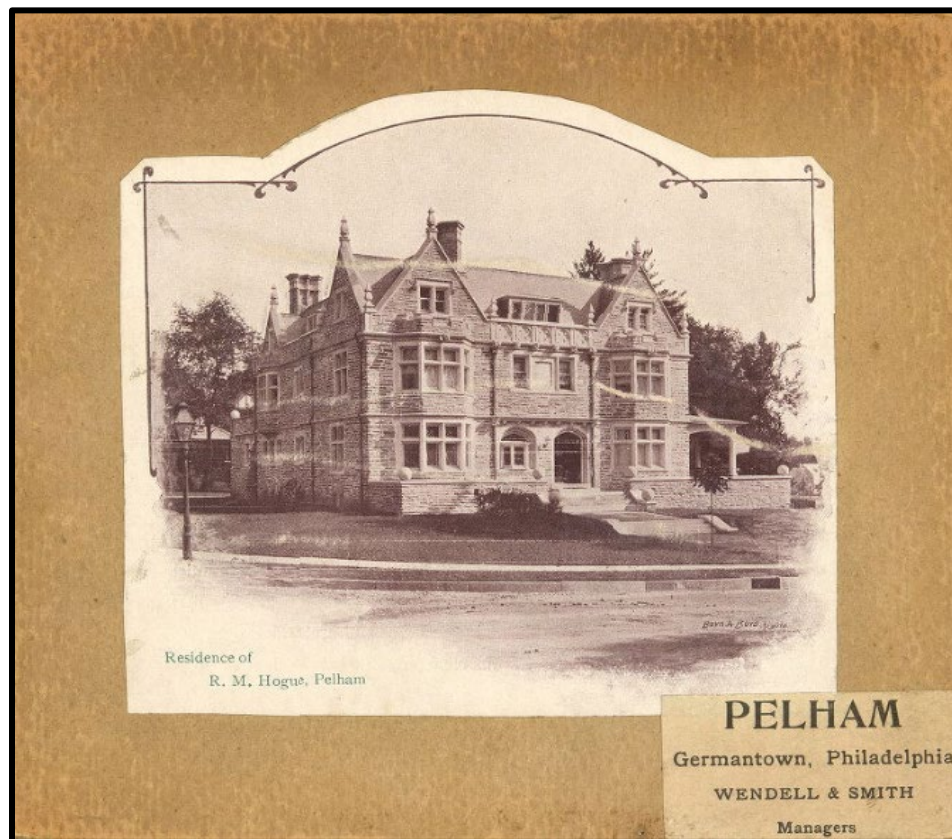


Figure 27. The Hogue House, 100 Pelham Road, Pelham, West Mount Airy, designed by Boyd & Boyd. Source: Philadelphia Architects and Buildings Database.

The significance of the Wolstenholme Twin is further enhanced by its role within the Pelham subdivision, where Boyd & Boyd's work extended beyond individual houses to include architectural markers shaping neighborhood identity. In Pelham, the firm also designed the Hogue Residence (Figure 27) in the Tudor Revival style at 100 Pelham Road, a substantially larger and more prominent dwelling constructed between 1896 and 1901. David Knickerbocker Boyd went on to design the Pelham Pharmacy (Figure 26) at 6626 Germantown Avenue, a prominent gateway store-dwelling structure located at an entrance portal to the subdivision.²⁶ Read chronologically, this sequence underscores the Wolstenholme Twin's importance as an early and successful commission that helped establish Boyd & Boyd as trusted designers within Pelham, leading directly to later, higher-profile residential work. As such, the Wolstenholme Twin is significant not only as a distinguished example of Flemish Renaissance Revival residential design, but also as a formative project that illustrates the rise of Boyd & Boyd and their lasting contribution to Philadelphia's late-nineteenth-century suburban architectural development.

²⁶ Oscar Beisert. *Philadelphia Register of Historic Places Nomination: Pelham Pharmacy, 6626 Germantown Avenue, Philadelphia, Pa.* (Philadelphia: Keeping Society of Philadelphia, 2018).

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