



West Philadelphia Streetcar Suburb Historic District (Boundary Increase  
Name of Property

Philadelphia County, PA  
County and State

### 5. Classification

#### Ownership of Property (Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

#### Category of Property (Check only one box.)

Building(s)

District

Site

Structure

Object

#### Number of Resources within Property (Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>6</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>6</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register: 0

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### 6. Function or Use

#### Historic Functions (Enter categories from instructions.)

DOMESTIC: Single Dwelling  
COMMERCE/TRADE: Specialty Store  
EDUCATION: Library  
SOCIAL: Meeting Hall

#### Current Functions (Enter categories from instructions.)

DOMESTIC: Multiple Dwelling  
COMMERCE/TRADE: Specialty Store  
COMMERCE/TRADE: Restaurant  
HEALTH CARE: Clinic

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## West Philadelphia Streetcar Suburb Historic District (Boundary Increase)

### Boundary Increase Overview

The West Philadelphia Streetcar Suburb Historic District was listed on the National Register of Historic Places in 1998. The nomination established two areas of significance under Criterion A, community development, and Criterion C, architecture. The district represents the transformation of rural West Philadelphia into an early suburb, a process that closely paralleled developments in transportation, particularly the introduction of horsecar lines in the 1850s and later the electrified trolleys in the 1890s. The district is also significant for its concentration of semi-urban residential architecture – particularly the twin house – and supporting religious, institutional, and commercial buildings designed in characteristic Victorian and early-twentieth century styles by a range of architects, including many of Philadelphia’s most well-known practitioners.

This new nomination has been developed to slightly expand the district at its northeast corner – centered on 40<sup>th</sup> and Ludlow Streets – where eight properties that reinforce the themes described above were overlooked during the preparation of the original nomination. The buildings in this area, which are generally uniform in scale at no taller than four stories, comprise a variety of mid-nineteenth to early-twentieth century architectural styles that are highly characteristic of the historic district as a whole. The functions of the buildings, which include former dwellings, dwellings with storefronts, institutional buildings and small-scale commercial buildings, are also typical of the larger historic district. Of the six contributing properties proposed (two are non-contributing), four are late-nineteenth century former single-family dwellings that were later converted for commercial use on the first floor (within the period of significance), one is an institutional building and one is a commercial building.

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### Original Boundary

The 1998 nomination provides a fairly detailed boundary description, a summary of which is provided here: On the east side, the boundary was largely defined by the presence of the University of Pennsylvania campus east of 40<sup>th</sup> Street, which itself was described as a commercial thoroughfare that “broke the visual and physical linkage between the district and campus.” The presence of Woodland Cemetery and the University of the Sciences to the east and southeast also reinforced the boundary on that side. On the north side, Chestnut Street, where there were many modern commercial buildings and altered historic buildings, also formed a natural boundary. However, a portion of the boundary area does extend north of Chestnut to Ludlow Street between 40<sup>th</sup> and 42<sup>nd</sup> Street; according to the boundary justification, these blocks “represent development contiguous to that demonstrated in the district.” On the south side, the Pennsylvania Railroad line formed another clear boundary. And on the west side, the irregular boundary was formed where the semi-urban neighborhood began to transition from blocks of larger twin houses – the predominant building type in the district – to denser blocks of smaller, attached rowhouses, many of which were built later.

### Opportunities for Expansion

Although the original boundary was carefully considered and remains largely valid, some revisions to the northeast corner of the district are necessary in light of new information that has been uncovered in recent months. As stated above, 40<sup>th</sup> Street forms a barrier between the historic district and the University of Pennsylvania campus to the east, however this should not preclude certain

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properties on the west side of 40<sup>th</sup> Street from being included within the district boundary. In fact, several buildings on the west side of 40<sup>th</sup> Street between Market Street (at the north end) and Chestnut Street (at the south end) that were excluded from the original nomination nonetheless strongly relate to the district's areas of significance, including both architecture and community planning. For the most part, these buildings, particularly those at 14, 16, 18 and 20 South 40<sup>th</sup> Street – were dwellings built within the district's period of significance. These houses characterize the district's middle period of development from the 1870s through the 1890s, when a more extensive network of streetcar lines resulted in denser development. The Second Empire and Italianate styles that these resources represent are found throughout the district with similar levels of alterations and integrity.

Although 14, 16, 18 and 20 South 40<sup>th</sup> Street have been converted for commercial use on their first floors, the original nomination is incorrect in its assertion that these resources were substantially altered in the post-World War II period when the University of Pennsylvania campus was expanding westward. In fact, the conversion of these resources from single-family houses to storefronts with multi-family dwellings happened long before the campus had reached 40<sup>th</sup> street. An examination of the 1923 Sanborn Fire Insurance map has revealed that nearly every property fronting on 40<sup>th</sup> Street between Market and Chestnut Streets had already had their first floors converted for commercial uses by that time (Figure 1).

In fact, the first floors of 14, 16, 18 and 20 South 40<sup>th</sup> Street were converted into retail spaces even earlier, around the turn of the twentieth century, which is well within the period of significance of the existing historic district. At 16 South 40<sup>th</sup> Street, for example, the first floor was being used as a barbershop as early as 1899 according to various advertisements in the Philadelphia Inquirer. And at 18 South 40<sup>th</sup> Street, there was a real estate office that frequently placed ads in local newspapers to market houses for sale or rent, many of which were speculatively developed residences that are now located within the existing boundary of the historic district. In addition to these two properties that were converted for commercial use before 1900, another, the former West Philadelphia Institute building at 22-26 South 40<sup>th</sup> Street, has had storefronts since it was built in 1876 (the storefronts were altered in 1927 and again in 1970). Like 18 South 40<sup>th</sup> Street, 22-26 contained a locally prominent residential real estate office during the early 1900s and 1910s.

In the conversion of these resources for commercial use, alterations were sensitively executed such that many of the buildings continue to convey their nineteenth-century form. Above the storefronts, Second Empire and Italianate features, including Mansard roofs and corbeled brick cornices, are still present. Original materials, including the brick facades and stone sills and lintels, also reinforce the integrity of these resources. At 22-26 South 40<sup>th</sup> Street, in particular, recently removed metal cladding has revealed a virtually intact nineteenth-century façade, which is described in greater detail below. Additionally, in terms of scale, these buildings are similar to and complement the residential and commercial resources found throughout the existing district. It is true that some larger and more modern developments have reached 40<sup>th</sup> Street in recent years, but north of Walnut Street they have overwhelmingly been confined to the east side of 40<sup>th</sup> Street, not on the west side where a nineteenth-century streetscape remains largely intact and where the proposed boundary increase area is located.

Despite the original nomination's emphasis on the now largely commercial character of 40<sup>th</sup> Street as

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justification for the chosen boundary, the boundary does in fact include two immediately adjacent commercial buildings on 40<sup>th</sup> Street – 28-30 S. 40<sup>th</sup> and 32 S. 40<sup>th</sup> – as contributing resources. Both buildings were in fact built during the same late-nineteenth century period and retain a similar level of integrity as many of the resources proposed for inclusion in the Boundary Increase area. Additionally, several areas of predominantly commercial buildings are present throughout the existing district – primarily along Baltimore Avenue and Chestnut and Walnut Streets – many if not most of which are listed as contributing resources. On Baltimore Avenue in particular, there are at least 30 contributing commercial resources on the 4500 through the 4800 blocks alone. The original nomination states that such commercial buildings typically “maintain the residential scale and character established in this neighborhood,” and this holds true within the boundary increase area. Therefore, the commercial nature of 40<sup>th</sup> Street within the Boundary Increase area should not alone exclude these buildings from the district boundary.

While it is likely that the original nominator overlooked many buildings on 40<sup>th</sup> Street for their commercial alterations, one building in particular – 22-26 S. 40<sup>th</sup> Street – was most likely excluded from the boundary for what appeared at the time to be a lack of integrity. This building, built in 1876 as the West Philadelphia Institute, an early lending library, is highly representative of the variety of institutions that supported the social and cultural transformation of West Philadelphia during the mid- to late-nineteenth century. Attributed to architect Frank Furness, the three-story brick building, designed in a vaguely medieval style and inspired by more recent developments in the Second Empire idiom, was altered in 1927 when the Philadelphia Electric Company converted the building. Alterations that year included the installation of new storefronts on the first floor and the construction of a third floor within the existing volume of the building, requiring the vertical division of the tall second floor windows (the arched heads of the windows were also squared off at this time). In the 1970s, the building was converted into a mental health center, at which point the storefronts were filled in and the upper floors were completely covered by the corrugated metal siding that exists today.

The recent removal of nearly all of the corrugated metal siding from 22-26 South 40<sup>th</sup> Street has revealed the nineteenth century masonry façade and early twentieth century alterations to be substantially intact. The painted brick walls, second floor stone window sills, corbelled cornice, and the metal spandrel panels between the windows, can now be seen nearly in full along both the east and south elevations. It is clear that the installation of the metal siding in the 1970s had only a minimal impact on the façade. In fact, excluding the infill of some arched openings on the first floor of the south elevation (described in detail in the Part 1), the masonry features visible in the 1927 photo are virtually entirely intact today (as previously described, the storefronts and windows were replaced as part of the 1970s renovations, however the copper storefront hoods do remain intact). The imposing hipped roof with slate tiles also remains and is a defining, original feature of the building. Considering the institutional significance of the West Philadelphia Institute within the developing West Philadelphia community in the nineteenth century, and the building’s integrity, it is clear that the building should be counted as a contributing resource within the boundary increase area.

Apart from the northeast corner of the district, the original 1998 boundary remains valid. South of Walnut Street, the presence of the University of Pennsylvania, which has in fact expanded west of 40<sup>th</sup> Street in some locations, continues to be a barrier along the east side of the district. For example, the large grocery store and parking garage at the northwest corner of 40<sup>th</sup> and Walnut Streets, along

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with the fourteen-story, nearly block-long Radian apartment block, built on the 3900 block of Walnut Street in 2007, have created a significant visual break between the district and the university area north of Walnut and east of 40<sup>th</sup> Street.

Along the southeast corner of the district, the University of the Sciences and Woodland Cemetery continue to serve as a buffer between the residential fabric of the district and the Schuylkill River to the east. Likewise, the rail line along the southern boundary continues to form a strong border between the larger twin houses to the north and denser blocks of smaller rowhouses to the south. For the same reason, the western boundary should not be altered since the rowhouses to the west were influenced by later development trends. Furthermore, many of the blocks north of Larchwood Avenue and west of 45<sup>th</sup> Street are already captured by the Garden Court Historic District (NRHP Reference #84003539), which was listed on the National Register in 1984.

A reevaluation of the original northern boundary of the district is more complicated due to the presence of numerous resources, including commercial, educational and residential buildings that date from the late nineteenth to the early twentieth century and retain integrity. However, because the cohesiveness of the streetscape along Chestnut and Ludlow Streets begins to break down west of 43<sup>rd</sup> Street – there are numerous parking lots, vacant lots and larger commercial buildings – it would not be appropriate to include these resources within the boundary increase area. The large size of some of the commercial buildings in this area would alone exclude them from the district since the only contributing commercial resources within the current boundary are much smaller in scale, generally storefronts with apartments above. Similarly, several groupings of small two-story rowhouses would likely be automatically excluded as they were in numerous other locations around the original boundary. Certain resources, including the Gothic-Revival West Philadelphia Catholic High School at the northwest corner of 45<sup>th</sup> and Chestnut Streets, and the Mid-Century style Paul Robeson High School at the northeast corner of 43<sup>rd</sup> and Ludlow Streets could have potential as individually listed resources, the latter under the cover of the Multiple Property Documentation Form: Public Schools in Philadelphia, Pennsylvania, 1938 – c. 1980.

### **Boundary Increase Area Inventory**

#### **1. 14 S. 40<sup>th</sup> Street (c. 1875) – Contributing**

Four-story, two-bay wide Second Empire former rowhouse with a modern aluminum storefront on the first floor. The second and third floors are faced in red brick and the fourth floor, a mansard roof, is clad in slate shingles. Between the third and fourth floors is a pressed metal cornice. There are 1/1 double-hung replacement windows with brick sills and segmental arched heads on the second and third floors. There are two 1/1 dormer windows with metal surrounds on the mansard roof.

#### **2. 16 S. 40<sup>th</sup> Street (c. 1875) – Contributing**

Four-story, two-bay wide Second Empire former rowhouse with a modern aluminum storefront on the first floor. The first through third floors are clad in formed stone and the fourth floor, consisting of a mansard roof, has modern asphalt shingles. The first floor contains a center display window flanked by two recessed entrances, above which there is a large signboard. The second and third floors contain 1/1 double-hung aluminum replacement windows with segmental arched heads. There are two 1/1 windows with metal surrounds.

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**3. 18 S. 40<sup>th</sup> Street** (c. 1890) – Contributing

Four-story, two-bay Italianate store and dwelling. The first floor features a single-leaf wood door and transom in the northernmost bay and a storefront currently covered by a roll-down metal security grate. Above the entrance and storefront, there is a large wood cornice, however a sign currently covers most of this feature. The cornice is topped by a short wrought iron fence. The second and third floors are faced in red brick and contain two 1/1 double-hung aluminum replacement windows with brownstone sills and segmental arched brownstone headers per floor. The bottom portion of the second floor window openings has been infilled with a plywood panel. Above the third floor windows there is a corbelled brick cornice.

**4. 20 S. 40<sup>th</sup> Street** (c. 1890) – Contributing

Four-story, two-bay Italianate store and dwelling. The first floor features a single-leaf aluminum door in the southernmost bay and a modern storefront. The second and third floors are faced in painted brick and contain two 1/1 double-hung aluminum replacement windows with painted brownstone sills and segmental arched headers per floor. The bottom portion of the second floor window openings has been infilled with a plywood panel. Above the third floor windows there is a corbelled painted brick cornice.

**5. 22-26 S. 40<sup>th</sup> Street** (1876, altered 1927 and 1976) – Contributing

Three-story, altered Second Empire institutional building at the northwest corner of S. 40<sup>th</sup> Street and Ludlow Street. Often attributed to seminal Philadelphia architect Frank Furness. The first floor on both the east and south elevation is faced in painted brick and contains numerous infilled window openings, the largest of which are the large storefront openings with copper pent roofs (dating to the 1927 alterations by the firm of John T. Windrim) at the southeast corner. There is a recessed entrance with modern glazed aluminum door on the east elevation and several additional entrances with single-leaf metal doors toward the west end of the south elevation. Until recently, the second and third floors were entirely covered by corrugated metal siding that was installed during renovations in 1976. The recent removal of nearly all of the siding has revealed the nineteenth century masonry façade and early twentieth century alterations to be substantially intact. The painted brick walls, second floor stone window sills, corbelled cornice, and the metal spandrel panels between the windows, can now be seen nearly in full along both the east and south elevations. Excluding the infill of some arched openings on the first floor of the south elevation, the masonry features visible in the 1927 photo (Figure 5) are virtually entirely intact today. The imposing hipped roof with slate tiles also remains and is a defining, original feature of the building.

**6. 34 S. 40<sup>th</sup> Street** (c. 1875, altered in 1990s) – Non-contributing

Three-story commercial building. Originally a dwelling, the building was significantly altered and the storefront was expanded in the 1990s.

**7. 36 S. 40<sup>th</sup> Street** (c. 1875, highly altered c. 1950) – Non-contributing

One-story commercial building. Originally a three-story dwelling with storefront added around 1900, the upper floors were removed and the storefront was altered in c. 1950.

**8. 4001 Chestnut Street** (1928) – Contributing

Two-story, Commercial Style building at the northwest corner of S. 40<sup>th</sup> Street and Chestnut Street. The first floor is clad in vertical wood siding and contains a chamfered entrance with glazed

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aluminum door at the southeast corner, several multi-light wood windows on the south elevation and the southernmost part of the east elevation, and five storefronts with recessed glazed wood doors on the east elevation. The east elevation also contains a center entrance for the second floor offices.

### Integrity

The West Philadelphia Streetcar Suburb Historic District (Boundary Increase) retains integrity through the aspects of design and materials. The buildings have a similar use to that for which they were designed and the overall defining forms and architectural characteristics, as well as the mix of land uses, remain intact. Despite some alterations such as first floor storefronts, the Italianate, Second Empire, and Commercial Styles present in the boundary increase area are still easily discernible and complement the rich variety of architectural styles found in the existing historic district. In addition, the quality, placement and condition of the construction materials and workmanship within the boundary increase area are good and are typical of the residential, commercial and institutional resources found throughout the existing historic district.

## 9. Major Bibliographical References

### Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Hamilton, Cynthia Rose. "West Philadelphia Streetcar Suburb Historic District." National Register of Historic Places Nomination Form, 1997.

Leach, Benjamin (for the Preservation Alliance for Greater Philadelphia), Nomination of the West Philadelphia Institute to the Philadelphia Register of Historic Places, July 2016.

Philadelphia Building Permits.

Philadelphia Inquirer (newspaper)

### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other/Name of repository:

Historic Resources Survey Number (if assigned): \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** ~1.10 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates** Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1. Latitude: 39.956885 Longitude: -75.202541

### **Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary of the property is shown as a dotted line on the accompanying map entitled "West Philadelphia Streetcar Suburb Historic District: Site Plan with National Register Boundary."

### **Boundary Justification** (Explain why the boundaries were selected.)

The nominated boundary increase area was drawn based on the ability of the eight resources within to convey the significance of the original historic district in the areas of architecture and community planning. In many respects, these six contributing resources (two are non-contributing) adequately reflect the residential and supporting commercial transformation of West Philadelphia during the late-nineteenth and early twentieth centuries brought by the streetcar lines. As described above, they also perfectly complement the existing district in terms of architectural style, scale, and materiality. While the now commercial nature of 40<sup>th</sup> Street, as stated in the original boundary justification, may in fact create a barrier between the historic district and the University of Pennsylvania, much of the demolition and significant alterations brought by the expansion of the university during the twentieth century occurred east of 40<sup>th</sup> Street. Since the boundary increase area is located entirely on the west side of 40<sup>th</sup> Street, it is logical to include these complementary resources within the historic district.

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## 11. Form Prepared By

name/title: Kevin McMahon, Associate organization: Powers & Company, Inc.  
street & number: 1315 Walnut Street, Suite 1717  
city or town: Philadelphia state: PA zip code: 19107  
e-mail: [kevin@powersco.net](mailto:kevin@powersco.net) telephone: (215) 636-0192  
date: July 7, 2017 (Revised November 14, 2017)

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### **Additional Documentation**

Submit the following items with the completed form:

- **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: West Philadelphia Streetcar Suburb Historic District (Boundary Increase)  
City or Vicinity: Philadelphia  
County: Philadelphia State: PA  
Photographer: Robert Powers  
Date Photographed: October 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

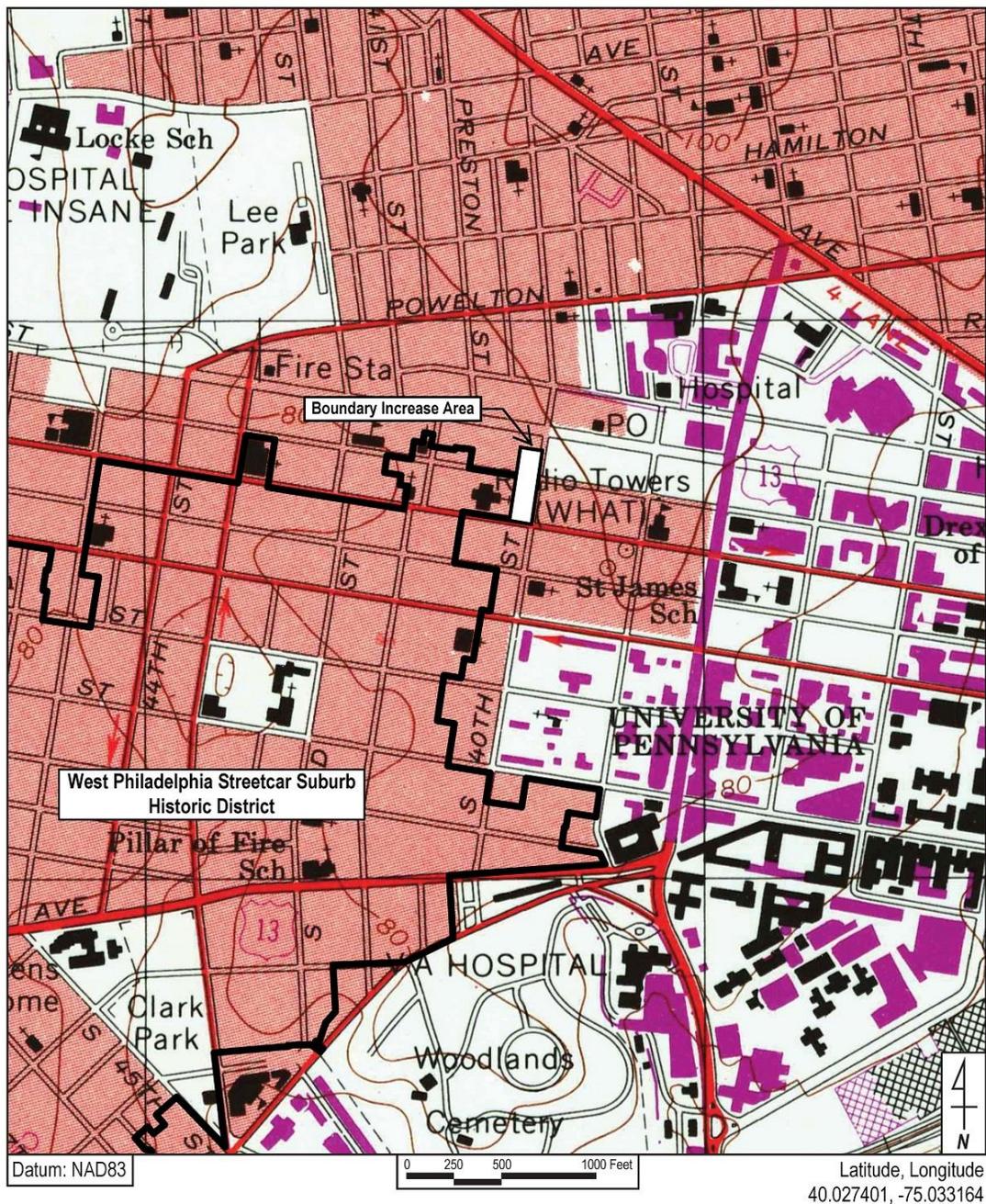
<i>Photograph #</i>	<i>Description of Photograph</i>
1.	14, 16, 18, 20 S. 40 <sup>th</sup> Street (right to left), view southwest
2.	20 and 22-26 S. 40 <sup>th</sup> Street (right to left), view southwest
3.	22-26 S. 40 <sup>th</sup> Street, view northwest
4.	22-26 S. 40 <sup>th</sup> Street (south elevation), view northeast
5.	4001 Chestnut Street, view northwest

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USGS Map - Philadelphia Quadrangle, Pennsylvania-New Jersey (1995)  
West Philadelphia Streetcar Suburb Historic District (Boundary Increase)  
Philadelphia, Philadelphia County, PA

Figure 1 – USGS Map

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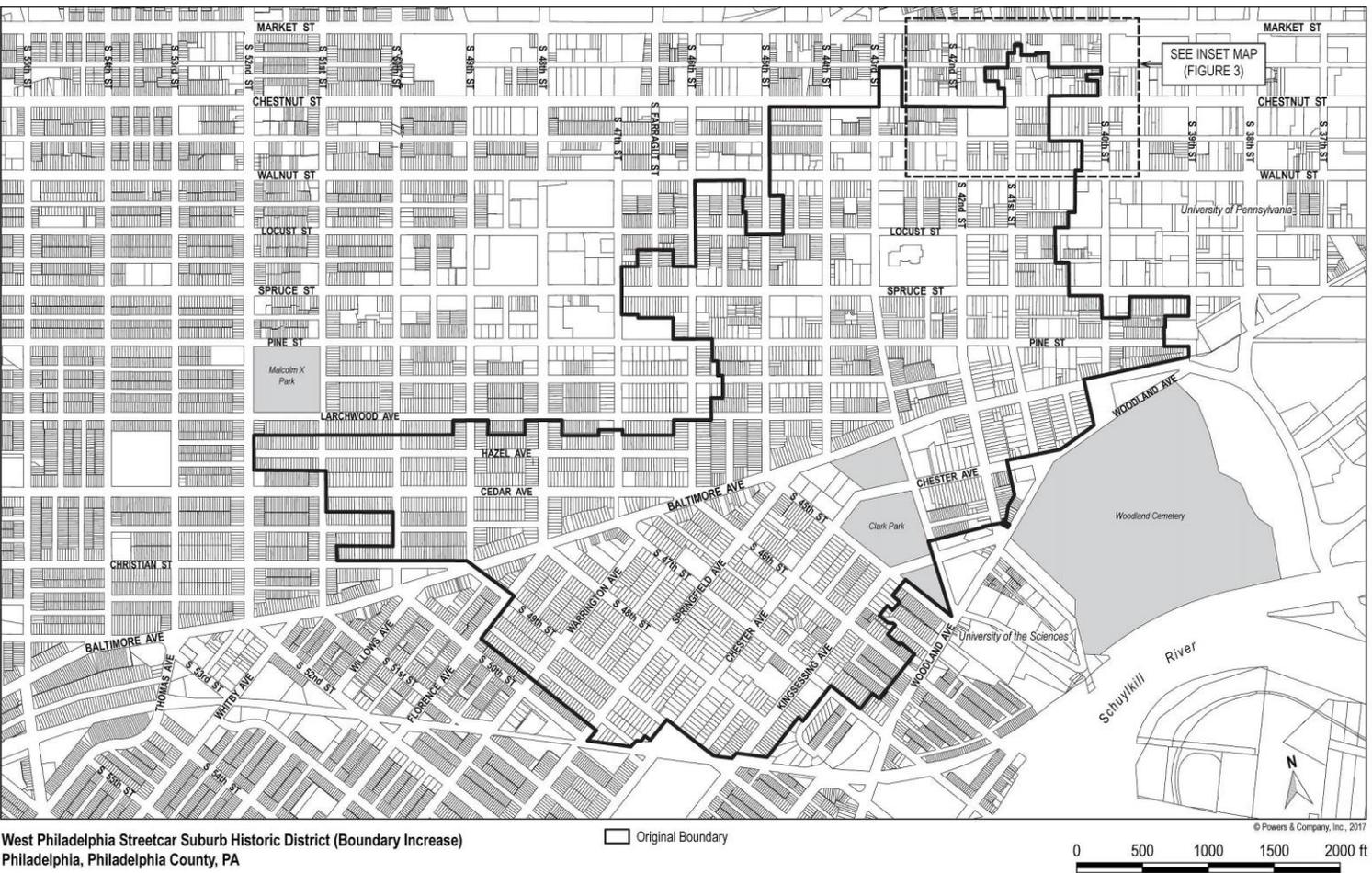
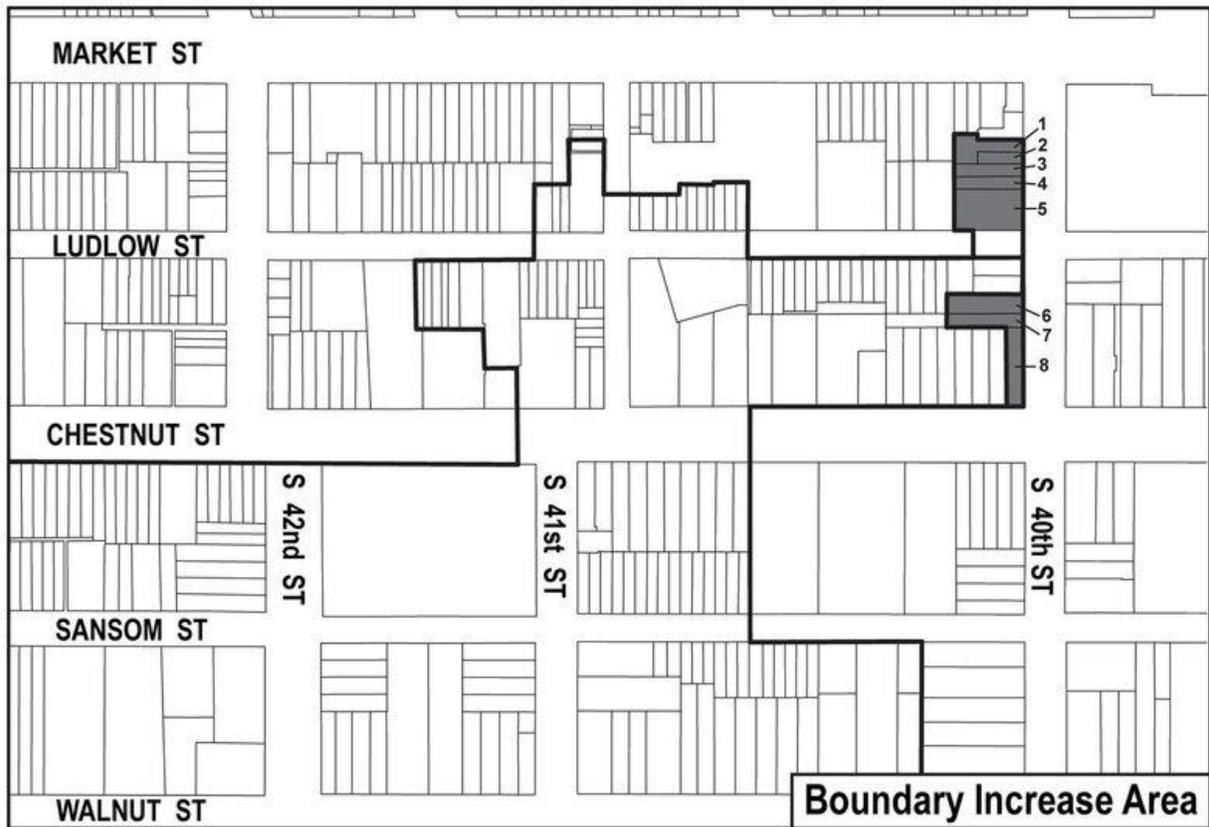


Figure 2 – Existing Historic District Boundary

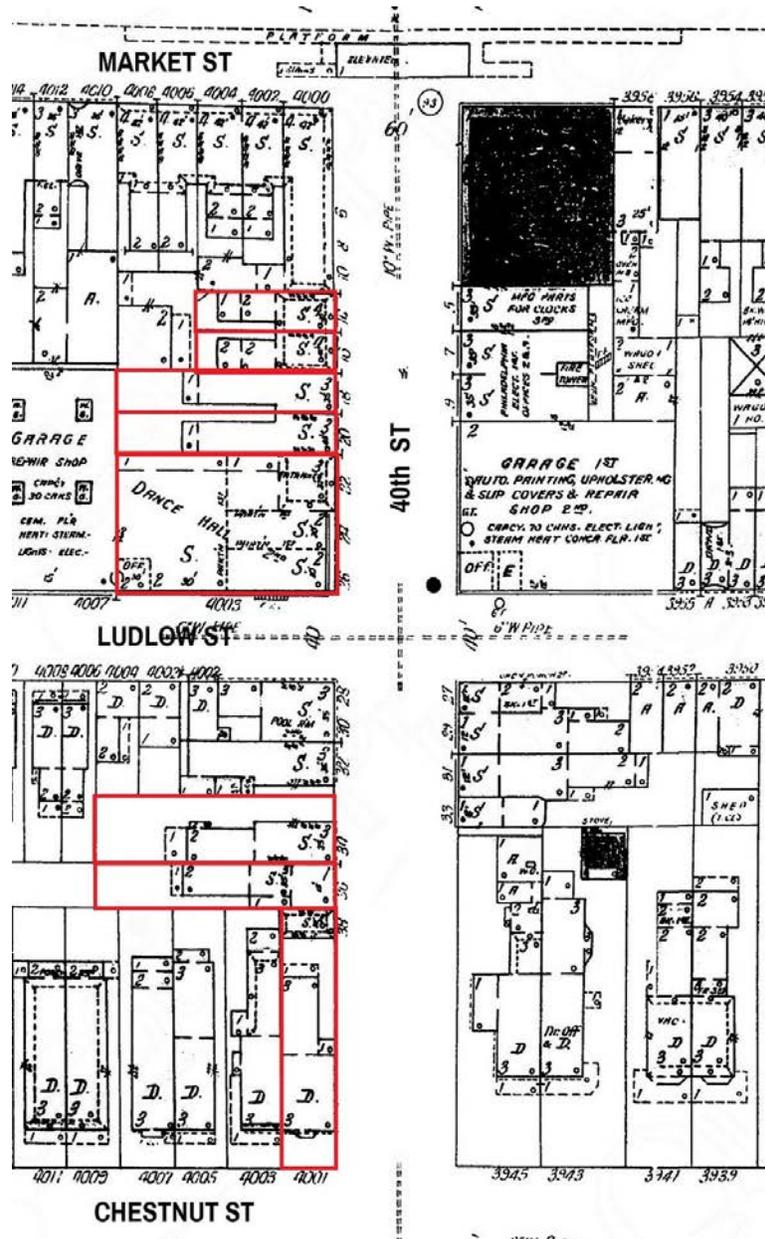
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Original Boundary  
Boundary Increase Area  
Parcels 6 and 7 are considered Non-contributing

Figure 3 – Boundary Increase Area Map



**Figure 4** – Sanborn Map, 1923 (Composite of Sheets 1410 and 1411 in Volume 15)  
The resources included in the boundary increase area are surrounded by red boxes. Note that this map was published before the present building at 4001 Chestnut Street was constructed (in this map, the former building on this property, a three-story dwelling, still appears).

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**Figure 5** – Photo of 22-26 S. 40<sup>th</sup> Street, 1927 (PECO Archives).

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ANY TIME



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: West Philadelphia Streetcar Suburb Historic District (Boundary Increase)

Multiple Name:

State & County: PENNSYLVANIA, Philadelphia

Date Received: 3/7/2018      Date of Pending List: 4/2/2018      Date of 16th Day: 4/17/2018      Date of 45th Day: 4/23/2018      Date of Weekly List:

Reference number: BC100002341

Nominator: State

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input checked="" type="checkbox"/> CLG  |   |

Accept       Return       Reject      4/17/2018 Date

Abstract/Summary  
Comments:

Recommendation/ Criteria      Accept Boundary Increase.

Reviewer      Patrick Andrus *Patrick Andrus*

Discipline      Historian

Telephone      (202)354-2218

Date      4/17/2018

DOCUMENTATION:      see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240



IN REPLY REFER TO:

September 19, 2017

Mr. Tom Lussenhop  
22 S. 40<sup>th</sup> St., LLC  
1735 Market St., Suite A443  
Philadelphia, PA 19103

PROPERTY: **West Philadelphia Institute, 22-26 S. 40<sup>th</sup> St., Philadelphia, PA**  
PROJECT NUMBER: **36566**

Dear Mr. Lussenhop:

The National Park Service has reviewed the Historic Preservation Certification Application -- Part 1 for the property cited above and has determined that there is not sufficient information to determine if the property meets the criteria as a contributing building in a proposed expanded "West Philadelphia Streetcar Suburb Historic District". This finding is the opinion of this office only and is based on the Part I application submitted to this office. Therefore, this property does not presently qualify as a "certified historic structure" for purposes of the Tax Reform Act of 1986, and thus does not qualify for the historic preservation provisions that apply to "certified historic structures."

In regard to the property at **22-26 S. 40<sup>th</sup> Street**, Philadelphia, there are two issues involved in the review of the Part I application. The first is whether the proposed boundary increase for the West Philadelphia Streetcar Suburban might be eligible for inclusion in the National Register historic district. The second issue is a determination that the specific property at **22-26 S. 40<sup>th</sup> Street** would be considered contributing to the expanded district.

The PA SHPO has prepared a letter to Robert Powers, the consultant for the property owner, dated July 17, 2017, in which he is advised that the expansion of the historic district on the west side of S. 40<sup>th</sup> Street is not appropriate. The reasons provided include that the intent of the original historic district was "to focus on a residential neighborhood, and included limited commercial or other resources that complemented the setting and feeling of the residential streetscapes." After evaluating the proposed historic district expansion, I am of the opinion that the area proposed does meet National Register criteria for the following reasons:

1. The West Philadelphia Historic District was listed based upon Community Development (A) and Architecture (C) with a POS of 1850-1930. As noted in the applicant's proposed boundary expansion, the predominant character of the district is, indeed, residential, but there are significant commercial and institutional buildings constructed or adapted within the POS to serve the neighborhood. This includes row houses that were early converted for commercial use on the first floor. As noted in the draft boundary expansion, this is the case with 14, 16, 18 and 20 South 40<sup>th</sup> Street.
2. The current district boundary at this northeast corner along South 40<sup>th</sup> Street is not well defined. Two row houses with commercial storefronts jut out into the district on 40<sup>th</sup> Street. (For unknown reasons they are not in the building inventory for the nomination.) Establishing a more discernable boundary based upon roadways and curb lines to take in a complete streetscape in this section of the district would provide a more cohesive boundary.
3. While it cannot be argued that the district expansion is critical to understanding the West Philadelphia Streetcar Suburb, it appears that there is sufficient justification under National Register guidelines to expand the district as proposed. Based upon the current condition of the buildings, NPS concurs with the applicant that **14, 16, 18, and 20 South 40<sup>th</sup> Street** would contribute to the historic district. **4001 Chestnut Street** would also contribute, as do the two buildings already in the district, **28 and 32 South 40<sup>th</sup> Street**.

The two buildings at 34 and 36 South 40<sup>th</sup> Street have been extensively altered and would not be contributing.

That leaves 22-26 South 40<sup>th</sup> Street, which is currently largely covered with aluminum siding added in the 1970s. Although the siding has been partially removed to reveal historic elements from 1876 and the major 1927 remodeling, the integrity of its historic exterior cannot be fully assessed. As the regulations governing the historic tax incentives program state, the NPS cannot evaluate a building's significance in such cases (36CFR67.5(e)).

Should you wish to remove the material covering the building, the NPS will need to reevaluate whether or not the property would contribute to the expanded historic district, should the expansion be listed in the National Register. Photographs showing the building after removal of the covering and a description of its historic exterior should be sent directly to this office.

If you have any questions regarding the review of your application, please contact the SHPO or me at 202-354-2278.

Sincerely,



Roger G. Reed, Historian  
National Register of Historic Places

Enclosure

cc: IRS  
PA SHPO  
Robert Powers, Powers & Co.



# CITY OF PHILADELPHIA



PHILADELPHIA HISTORICAL  
COMMISSION

1515 Arch Street, 13th Floor  
Philadelphia, Pennsylvania 19102  
Tel: 215.688.7660



Robert Thomas, AIA  
Chair

Jonathan E. Farnham, PhD  
Executive Director

25 January 2018

Elizabeth Rairigh  
Division Chief, Preservation Services  
PA State Historic Preservation Office  
400 North Street  
Harrisburg, PA 17120-0093

Re: West Philadelphia Streetcar Suburb Historic District - Amendment/Boundary Increase

Dear Ms. Rairigh:

I am writing in response to your request that the Philadelphia Historical Commission provide its official Certified Local Government comments on the boundary amendment/increase of the West Philadelphia Streetcar Suburb Historic District in Philadelphia to the National Register of Historic Places. At its monthly public meeting on 12 January 2018, the Philadelphia Historical Commission reviewed and discussed the amendment and accepted public testimony.

The Commission agreed that the proposed historic district boundary amendment satisfies National Register Criterion A in the area of Community Development, and Criterion C in the area of Architecture. One Commissioner noted that the boundary increase includes 22-26 S. 40<sup>th</sup> Street, which was added to the Philadelphia Register of Historic Places in 2017. Historically known as the West Philadelphia Institute, the building served as an early lending library established for working-class residents and a precursor to the establishment of the Free Library of Philadelphia. Another Commissioner commented that the recent removal of 1970s sheet metal siding from the exterior of 22-26 S. 40<sup>th</sup> Street revealed a high degree of architectural integrity.

The buildings included in the section of expanded boundary include:

- 14 S. 40<sup>th</sup> Street
- 16 S. 40<sup>th</sup> Street
- 18 S. 40<sup>th</sup> Street
- 20 S. 40<sup>th</sup> Street
- 22-26 S. 40<sup>th</sup> Street
- 34 S. 40<sup>th</sup> Street (non-contributing)
- 36 S. 40<sup>th</sup> Street (non-contributing)
- 4001 Chestnut Street

The Commission supported the National Register nomination for the amendment and boundary increase of the West Philadelphia Streetcar Suburb Historic District in Philadelphia to the National Register of Historic Places. Thank you for providing the Philadelphia Historical Commission with the opportunity to comment on this amendment.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jon Farnham', with a long horizontal flourish extending to the right.

Jonathan E. Farnham, Ph.D.  
Executive Director



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION



February 26, 2018

Paul Loether, Keeper  
National Register of Historic Places  
National Park Service, US Department of Interior  
1849 C Street, NW, Mail Stop 7228  
Washington DC 20240

Re: West Philadelphia Streetcar Suburb District Boundary Increase, Philadelphia PA

Dear Mr. Loether:

The West Philadelphia Streetcar Suburb was listed in the National Register in 1998. Enclosed you will find a CD containing the true and correct copy of a Boundary Increase document to expand the district, a CD containing tif images of the Increase area, a signed first-page of the document, and a letter of support from the Philadelphia Historical Commission.

Prior to review by our Board, the Boundary Increase was submitted for NPS review as part of a Part 1 submission for a property at 22-26 South 40<sup>th</sup> Street. Roger Reed reviewed the Increase and provided an NPS opinion that the Increase area proposed is appropriate and meets National Register criteria. A copy of his opinion letter dated September 19, 2017, is enclosed as well.

Thank you for your consideration of this Boundary Increase submission. If you have any questions or need additional information, please contact April Frantz at [afrantz@pa.gov](mailto:afrantz@pa.gov) or 717-783-9922.

Sincerely,

Andrea L. MacDonald, Director  
State Historic Preservation Office

enc.

ALM/aef