

**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: 711 N. 6<sup>th</sup> Street

Postal code: 19123

**2. NAME OF HISTORIC RESOURCE**

Historic Name: \_\_\_\_\_

Current/Common Name: \_\_\_\_\_

**3. TYPE OF HISTORIC RESOURCE**

Building

Structure

Site

Object

**4. PROPERTY INFORMATION**

Condition:  excellent  good  fair  poor  ruins

Occupancy:  occupied  vacant  under construction  unknown

Current use: Residential

**5. BOUNDARY DESCRIPTION**

*See attached.*

**6. DESCRIPTION**

*See attached.*

**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 1872 to 1920

Date(s) of construction and/or alteration: 1872

Architect, engineer, and/or designer: James H. Windrim

Builder, contractor, and/or artisan: \_\_\_\_\_

Original owner: Board of Directors of City Trusts (Stephen Girard Estate)

Other significant persons: Stephen Girard

**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**

*See attached.*

**9. NOMINATOR**

Organization Keeping Society of Philadelphia Date 5/16/2019

Name with Title Arielle Harris, architectural historian Email [harris.ari@gmail.com](mailto:harris.ari@gmail.com) / [keeper@keepingphiladelphia.org](mailto:keeper@keepingphiladelphia.org)

Street Address 1315 Walnut Street, Suite 320 Telephone 914-512-0239

City, State, and Postal Code Philadelphia, PA 19107

Nominator  is  is not the property owner.

**PHC USE ONLY**

Date of Receipt: 16 May 2019; revision received 24 July 2019

Correct-Complete  Incorrect-Incomplete Date: 14 August 2019

Date of Notice Issuance: 15 August 2019

Property Owner at Time of Notice:

Name: Michael Fausey and Ann McParlin

Address: 711 N 6<sup>th</sup> Street

City: Philadelphia State: PA Postal Code: 19123

Date(s) Reviewed by the Committee on Historic Designation: 18 September 2019

Date(s) Reviewed by the Historical Commission: 11 October 2019

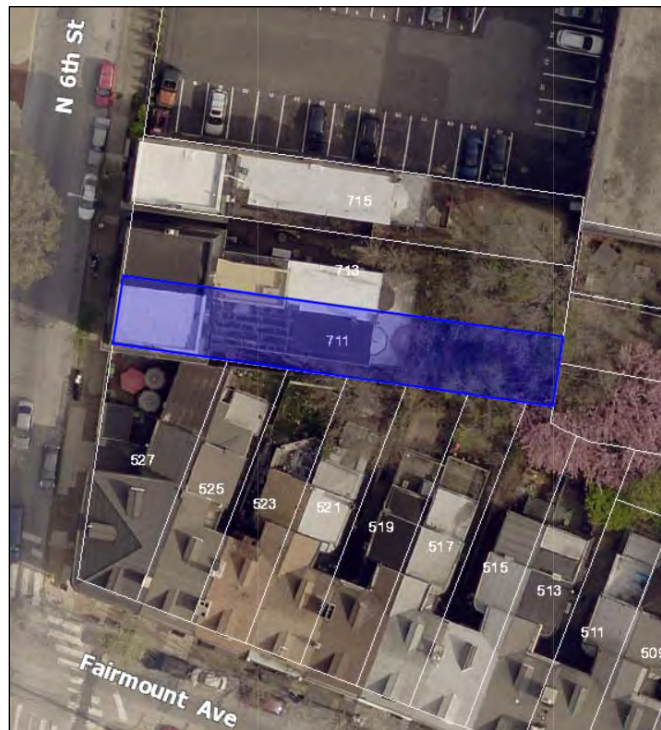
Date of Final Action: 11 October 2019

Designated  Rejected

### 5. BOUNDARY DESCRIPTION

711 NORTH SIXTH STREET  
OPA NUMBER: 056249005  
REGISTRY NUMBER: 005-N10-0109

On the east side of Sixth Street at the distance of seventy-six feet one and five-eighths inches northward from the north side of Fairmount Avenue, containing in front or breadth on the said Sixth Street twenty-two feet eleven and three-eighths inches and extending of that width in length of depth eastward between parallel lines at right angles to the said Sixth Street one hundred and forty-four feet three and one-quarter inches. Being No. 711 North Sixth Street.



Imagery via atlas.phila.gov

## 6. ARCHITECTURAL DESCRIPTION

Located in the outer fringes of today's Northern Liberties neighborhood, 711 N. 6<sup>th</sup> Street is a semi-detached dwelling constructed in the Second Empire style. It was once part of a row of 5 twins that fronted the east side of Sixth street between Fairmount Avenue and Brown Street. These twins were part of a larger development constructed by the estate of Stephen Girard in the vicinity of 5<sup>th</sup> and Brown Streets. Today, only three houses of the original twins remain on this block – 711, its twin 713, and 715 N. 6<sup>th</sup> Street (Figure 1).

The stately dwelling is two bays wide and three stories tall with mansard and basement. The principal elevation faces west onto 6th Street and features marble water tables, sills, lintels, and rounded door architraves, painted brown (Figures 4 & 5). The front doors to 711-713 are accessed via a shared poured concrete stair (Figure 7). The architrave consists of pilasters with squared, unadorned capitals situated on a high base, which connect to a rounded arch bisected by a carved keystone topped with a square capital. A pair of wooden doors, painted red, are recessed from the architrave to provide shelter upon entry. Two long windows are installed in each door frame and sit above a decorative carved square. The doors are topped with a half-round transom window. The doors' windows are protected by cast-iron bars.

All of the windows above the basement are 1/1 double-hung; many remain in their original wood frames. While generally rectangular in shape, each upper window brick mould and sash has a flattened arch. Basement windows are fixed and have either one or two panes. The first, second, and third story windows are anchored by a narrow sill and a carved segmental masonry lintel. At the roofline, a simple banded wood frieze is topped by a wood dentilled cornice. The mansard roof is clad with asphalt shingles and features its original cast-iron cresting

(Figure 9). The front elevation's mansard roof contains a dormer with paired windows. The windows are with 1/1 double-hung windows capped by a segmental pediment.

As a semi-detached dwelling, 711 N. 6th Street features a small square window on the second floor of its south, non-attached elevation (Figure 6). A brick chimney extends from the southern roofline. The rear el is six bays long and is heavily fenestrated, containing 1/1 double-hung windows on all three floors, as well as ground-floor windows (Figure 2). The east elevation was inaccessible for ground-level survey but is viewable on Pictometry, Philadelphia's aerial imagery service (Figure 3). At the first floor, there appears to be a one-story enclosed addition; this is corroborated by fire insurance maps. The second floors contain a single oriel window. The third floor contains a single window at the el, and the mansard roof contains two dormer windows capped by segmental pediments.



Nomination to the Philadelphia Register of Historic Places  
711 N. 6<sup>th</sup> Street



Figure 1. Oblique aerial view of 701 block of N. 6<sup>th</sup> Street. 711 is indicated by the red arrow. (Pictometry, 2019)



Figure 2. Oblique aerial view of 701 block of N. 6<sup>th</sup> Street, and 501 block of Fairmount Street. (Pictometry, 2019)

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**Figure 3.** Rear view of 701 block of N. 6<sup>th</sup> Street. (Pictometry, 2019)



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711 N. 6<sup>th</sup> Street



Figure 4. 711-715 N. 6<sup>th</sup> Street. 711 is at the right. Photo taken by Arielle Harris, April 2018.



Figure 5. Street view of 711-715 N. 6<sup>th</sup> Street. 711 is at the right. Cyclomedia, July 2018.



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711 N. 6<sup>th</sup> Street



**Figure 6.** Looking northeast up 6<sup>th</sup> Street. 711 N. 6<sup>th</sup> Street is indicated by the red arrow. Google Street View, September 2018.





**Figure 7.** Shared steps leading to doorways of 711-713 N. 6<sup>th</sup> Street. 711 N. 6<sup>th</sup> Street is to the right. Photo taken by Arielle Harris, April 2018.



Figure 8. Detail of door hardware at 711 N. 6<sup>th</sup> Street. Photo taken by Arielle Harris, April 2018.





**Figure 9.** Detail of cornice and cast iron cresting at 711-713 N. 6<sup>th</sup> Street. Photo taken by Arielle Harris, April 2018.



## 7. STATEMENT OF SIGNIFICANCE

711 N. 6th Street merits protection on the Philadelphia Register of Historic Places. It, along with surviving twin 713 N. 6<sup>th</sup> Street and neighbor 715 N. 6<sup>th</sup> Street, satisfies the following Criteria for Designation:

- (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;
- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen;
- (e) Is the work of a designer, architect, landscape architect or designer, or professional engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or nation;

### Criterion A:

711, 713 and 715 N. 6<sup>th</sup> Street were built on land owned by the Stephen Girard Estate - overseen by the city-established Board of Directors of City Trusts (BDCT). Stephen Girard is known as one of the wealthiest Americans of all time. Upon his death, portions of his real estate investments and liquid assets were donated to the City of Philadelphia in trust in order to establish a boarding school for orphaned white boys – known today as Girard College. Since it was established in Girard’s will that no part of the estate be sold, the BDCT built speculative rental housing on the land holdings in order to bring in income for Girard College. 711-715 N. 6th Street were part of a 68-building development referred to by the BDCT as the “5th and

Brown” area.<sup>1</sup> Today, the only surviving buildings from this speculation are the 500 block of Fairmount Avenue, south side (purchased by Stephen Girard in 1815), 702-708 N. 5th Street, and 711, 713, and 715 N. 6<sup>th</sup> Street.

Criteria C, D, and E:

Just as with 702-708 N. 5th Street, added to the Philadelphia Register of Historic Places in 1971, 711-715 N. 6th Street were designed by architect James H. Windrim. A member of the first graduating class of Girard College students, Windrim went on to train as an architect and was ultimately retained by Girard College as the institution’s architect. He designed buildings on the Girard College campus as well as speculative rental housing and commercial real estate on Girard Estate land holdings. One of the largest projects he later took on with his son, John Windrim, was the design and construction of the Girard Estate neighborhood, designated local a local historic district in 1999. In addition to his commissions for the Girard Estate, Windrim was one of Philadelphia’s most well-known architects, having won the commission for the Masonic Temple at the age of 27, served as Supervising Architect of the U. S. Treasury in Washington, and as Philadelphia’s Director of Public Works.

711 N. 6<sup>th</sup> Street is a “high vernacular” iteration of the Second Empire-style rowhouse in Philadelphia. This architectural style was more commonly found in the nouveau-riche areas of Rittenhouse Square, Northwest Philadelphia, and West Philadelphia, all developing parts of the city in the late nineteenth century. The dwellings on N. 6<sup>th</sup> Street were constructed in 1872, at the height of Second Empire-style popularity. It was a conscious choice on the part of Windrim and

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<sup>1</sup> In their *Annual Reports*, the BDCT claims to own 68 buildings in the 5<sup>th</sup> and Brown area; however, when cross-referencing their land holdings with city maps and atlases at the time, the author and the Philadelphia Historical Commission staff counted only 57. Searching through deed indexes did not reveal additional land holdings in the 5<sup>th</sup> and Brown vicinity. It is possible that this was a transcription error that perpetuated in the reports over the years.

the BDCT to distinguish these rental houses from other buildings in the neighborhood, which mostly consisted of working-class housing and factories. As a waterfront neighborhood, Northern Liberties was among the first areas to develop in Philadelphia and contains some of the city's oldest examples of residential architecture. Due to Northern Liberties' historic residential and industrial density, it is unusual to find housing developed by speculators in the manner of the BDCT and Windrim, making 711-715 N. 6<sup>th</sup> Street's existence in the neighborhood all the more remarkable.<sup>2</sup>

### **Stephen Girard (1750-1831)<sup>3</sup>**

Stephen Girard was born in France, emigrating to the United States in his early twenties after earning the rank of ship captain. He earned his early fortunes as a maritime merchant -- selling goods to American soldiers during the Revolution, participating in the trade of raw goods in the West Indies, and investing in ships. After marrying, he settled on Water Street, operating a store and continuing in trade abroad. He became a U.S. Citizen in 1778.

Girard did not shy from humanitarian and economic causes, no matter the scale. During the yellow fever epidemic in 1793, he tended to the ill and supervised the conversion of Bush Hill, a mansion outside the city limits, to a hospital. During the War of 1812, he personally

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<sup>2</sup> While some of the oldest housing stock in Northern Liberties may have been built speculatively, eighteenth and early nineteenth century residential development would not have been overseen by an architect, since the profession was not formally recognized until the mid-to-late nineteenth century. In comparing the building footprints of the Girard Estate housing to its Northern Liberties neighbors (Figure 10), one can see the intentionality of design along 6<sup>th</sup>, 5<sup>th</sup>, and Fairmount Streets in plan view. The building footprints of older housing stock are not consistent from rowhouse to rowhouse, let alone block to block, since they were not necessarily constructed at the same time or by the same builders.

<sup>3</sup> Mike DiMeo (Girard College '39), *Stephen Girard: Merchant, Mariner, Banker, Philanthropist, Humanitarian, Patriot*, <http://www.ushistory.org/people/girard.htm>; Stephen Simpson, *Biography of Stephen Girard, with his Will Affixed* (Philadelphia: Thomas L. Bonsal, 1832); "Stephen Girard," *Girard College*, <https://www.girardcollege.edu/stephen-girard>; Michael Ray, The Editors of Encyclopaedia Britannica, "Stephen Girard." *Encyclopædia Britannica*, Encyclopædia Britannica, Inc., 22 Dec. 2018, [www.britannica.com/biography/Stephen-Girard](http://www.britannica.com/biography/Stephen-Girard).

purchased the First Bank of the United States after its charter expired and then loaned money to the United States Treasury when the war depleted the country's assets. For these services, Girard was seen as a hero by the American public.

Girard spent the remainder of his life purchasing land, supervising construction, and honing his banking skills. At the age of 80, Girard was hit by a horse-drawn carriage and never fully recovered, ultimately passing away in December 1831. Upon his death, Girard was the richest man in the United States. Since Girard was a widower without children, his will was the subject of great interest locally and nationally. Besides liquid assets and his bank, Girard owned hundreds of thousands of acres of land in Philadelphia (both developed and undeveloped), as well as anthracite coal land, an investment that proved its profitability long after Girard passed.<sup>4</sup>

### **Girard's Will, Girard College and the Establishment of the BDCT**

Girard wrote his will with the assistance of attorney William Duane. Over thirty pages long, the will contained 26 separate sections detailing where every penny of his estate would go.<sup>5</sup> With the money that remained after bequests to specific individuals or groups, Girard requested that his estate be divided into four trusts. The first, and largest trust was to establish Girard College, a boarding school for orphaned white boys. The second trust was a \$500,000 donation to the City of Philadelphia to "lay out and pave a street fronting the River Delaware" – now known as Delaware Avenue. The third trust was a \$300,000 fund for the state of Pennsylvania to invest in canal navigation. The final trust was given to the City of Philadelphia "to provide for the security of the persons and property of the inhabitants by a competent police, to improve the

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<sup>4</sup> Thomas M. Doerflinger, "Capital Generation in the New Nation: How Stephen Girard Made His First \$735,872," *The William and Mary Quarterly*, Vol. 72, No. 4 (October 2015), p. 623.

<sup>5</sup> Brenna O'Rourke Holland, "Girard's Bequest," *Encyclopedia of Greater Philadelphia*, 2016, Web, <https://philadelphiaencyclopedia.org/archive/girards-bequest/>



general appearance of the city and to diminish the burden of taxation.”<sup>6</sup> Some scholars estimate that Girard’s cash and real estate donated to the City of Philadelphia was worth over \$6,000,000, while others claim it was half that.<sup>7</sup>

With trusts given to institutions, the city of Philadelphia, and the Commonwealth of Pennsylvania, these entities had to look out for their own interests as well as contribute to the financial security of the estate as a whole. Girard’s will did not outline a governing structure for these groups. This coordination, along with contestations to the will by Girard’s extended family, delayed the process of fulfilling Girard’s bequests.

The management of Girard’s Estate prior to 1869 is briefly described in the *First Annual Report of the Board of Directors of City Trusts*. “The Management of [Girard] College itself after its completion was confided to a *Board of Directors*, chosen at stated periods by Councils from the Citizens of Philadelphia. The control of the property and other Trusts of the Estate was retained and administered through a Committee of Councils, first known as “Commissioners,” and afterwards the “Committee on Girard Estates.””<sup>8</sup> Finally, in 1869 the BDCT was established by an act of the Pennsylvania state legislature, to oversee the activity of all four trusts. The BDCT published annual reports detailing the financial health of the trusts, the operations of Girard College, and profits on the Estate’s land holdings.

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<sup>6</sup> *First Annual Report of the Directors of City Trusts for the Year 1870* (Philadelphia: King & Baird, 1871), 46-48.

<sup>7</sup> John Bach McMaster, *The Life and Times of Stephen Girard: Mariner and Merchant*, vol. 1 (Philadelphia: J. B. Lippincott & Company, 1918), v.; Thomas M. Doerflinger, “Capital Generation in the New Nation: How Stephen Girard Made His First \$735,872,” p. 623.

<sup>8</sup> *First Annual Report of the Directors of City Trusts for the Year 1870* (Philadelphia: King & Baird, 1871), 48.

### **The BDCT as Land Speculator**

The BDCT hints in their *Annual Report* for 1871 the desire to begin building upon Girard's undeveloped land holdings, succinctly noting that "unimproved city lots yield little more than taxes."<sup>9</sup> The BDCT reported that in 1872 that Girard's "Coal mines cannot be considered a permanent source of income, and therefore the Directors have thus far used all the money received from working them, in erecting buildings in the otherwise unproductive real estate in the City of Philadelphia."<sup>10</sup> The BDCT also received approval from the Philadelphia Orphan's Court to purchase land with Girard Estate funds for this purpose.<sup>11</sup>

The BDCT's first experiment in speculative construction was at Sixth and Brown Streets, in Northern Liberties, directly opposite the location of 711 N. 6<sup>th</sup> Street. The *Annual Report* for 1871 reports: "Eight houses have been built on Sixth Street below Brown, at an average cost of ten thousand dollars each, the rental being one thousand dollars each for seven houses, and twelve hundred dollars for the corner dwelling."<sup>12</sup>

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<sup>9</sup> *Second Annual Report of the Directors of City Trusts for the Year 1871* (Philadelphia: John C. Clark & Sons, 1872), 11.

<sup>10</sup> *Third Annual Report of the Directors of City Trusts for the Year 1872* (Philadelphia: John C. Clark & Sons, 1873), 15.

<sup>11</sup> *Third Annual Report of the Directors of City Trusts for the Year 1872* (Philadelphia: John C. Clark & Sons, 1873), 16.

<sup>12</sup> *Second Annual Report of the Directors of City Trusts for the Year 1871* (Philadelphia: King & Baird, 1871), 11.

The BDCT worked quickly to fill out adjacent vacant parcels on nearby Marshall Street and 6<sup>th</sup> Street; indeed, 1872 is the year that 711 N. 6<sup>th</sup> Street was built. This row is called out in the *Annual Report* for that year (emphasis added):

“In their last Annual Report, the Directors of City Trusts stated that they had contracted for the erection of eleven houses on Marshall Street, between Coates and Brown, which were then approaching completion. These dwellings were finished early in the year, at a cost of \$87,867.95, and the rental is \$9000 per annum, giving nearly nine per cent. per annum on the value of ground and cost of building. **This year a contract was entered into for the erection of ten houses on the east side of Sixth street, and two on the south side of Brown street, for \$121,683.46, exclusive of ranges, heaters, gas fixtures, mantels, and papering. The total cost will be about \$143,300, and the rental \$14,100 per annum, giving a net income of 7 ½ per cent. Most of these houses are now finished, and the others are approaching completion. This makes the third row in that neighborhood, numbering in all thirty-one houses, erected by the Board of City Trusts. Having very tasteful fronts they have greatly improved that vicinity, and added to the value of other property.** Contracts will be made early in the coming year for the erection of another row of houses on Fifth Street and on Brown street, to cover the remaining half of the same lot, being the last piece of unimproved ground in the populous parts of the city belonging to this Estate.”<sup>13</sup>

The row of dwellings including 711 N. 6<sup>th</sup> Street yielded favorable profits, as reported in 1874:

“The ten dwelling houses on the east side of Sixth street and the two on the same lot fronting Brown street, that were approaching completion at the end of 1872, are now finished. The total cost was \$144,482, and the annual rent is \$14,100.”<sup>14</sup>

The following year, the houses on 5<sup>th</sup> Street were constructed. The BDCT called out their appearance in that year’s annual report as well, remarking that, “Possibly some of these houses may be more ornate than was necessary as a mere investment, but the Directors feel bound to regard the inimations [sic] of Mr. Girard in his will, that the appearance of Philadelphia be

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<sup>13</sup> *Third Annual Report of the Directors of City Trusts for the Year 1872* (Philadelphia: John C. Clark & Sons, 1873), 15.

<sup>14</sup> *Fourth Annual Report of the Directors of City Trusts for the Year 1873* (Philadelphia: John C. Clark & Sons, 1874), 8.

improved. Every lot in the thickly populated portion of the city, belonging to the Girard Estate, is now built upon.”<sup>15</sup>

While not explicitly credited in the report as the architect for these dwellings, James H. Windrim, an alumnus of Girard College, was the designer. He was named Architect of the Girard Estate in 1871 and is noted as such in the BDCT annual reports. Furthermore, correspondence between Windrim and William Welsh, the Chairman of the BDCT Executive Committee, confirms that Windrim designed the dwellings on 6<sup>th</sup> and 5<sup>th</sup> Streets (referring to a contractor’s bid for “the works last year” and having compared prices for both projects). This correspondence can be found in the Girard College archives and is also attached in Appendix A.

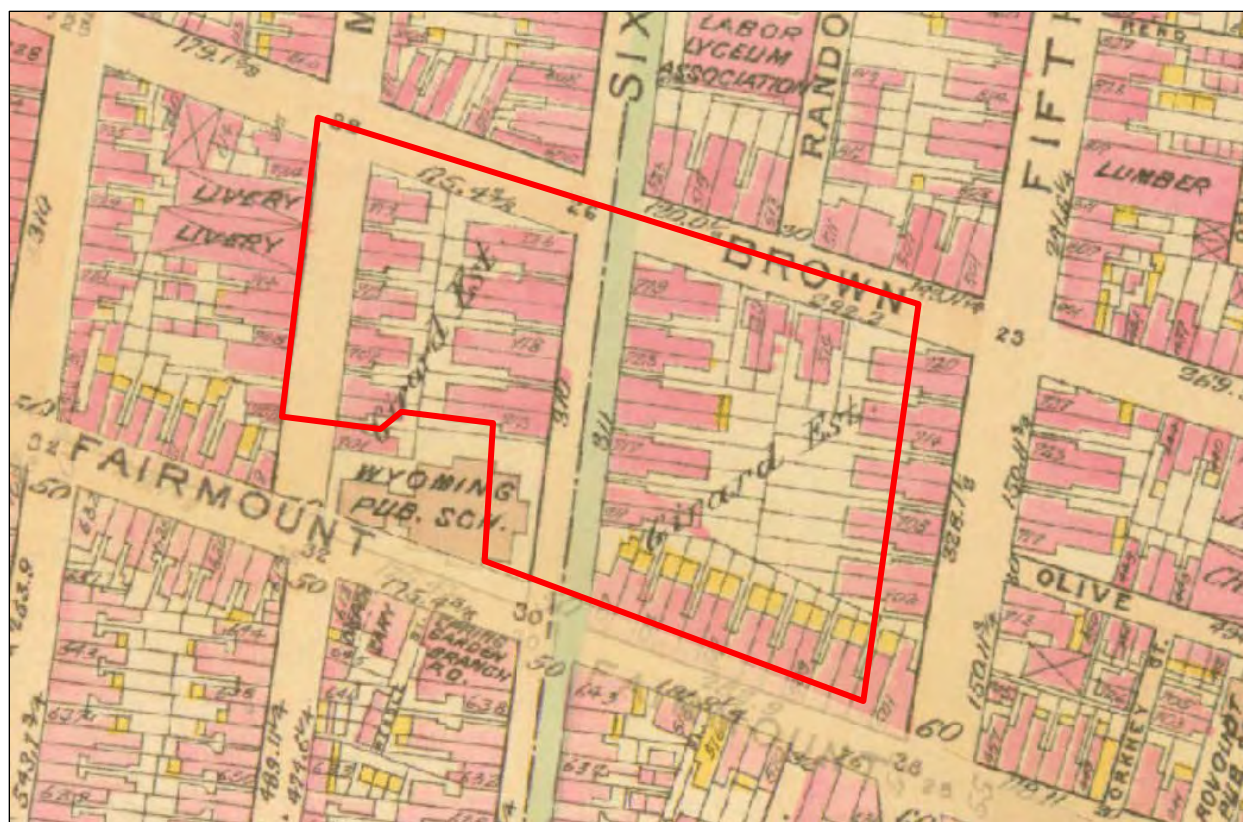
In total, according to the annual reports, the 5<sup>th</sup> and Brown Street properties comprised of 68 dwellings, 2 stores, and one vacant lot. Even from a c. 1910 map, the Girard Estate enclave is distinguishable from its denser neighbors. They appear in plan as much more stately, symmetrical, and intentional in design. In what was a mixed use neighborhood, containing schools, factories, and working-class housing unlikely to have been designed by professional architects, these rental dwellings provided amenities including a parlor and dining room, marble mantles throughout, copper fixtures, a galvanized iron boiler and standalone sink, second-floor library, and bedrooms with closets.<sup>16</sup>

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<sup>15</sup> Ibid.

<sup>16</sup> Mutual Assurance, Fire Insurance Survey for 715 N. 6<sup>th</sup> Street, Policy No. 7809, October 7, 1872.





**Figure 10.** 1910 Baist Map showing Girard Estate land holdings in the “5<sup>th</sup> and Brown Area.” Source: Greater Philadelphia Geohistory Network.

Through the late nineteenth and early twentieth century, the BDCT kept very busy in operating their newly built rental apartments, and transforming existing improved land from residential to commercial use. In particular, the BDCT sought to construct office buildings – for themselves and for potential renters – in Old City and what is now known as the East Market area. The properties rented out by the Girard Estate – whether built pre- or post- 1869 - were divided into 14 groups for purposes of data collection for the annual reports. A list from 1906 includes:

1. 2nd and Spruce Streets: 22 buildings, factory, store, and dwellings
2. Mariner and Merchant Building: 8 story office building
3. 3rd and Chestnut Streets: 7 pieces of property - bank, office buildings, factory, and lot of ground
4. 5th and Chestnut Streets - Lafayette Building (1908)
5. 11th, 12th, Market, and Chestnut - 20 stores and 13 dwellings
6. Stephen Girard Building - 13 story office building
7. 8th and Arch Streets - one store and one factory building
8. Front Street and Delaware Avenue - two covered piers, thirty three warehouses, one water lot
9. 5th and Brown Streets - 68 dwellings, 2 stores, and one lot of ground
10. 25th and Poplar Streets - eleven dwellings
11. Eighteenth and Porter - 205 two story brick dwellings, erected in 1906-1910
12. Farms - 450 acres of land in the Twenty-sixth, Thirty-sixth, and Thirty-ninth Wards - partially improved
13. 3rd Street Power House
14. S. Girard Building Power House

The beginning of the twentieth century saw a decrease in net income at the 5th and Brown enclave. According to the 1910 annual report, the Fifth and Brown properties comprised \$13,314 of \$79,606 (approximately 16%) of the Estate's vacant rental property. The following table shows the total rental income derived from the 5<sup>th</sup> and Brown properties, derived from the BDCT annual reports. Indeed, rental collections decrease by over half between 1911 and 1912.

<b>Year</b>	<b>Net Rental Collections</b>
1886	\$29,470.18
1890	\$24,824.98
1895	\$14,559.03
1900	\$15,124.65
1903	\$17,116.61
1904	\$15,706.78
1905	\$14,099.09

1906	\$19,021.26
1907	\$15,179.70
1908	\$16,370.32
1909	\$13,935.18
1910	\$14,155.84
1911	\$14,681.88
1912	\$6,244.09
1913	\$5,219.37

By 1912, the Annual Reports takes a more concerned tone as to the leasing operations of this enclave:

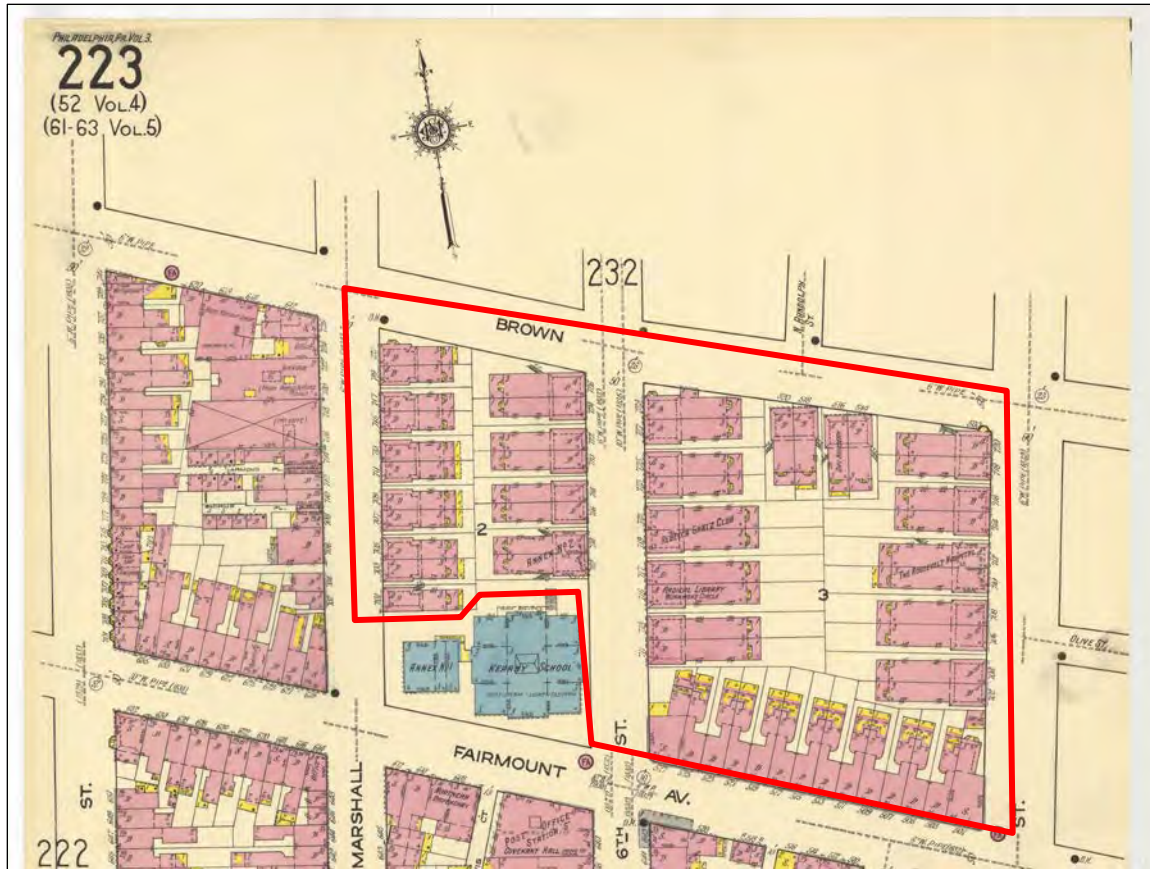
“For a number of years past it has been growing more difficult in a constantly increasing degree, to find for the property of the Girard Estate in the vicinity of Fifth and Brown Streets, tenants who will use the houses as private residences or as boarding houses of the better grade. Its use as very cheap boarding houses or as tenement houses is constantly on the increase. It has not been our habit to lease this property as tenements, but in violation of the terms of their leases, many of the houses are so used and the practice is growing, while there does not seem to be any practical means of checking in. in view of these facts, it now seems best to frankly face the conditions and make an effort to obtain the best possible results, through properly adapting the buildings for this purpose.”<sup>17</sup>

Given these concerns, the BDCT partnered with the Octavia Hill Association, who took over their operations as multi-family tenements. The 1916 Sanborn Map for the area shows additional organizations occupying the Girard Estate properties, including the Rebecca Gratz Club, Workmen’s Circle, and Roosevelt Hospital. All Jewish organizations, these groups reflect the changes occurring in Northern Liberties in the early twentieth century; as Quakers and other longstanding white ethnic groups moved out of the area, Jews, Poles Irish Catholics, Germans, and other working-class immigrants moved in.<sup>18</sup>

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<sup>17</sup> *Forty-Third Annual Report of the Board of Directors of City Trusts of the City of Philadelphia for 1912* (Philadelphia: Patterson & White, 1913), 62.

<sup>18</sup> Harry Kyriakodis, *Northern Liberties: The Story of a Philadelphia River Ward* (Charleston: The History Press, 2012).



**Figure 11.** 1916 Sanborn map of the “5<sup>th</sup> and Brown Area.

Since the BDCT felt the 5<sup>th</sup> and Brown enclave to be unprofitable, they sought to sell the property rather than to continue renting. Although the BDCT was approved to purchase land to derive income, Stephen Girard’s will prevented the sale of any property. As a result, the BDCT went to court again to contest the will, and ultimately succeeded. The deed of sale for the 5<sup>th</sup> and Brown properties, in July 1920, summarize this court case: (The full deed is attached in Appendix B.)



“WHEREAS at an Orphan’s Court for the City and County of Philadelphia held at Philadelphia on the Sixteenth Day of February A.D. 1920 as of July Term 1885 No 10 in the matter of the Estate of Stephen Girard deceased acting therein by the Board of Directors of City Trusts was presented setting forth substantially the foregoing facts: and that by reason of other facts therein fully set forth and being convinced that the neighborhood will not revert to the conditions which justified the original operation the petitioner had made efforts to dispose of said houses to the best advantage of the Trust estate in order that a better return might be secured to it that during the said period several offers to purchase the said houses had been received but until the last offer was secured none of them had been in excess of the assessed valuation of said premises therein set forth and that no offer had been for all cash that after considerable negotiation the petitioner had received an offer from the said John J. Cree to purchase Sixty-Four of the sale properties for the sum therein mentioned, all in cash that the petitioner after careful consideration was convinced that it would be to the benefit and advantage of the said Trust to sell the said houses...”

“...the Court being of the opinion that it is to the interest and advantage of those interested in the real estate in the said petition described that the same should be sold and that the same may be done without injury or prejudice to any trust, charity, or purpose for which the said real estate is held and without any violation of any law which may confer an immunity or exemption from sale or alienation and on motion...it was ordered and decreed that the prayer in the said petition contained be and the same was thereby granted and that the said City of Philadelphia Trustee under the Will of Stephen Girard deceased be and items therefore authorized and empowered to grant and convey onto the said John J. Cree or unto his nominee for the consideration money therein mentioned the Sixty Four houses with the lots of ground upon which the same are erected...and that the proceeds of the said sale be held by the petitioner upon the same trusts and for the same uses and purposes as the said real estate so sold...”<sup>19</sup>

In selling these properties, the BDCT left the fate of these dwellings to the individual property owners. Little by little, this Girard Estate enclave has chipped away. The dwellings on the west side of 6<sup>th</sup> Street, across from 711 N. 6<sup>th</sup> Street, were demolished to provide more space for the public school adjacent to them. On the 701 block of N. 6<sup>th</sup> Street, a Jewish daycare and parking lot replaced two of the dwellings. A factory replaced others on 5<sup>th</sup> and Brown Streets. Today, the surviving dwellings on 6<sup>th</sup> Street, 5<sup>th</sup> Street, and Fairmount Avenue are used as single and multi-family residences.

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<sup>19</sup> Philadelphia Deed Book JMH 878, p. 430, July 1, 1920.

Nomination to the Philadelphia Register of Historic Places  
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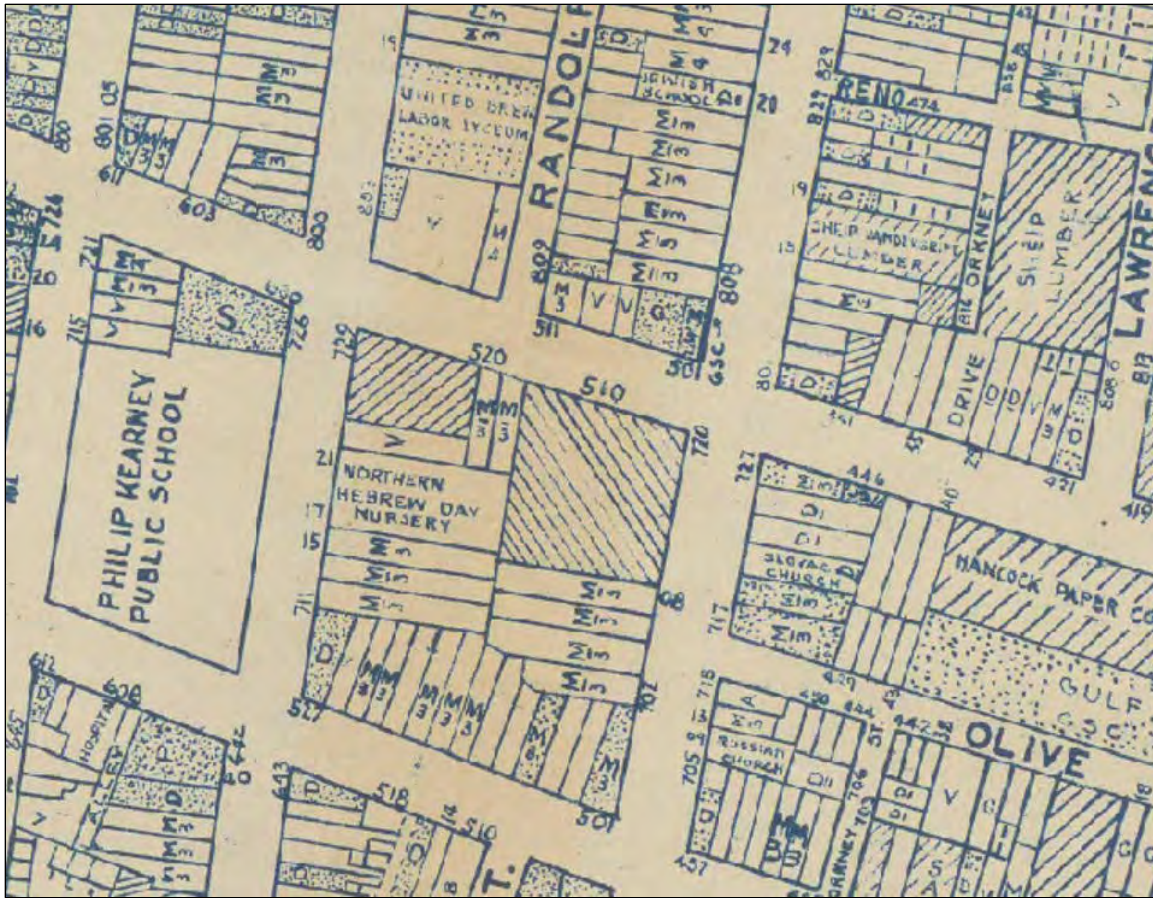


Figure 12. 1942 Land Use Map of “5<sup>th</sup> and Brown Area.” Source: Greater Philadelphia Geohistory Network.

### **James H. Windrim, Architect**

James Hamilton Windrim was born in Philadelphia in 1840 and graduated with the first class of Girard College in 1856. After graduation, he apprenticed in Philadelphia and West Chester, Pennsylvania with various draftsmen, carpenters, and most notably, architect John Notman.<sup>20</sup> At the age of 27, Windrim won the competition to design the Masonic Temple on Broad Street (1867), bringing him national prestige.

In 1871, the BDCT named James Windrim the official architect of the Girard Estate. The dwellings on 6<sup>th</sup> and 5<sup>th</sup> Streets were among his first commissions for the BDCT. While Windrim designed a handful of buildings on Girard College's campus, his work for the BDCT focused on bringing in income to the Girard Estate. In the case of BDCT, this meant leasable property: either in the form of speculative rental housing or commercial office buildings. In some cases, this required demolishing existing structures and building anew, or in the case of the "5<sup>th</sup> and Brown" area, building new on undisturbed ground.

Through the 1870s and 1880s Windrim continued to work for the Girard Estate as well as for clients in Philadelphia and nationally. In addition to designing other speculative rental housing for the BDCT elsewhere in the city, his works during this time include private residences, such as the Kemble-Bergdoll House, the Academy of Natural Sciences (1872), and Fairmount Park's Agricultural Hall, built for the 1876 Centennial Exposition. By this time, his son, John T. Windrim, had joined him in practice as James Windrim & Son.

After a two-year stint as the Supervising Architect of the U. S. Treasury in Washington, Windrim returned to Philadelphia in 1891 to serve as the city's Director of Public Works. In this position, Windrim designed the Falls Bridge over the Schuylkill and begun designs for the

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<sup>20</sup> Sandra Tatman, "Windrim, James Hamilton (1840-1919)," Philadelphia Architects and Buildings Database, [https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/21564](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21564)

Richard Smith Memorial Gateway in Fairmount Park; in addition, Windrim enlisted the help of his son to design fire houses and other public buildings.

Windrim left the Department of Public Works in 1895 and resumed private practice, designing banks, train stations, post offices, hospitals, and commercial buildings throughout the country. Windrim continued to accept commissions for the BDCT after his departure from city government, including the Stephen Girard Building (1897) at 12<sup>th</sup> and Market Street, as well as a leasable commercial development for the BDCT at 11<sup>th</sup> and Market Streets. Most notably, he, with his son at the helm, designed a planned residential community in South Philadelphia; called the Girard Estates, it was constructed on the last piece of undeveloped land owned by the BDCT. Like the 5<sup>th</sup> and Brown enclave, these dwellings were intended to be used by the BDCT as rental property to fund the operations of Girard College. James Windrim died in 1919, three years after the completion of the Girard Estates neighborhood.

711 N. 6<sup>th</sup> Street and its surviving neighbors at 713 and 715 N. 5<sup>th</sup> Street are important early works of James H. Windrim. Despite operating as rental properties, the dwellings were designed with attention to detail and level of care that were unlikely to be found in a non-owner-occupied rowhouse. By employing Second Empire design – a popular architectural style of the time – Windrim was advertising the BDCT rental properties as somewhere to be proud to live and a place where even the landlord sought to keep up with the times. One could argue that these, along with the surviving neighbors along 5<sup>th</sup> Street, served as fundamental practice for Windrim's most important residential planning project -- the Girard Estates.

## **Second Empire Style**

The Second Empire Style originated as a homage to architectural design during France's Second Empire (1852-1870). During the reign of Napoleon III, Baron George-Eugenes Haussman laid boulevards throughout Paris, destroying established neighborhoods and buildings in their way, and imposing new architectural standards for buildings along them. In particular, the Mansard roof (named for Francois Mansart, who invented the form in the 17<sup>th</sup> century), became a character-defining feature for the style, as well as bracketed cornices and dormer windows.

Eventually, Second Empire architecture was adapted in England and then popularized in the United States through pattern books. According to Virginia McAlester, "Second Empire was a dominant style for American houses constructed between 1860 and 1880...During the decade of the 1870s it was perhaps the most fashionable and widely built house style."<sup>21</sup> It was a style used for both residential and public buildings alike, the latter containing more "high style" ornament.

Philadelphia's most famous example of Second Empire architecture is City Hall. While today it is a beloved example of municipal architecture throughout the country and the world, it was already considered outdated in style at the end of its 30-year construction timeline.

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<sup>21</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 318.





**Figure 13.** City Hall, Philadelphia, ca. 1890-1910. Source: Library of Congress

Not far from City Hall is the Union League, an earlier example of Second Empire architecture constructed with less, but still detailed ornament including quoining, pedimented windows and dormers, and fish scale shingles on its Mansard roof.



**Figure 14.** HABS photograph of the Union League of Philadelphia, 1972. Source: Library of Congress.

Residential examples of Second Empire architecture can be found in West Philadelphia, including the recently-designated Satterlee Heights Historic District; Center City via the Rittenhouse-Fitler Historic District; and throughout northwest Philadelphia. The Mansard roof design also made it possible to add an additional floor to existing townhouses, which became a common practice in Philadelphia. In the urban rowhouse form, Second Empire architecture was not as ornate as public or institutional buildings, but still retained the classic Mansard roof and ornament displayed through dormers, cornices, lintels, and sills.

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**Figure 15.** 2100 block of Pine Street, looking west. Source: DOR Archives, Philadelphia Historical Commission, ca. 1964.



**Figure 16.** 41<sup>st</sup> Street between Pine Street and Woodland Avenue, ca 1969. Source: DOR Archives, Philadelphia Historical Commission.

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711 N. 6<sup>th</sup> Street

As previously mentioned, 702-708 N. 5<sup>th</sup> Street, designed by James H. Windrim for the BDCT, are also designed in the Second Empire style, but with slightly more ornament. These were added to the Philadelphia Register of Historic Places in 1971.



**Figure 17.** 702-04 and 706-08 N. 5<sup>th</sup> Street, rental dwellings constructed by James Windrim in 1873. Photo taken by Arielle Harris, April 2018.





**Figure 18.** 706-08 N. 5<sup>th</sup> Street, rental dwellings constructed by James Windrim in 1873. Photo taken by Arielle Harris, April 2018.

Indeed, 711 N. 6<sup>th</sup> Street is a more vernacular representation of the Second Empire style – but surviving details including cast-iron cresting along the roofline, a dormered Mansard roof, and marble sills, lintels, water table, and architrave, elevate it beyond surrounding townhouses in the area. For its age, and given the elimination of the majority of dwellings in this former BDCT

enclave, 711 N. 6<sup>th</sup> Street retains a high degree of integrity of design, materials, and craftsmanship. Its Second Empire design – a popular architectural style in Philadelphia during the last quarter of the nineteenth century – both reflects the Philadelphia environment in which it was built, yet stands out in its dense location in Northern Liberties, thus satisfying Criteria for Designation (c) and (d). Furthermore, it satisfies Criteria (e), having been designed by renowned architect James H. Windrim.

### **Conclusion**

711 N. 6<sup>th</sup> Street satisfies Criteria for Designation (a), (c), (d), and (e) through its history of development by the BDCT on behalf of the Girard Estate and the association with Stephen Girard, a significant Philadelphian and American who purchased the ground on which the property would be built. The BDCT is a significant and present institution to this day, continuing its governance of Girard College as well as over 100 other trusts from philanthropic Philadelphians, all of which seek to aid the city's most vulnerable citizens. 711 N. 6<sup>th</sup> Street's evolution from single-family rental dwelling to multi-family immigrant tenement reflects the development, heritage and cultural characteristics of the Northern Liberties neighborhood.

Furthermore, 711 N. 6<sup>th</sup> Street, along with 713 and 715, are well-preserved examples of high vernacular, Second Empire style buildings. The buildings represent architect's James H. Windrim's earliest commissions for the BDCT and among the first residential projects of his career. The investment in these buildings represented BDCT's commitment to attracting tenants to an otherwise working-class neighborhood, with the goal of creating long-term sustainable income for the Girard Estate.



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Nomination to the Philadelphia Register of Historic Places  
711 N. 6<sup>th</sup> Street

Tatman, Sandra. "Windrim, James Hamilton (1840-1919)." Philadelphia Architects and Buildings Database. Web.  
[https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/21564](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21564)

### **Repositories Consulted**

Free Library of Philadelphia

Girard College Archives

Greater Philadelphia Geohistory Network

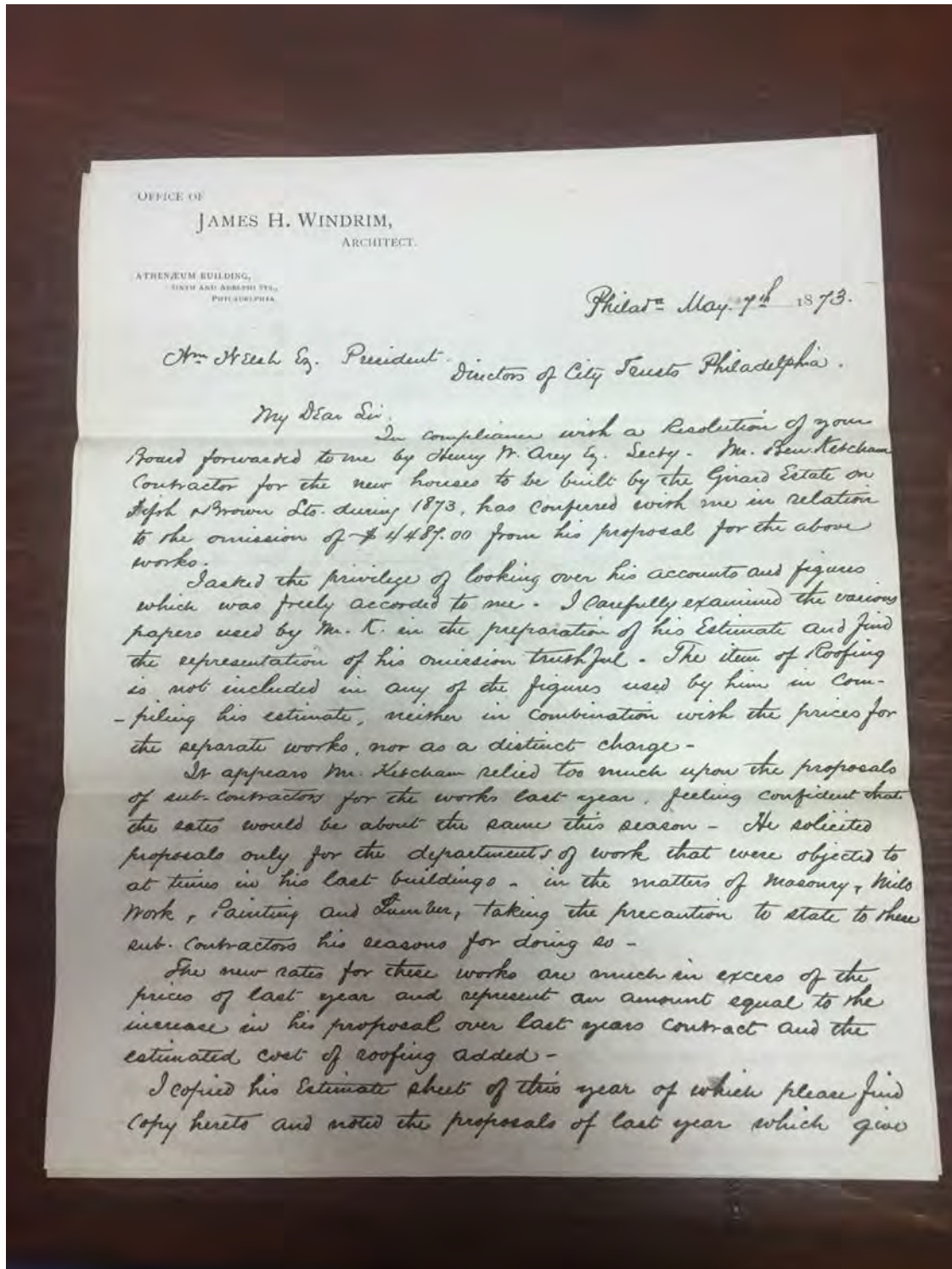
Historical Society of Pennsylvania

Library of Congress

Philadelphia City Archives

APPENDIX A

Correspondence Between Architect James H. Windrim And William Welsh, Chairman Of The  
BDCT Executive Committee



OFFICE OF

JAMES H. WINDRIM,  
ARCHITECT.

ATHENAEUM BUILDING,  
517 N. 5<sup>th</sup> AND ADELPHI STS.,  
PHILADELPHIA.

Phila. May 7<sup>th</sup>. 1873.

2) Mr. Ketchum by Presott

the comparison.

Estimate 5<sup>th</sup> St. Houses - Copy -  
1873. Brick Stone Digging - \$ 33000.00  
Mills Work 17000.00  
Painting 7000.00  
Lumber & Carpenter 30000.00  
Plumbing 11800.00  
Plastering 9000.00  
Flag, Pav. &c. 2030.00  
Marble Work 10400.00  
Smith Work &c. 3155.00  
\$123385.00

Am't. of Estimate used - \$124490.00

4 Houses \$40493.33  
6 do. 65245.00  
2 do. 18751.67  
\$124490.00

Difference in excess of proposals  
for 1872 -

Brick Stone & Dig. \$ 800.00  
Mills Work 800.00  
Painting 1200.00  
Lumber & Carpenter 4000.00  
\$ 6800.00

Excess included in Est. for 1873 - \$6800.00

Est. 1873 = \$124490.00

Est. 1872 = 121683.46

\$ 2806.54

Est. Roofing 4487.

\$ 7293.54

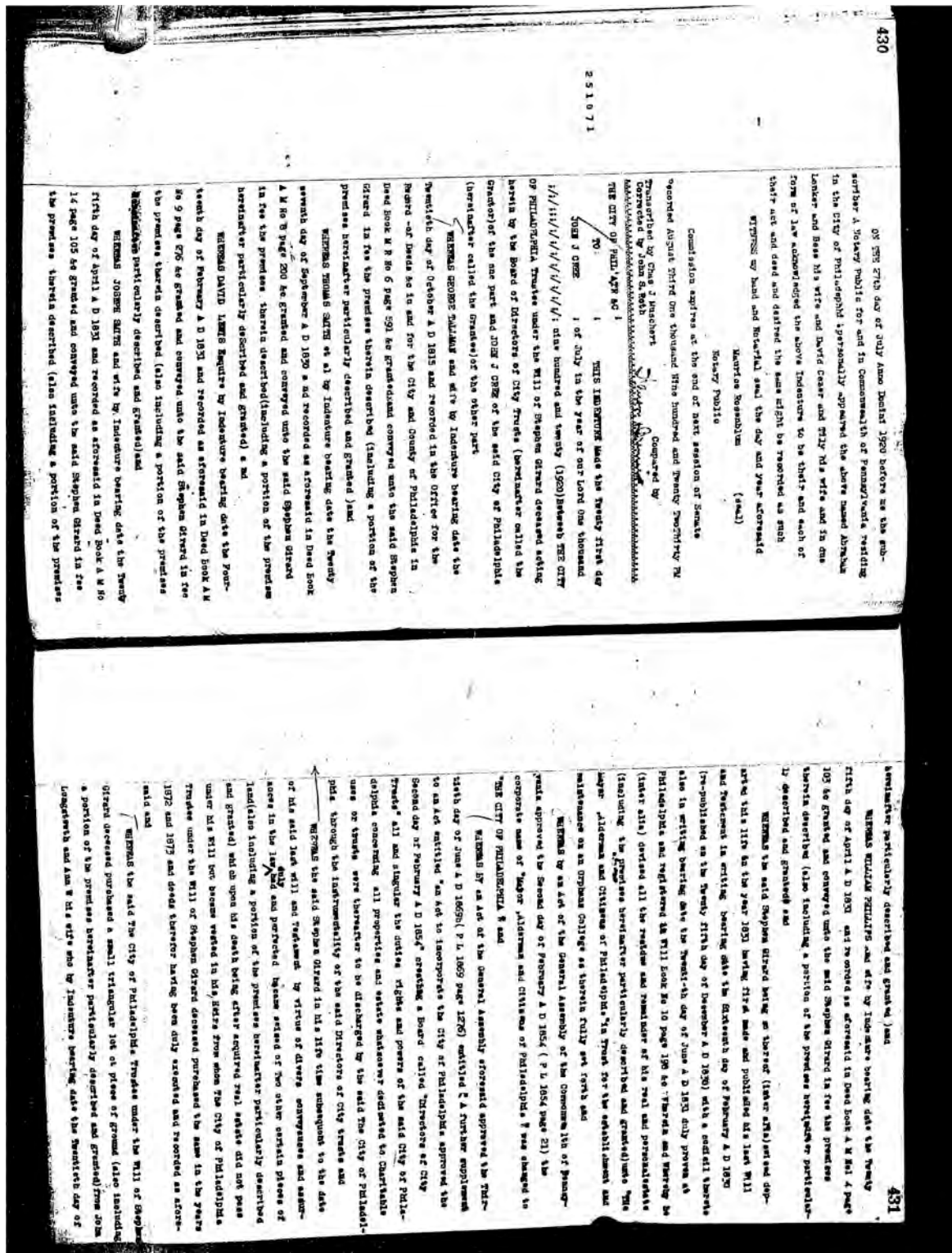
I feel entirely satisfied that the error represented was made without knowledge - Mr. K. has had the assistance of a clerk until within a week of his proposing for this work and his mistake is the result of carelessness in compiling the estimates of sub-contractors and in not receiving bids from all anew -

I desire to state the substance of Mr. Ketchum's remarks upon receiving the Resolution of your Board, that he never had experienced such mortification and is brought by his own carelessness, he regretted exceedingly the occurrence and appreciated the unpleasant duty of the Board in their action in his case, but accepted the resolution awarding him the Contract of the houses upon Fifth and Brown Sts. with the purpose of performing his duty with greater zeal if possible than before, to recover any mistrust that might be produced by his recent actions.

You will observe that the subdivision of Mr. Ketchum showing the value of the houses in class, represents the 6 lesser houses on Fifth St.



APPENDIX B Deed JMH 878, p. 430, dated July 1, 1920.<sup>22</sup>



<sup>22</sup> Special thanks to Donna Rilling for helping me find this deed.

JULY A D 1860 and recorded as aforesaid in Deed Book A D B No 127 Page 180 he granted and conveyed the same unto the said The City of Philadelphia SUBJECT to the payment of a certain yearly Ground rent or sum of four hundred and eight Dollars which James Otterbein Jr and wife by Indenture bearing date the Twentieth day of July A D 1860 and conveyed as aforesaid in Deed Book A D B No 127 Page 205 he granted and conveyed unto the said The City of Philadelphia Trustee and Devisee of the Fund under the Will of the said Stephen Girard deceased thereby the same ceased merged in the Fee and became forever thereafter extinguished thereby and by reason whereof the several lots or pieces of ground hereinafter particularly described and granted (inter alia) became vested in the said The City of Philadelphia Trustee under the Will of Stephen Girard deceased for the uses and purposes and upon the Trusts in the said Will contained concerning the real property said and personal estate of the said Testator SUBJECT to the aforesaid rights and powers to be discharged by and under the control of the said Directors of City Trusts and

WHEREAS the said The City of Philadelphia Trustee as aforesaid through the instrumentality of and the duties rights and powers as discharged by the said Directors of City Trusts subsequent to the death last above mentioned caused the several lots or pieces of ground to be improved with the various dwelling houses and buildings now thereon erected and

WHEREAS at an Orphans Court for the City and County of Philadelphia held at Philadelphia on the Sixteenth day of February A D 1820 as of July Term 1895 No 10 in the matter of the Estate of Stephen Girard deceased the petition of the said City of Philadelphia Trustee under the Will of Stephen Girard deceased setting therein by the Board of Directors of City Trusts was presented setting forth substantially the foregoing facts and that by reason of the other facts therein fully set forth and being convinced that the neighborhood will not revert to the conditions which justified the original operation the petitioners had made efforts to dispose of said houses to the best advantage of the Trust estate in order that a better return might be secured to it than during the said period several offers to purchase the said houses had been received but until the last offer was secured some of them had been in excess of the assessed valuation of said premises therein set forth and that no offer had been for all cash that after considerable negotiation the petitioners had received an offer from the said John J Gress to purchase Sixty Four of the said properties for the sum therein mentioned all in cash that the petitioners after careful consideration were convinced that it would be to the benefit

and advantage of the said Trust estate to sell the said houses at the price therein mentioned for the various reasons therein set forth and paying the sum for purchase to sell at private sale to the said John J Gress for the price or sum therein mentioned the Sixty Four houses numbered therein (being the premises hereinafter particularly described and granted) and agreeing that it is to the interest and advantage of those interested in the said petition described that the same be sold and that the sale may be made without delay or prejudice to any Trust charity or purpose for which the same is held or without the violation of any law which may confer immovably a 7 exemption from sale or alienation

WHEREUPON the said Court on the same day upon consideration of the said petition and the affidavits therein attached and the Court being of the opinion that it is to the interest and advantage of those interested in the said estate in the said petition described that the same should be sold and that the same may be done without injury or prejudice to any Trust charity or purpose for which the said real estate is held and without any violation of any law which may confer as immovably or exemption from sale or alienation and on motion of Francis E Brewster Esquire Attorney for the petitioner it was ordered and decreed that the prayer of the said petition contain ed be and the same was thereby granted and that the said The City of Philadelphia Trustee under the Will of Stephen Girard deceased be and they were authorized and empowered to grant and convey unto the said John J Gress or unto his purchase for the consideration money therein mentioned the Sixty Four houses with the lots of ground upon which the same are situated (being the premises hereinafter particularly described) and that the proceeds of the said sale be paid by the petitioner upon the same trusts and for the same uses and purposes as the said real estate so sold was held security being first entered by the petitioner in the sum of Six hundred thousand Dollars and that the bond of the said petitioner be and was thereby approved as such security and

WHEREAS the said security has since been duly entered to be in and by the said various Indentures conveyances and assurances and proceedings in the Orphans Court aforesaid performance being thereto had will more fully and at large appear

SOME OF THE REASONS WHEREUPON That the said Grantor for and in consideration of the sum of Two hundred and eighty thousand six hundred thirty eight Dollars lawful money of the United States of America unto the said and truly paid by the said Grantor at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged both granted and delivered said aforesaid and ordered conveyed and confirmed and by these presents by force and virtue of the power and authority in it vested in and by the aforesaid devisee of the Orphans Court of Philadelphia County (both Grantor herein) all alien and other release conveyance and confirm unto the said Grantee his heirs and assigns



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All THOSE SIXTY FOUR CORNERS several lots or pieces of ground with the buildings and improvements thereon erected stands partly in the Twelfth Ward and partly in the Philadelphia Ward of the City of Philadelphia and described as follows:

THE NEW YORK HERALD beginning at a point formed by the intersection of the West side of Fifth Street and the North side of Paternoster Avenue thence extending Westwardly along the said side of Paternoster Avenue two hundred and eighty two feet near inches more or less to a point on the East side of Sixth Street thence Northwardly along the said side of Sixth Street three hundred and ten feet eleven and three fourths inches more or less to a point on the South side of Brown Street thence Eastwardly along the said side of Brown Street two hundred and ninety ten feet three and one half inches more or less to a point on the said side of Fifth Street and thence extending Southwardly along the same Three hundred and twenty eight feet one and one half inches more or less to the first mentioned point and place of beginning.

BEING No. 501 to 507 Paternoster Avenue 711 to 729 North Sixth Street 514 to 520 Brown Street and 302 to 720 North Fifth Street

POPE JOHN BAPTIST beginning at a point formed by the intersection of the East side of Market Street and the South side of the said Brown Street thence extending Eastwardly along the said side of Brown Street one hundred and seventy five feet four and three eighths inches more or less to a point on the West side of the said Sixth Street thence Southwardly along the said side of Sixth Street one hundred and twenty nine feet more or less to a point thence Westwardly thence by three feet nine inches more or less to a point thence Southwardly six feet six and three fourths inches more or less to a point thence Westwardly seventy eight feet one and five eighths inches more or less to a point on the said side of Market Street and thence extending Northwardly along the same One hundred and seventy three feet six inches more or less to the first mentioned point and place of beginning BEING No. 707 to 721 North Market Street and 716 to 726 North Sixth Street

SIX CORNERS beginning at a point formed by the intersection of the North side of the said Brown Street and the East side of the said Sixth Street thence extending Northwardly along the said side of Sixth Street ninety five feet four and three fourths inches more or less to a point thence Eastwardly one hundred and twenty two feet ten and one fourth inches more or less to a point on the West side of Market Street thence Southwardly along the said side of Market Street one hundred and three feet ten and seven eighths inches more or less to a point on the said side of Brown Street and thence extending Westwardly

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along the said side of Brown Street one hundred and twenty feet ten and one fourth inches more or less to the first mentioned point and place of beginning BEING No. 501 North Sixth Street and No. 512 to 521 Brown Street

AND THE SIX CORNERS beginning at a point formed by the intersection of the North side of the said Brown Street and the East side of the said Market Street thence extending Northwardly along the said side of Market Street fifty three feet four and five eighths inches more or less to a point thence Eastwardly one hundred and forty three feet more or less to a point on the West side of the said Fifth Street thence Southwardly along the same Sixty nine feet ten inches more or less to a point on the said side of Brown Street and thence extending Westwardly along the said side of Brown Street one hundred and twenty two feet ten and one fourth inches more or less to the first mentioned point and place of beginning BEING No. 501 to 511 Brown Street

NOTHING with all and singular the buildings improvements streets alleys passages ways waters watercourses rights liberties privileges hereditaments and appurtenances whatsoever through adjoining or in several appurtenant and the reversions and remainder rents issues and profits thereof and all the estate right title interest property claim and demand whatsoever which were of him the said Stephen Girard at and immediately before the time of his decease or of the said The City of Philadelphia in law equity or otherwise whatsoever of in and to the same and every part thereof

TO HAVE AND TO HOLD the said SIXTY FOUR certain lots or pieces of ground with the buildings and improvements thereon erected hereditaments and privileges hereby granted or mentioned and intended as to be with the appurtenances unto the said Girard his heirs and assigns and for the only proper use and behoof of the said Girard his heirs and assigns forever

IF WILLIAMS HERBORN the said The City of Philadelphia hath caused the common or corporate seal to be hereunto affixed duly attested Dated the day and year first herebefore written

SEAL AND DELIVERED

THE CITY OF PHILADELPHIA

By Board of Directors of City Trusts  
By JOHN B. COOPER, President  
By JOHN B. COOPER, Secretary  
Approved as to form  
BEING U. S. NEW BRIDGE & 28810th Case No. 107  
OF THE 21st day of July A. D. 1920 before me the undersigned a Notary Public in and for the Commonwealth of Pennsylvania residing in the City of Philadelphia personally appeared JOHN B. COOPER who being duly sworn did depose and say that he is the Secretary of the Board of Directors of City Trusts acting herein for the said The City of Philadelphia Trusts under the Will of Stephen Girard deceased that he was personally present at the execution of the foregoing instrument and saw the common or corporate seal of the said The City of Philadelphia duly affixed thereto that the seal so affixed is the common or corporate seal of

the said City of Philadelphia that the Indenture was duly sealed and delivered by Maria S Stuart President of said Board of Directors of City Trade as and for the set and deed of the said City of Philadelphia for the uses and purposes therein mentioned in pursuance of a resolution of said Board passed at a meeting thereof held on the 14th day of January 1920 and that the name of the said depositor as Secretary and of Maria S Stuart as President of said Board subscribed to the above Indenture in attestation of its due execution and delivery are of their and each of their own proper and respective handwritings known and subscribed before me this day and year

Witness my hand and Official seal

LOUIS M. HILLARD

NOTARY PUBLIC (SEAL)

COMM. EXP. APR 21 / 1923

PROCEED AND BEATON Seventh Hundred and Twenty at Ten A M  
PUBLISHED by W G Johnson

RECORDED BY [Signature]

PETER CHILDS ET UX

251055

THIS INDENTURE made the Thirtieth day of MARCH A.D. 1923 in the year of our Lord One thousand nine hundred and twenty three (1923) Between PETER CHILDS of the City of Philadelphia and ELIZABETH P. CHILDS (hereinafter called the Grantors) of the one part and MARGARET CHILDS (hereinafter called the Grantee) of the other part.

WITNESSETH that the said Grantors for and in consideration of the sum of One Dollar lawful money of the United States of America unto them well and truly paid by the said Grantee at or before the sealing and delivery hereof the receipt whereof is hereby acknowledged have granted bargained and sold released and confirmed and by these presents do grant bargain and sell release and confirm unto the said Grantee her Heirs and Assigns

ALL THAT CERTAIN lot or piece of Ground with the messuage or tenement thereon erected Situate at the Southwest corner of Twenty Fifth Street and Gordon Street (formerly Esplanade) in the Twenty eighth Ward of the City of Philadelphia

Containing in front or breadth on the said Twenty Fifth Street Sixteen feet six inches and extending of that width in length or depth backward along the South side of Gordon Street and between parallel lines at right angles to said Twenty Fifth Street Sixty five feet to a certain three feet wide alley leading Northward into the said Gordon Street

Know the same premises which said Peter and Elizabeth M. Stuart by Indenture bearing date the Twenty sixth day of December A.D. 1908 and recorded in the Office for the Recording of Deeds in and for the City and County of Philadelphia in Book B S V 9 1094 page 211 be granted and conveyed unto the said Peter Childs in fee

THAT AND THAT the said Peter Childs do hereby certify that the sum of Fourteen hundred Dollars with interest due and to grow due thereon

AND

TOGETHER with all and singular the buildings improvements and appurtenances whatsoever with the hereby granted premises belonging or in anywise appertaining and the reversions and remainders thereto and profits thereof and all the estate right title interest property claim and demand whatsoever of them the said Grantors as well at law as in equity of in and to the same premises and the buildings and improvements thereon erected heretofore and present hereby granted or mentioned and intended so to be with the appurtenances unto the said Grantee her Heirs and Assigns to and for the only proper use and behoof of the said Grantee her Heirs and Assigns forever

AND the said Peter Childs and Elizabeth P. Childs for themselves their Heirs Executors and Administrators do covenant promise and agree to and with the said Grantee her Heirs and Assigns by these presents that they the said Peter Childs and Elizabeth P. Childs and their Heirs and Assigns all and singular the heretofore and presently hereby granted or mentioned and intended so to be with the appurtenances unto the said Grantee her Heirs and Assigns against them the said Peter Childs and Elizabeth P. Childs and their Heirs and Assigns all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof by from or under him them or any of them Small and WILL WARRNER and forever DEMISE

IF WITNESS HEREOF the parties hereto have hereunto interchangeably set their hands and seals Dated this day and year first above written

SIGNED AND DELIVERED

IN THE PRESENCE OF US

EMMA D. BARNETT

MARY S. BARNETT

WITNESSES

EMMA D. BARNETT

EMMA D. BARNETT

PRINTED on the day of the date of the above Indenture of the above named  
PETER CHILDS  
ELIZABETH P. CHILDS  
EMMA D. BARNETT  
MARY S. BARNETT

TWO 7 S NEW STAMPS \$ 4.00 Cassell

**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: 713 N. 6<sup>th</sup> Street

Postal code: 19123

**2. NAME OF HISTORIC RESOURCE**

Historic Name: \_\_\_\_\_

Current/Common Name: \_\_\_\_\_

**3. TYPE OF HISTORIC RESOURCE**

Building

Structure

Site

Object

**4. PROPERTY INFORMATION**

Condition:  excellent  good  fair  poor  ruins

Occupancy:  occupied  vacant  under construction  unknown

Current use: Residential

**5. BOUNDARY DESCRIPTION**

*See attached.*

**6. DESCRIPTION**

*See attached.*

**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 1872 to 1920

Date(s) of construction and/or alteration: 1872

Architect, engineer, and/or designer: James H. Windrim

Builder, contractor, and/or artisan: \_\_\_\_\_

Original owner: Board of Directors of City Trusts (Stephen Girard Estate)

Other significant persons: Stephen Girard

**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**

*See attached.*

**9. NOMINATOR**

Organization Keeping Society of Philadelphia Date 5/16/2019

Name with Title Arielle Harris, architectural historian Email [harris.ari@gmail.com](mailto:harris.ari@gmail.com) / [keeper@keepingphiladelphia.org](mailto:keeper@keepingphiladelphia.org)

Street Address 1315 Walnut Street, Suite 320 Telephone 914-512-0239

City, State, and Postal Code Philadelphia, PA 19107

Nominator  is  is not the property owner.

**PHC USE ONLY**

Date of Receipt: 16 May 2019; revision received 24 July 2019

Correct-Complete  Incorrect-Incomplete Date: 14 August 2019

Date of Notice Issuance: 15 August 2019

Property Owner at Time of Notice:

Name: Lanny Larcinese

Address: 326 S 46<sup>th</sup> Street

City: Philadelphia State: PA Postal Code: 19143

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

Date(s) Reviewed by the Historical Commission: \_\_\_\_\_

Date of Final Action: \_\_\_\_\_

Designated  Rejected

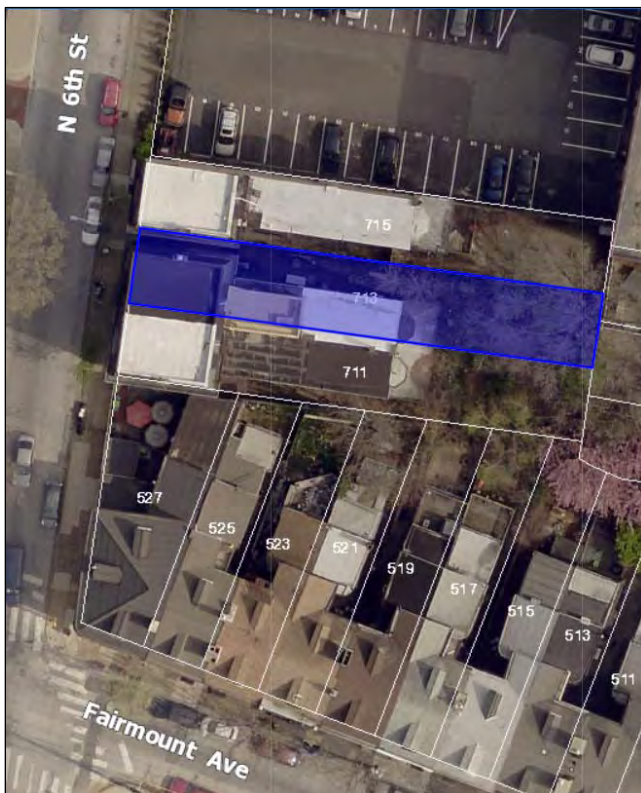
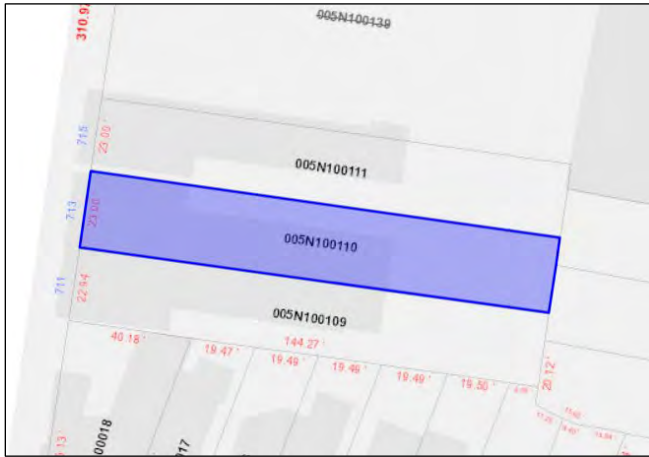
## 5. BOUNDARY DESCRIPTION

713 N. 6th STREET

OPA NUMBER: 056249100

REGISTRY NUMBER: 005N100110

On the east side of Sixth Street at the distance of ninety-nine feet one inch northward from the north side of Fairmount Avenue, containing in front or breadth on the said Sixth Street twenty-three feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Sixth Street one hundred and forty-four feet three and one-quarter inches. Being No. 713 North Sixth Street.



Imagery via atlas.phila.gov

## 6. ARCHITECTURAL DESCRIPTION

Located in the outer fringes of today's Northern Liberties neighborhood, 713 N. 6<sup>th</sup> Street is a semi-detached dwelling constructed in the Second Empire style. It was once part of a row of 5 twins that fronted the east side of Sixth Street between Fairmount Avenue and Brown Street. These twins were part of a larger development constructed by the estate of Stephen Girard in the vicinity of 5<sup>th</sup> and Brown Streets. Today, only three houses of the original twins remain on this block – 711, its twin 713, and 715 N. 6<sup>th</sup> Street (Figure 1).

The stately dwelling is two bays wide and three stories tall with mansard and basement. The principal elevation faces west onto 6th Street and features marble water tables, sills, lintels, and rounded door architraves, painted brown (Figures 4 & 5). The front doors to 711-713 are accessed via a shared poured concrete stair (Figure 7). The architrave consists of pilasters with squared, unadorned capitals situated on a high base, which connect to a rounded arch bisected by a carved keystone topped with a square capital. A pair of wooden doors, painted brown, are recessed from the architrave to provide shelter upon entry (Figure 10). Two long windows are installed in each door frame and sit above a decorative carved square. The doors are topped with a half-round transom window. The doors' windows are protected by cast-iron bars.

All of the windows above the basement are 1/1 double-hung; many remain in their original wood frames (Figure 9). While generally rectangular in shape, each upper window brick mould and sash has a flattened arch. Basement windows are fixed and have either one or two panes; they are protected by cast-iron bars (Figure 8). The first, second, and third story windows are anchored by a narrow sill and a carved segmental masonry lintel. At the roofline, a simple banded wood frieze is topped by a wood dentilled cornice. The mansard roof is clad with asphalt shingles and features its original cast-iron cresting (Figure 11). The front elevation's mansard



roof contains a dormer with paired windows. The windows are 1/1 double-hung windows capped by a segmental pediment.

As a semi-detached dwelling, 713 N. 6th Street contains a narrow alley between its non-attached wall and the wall of the adjacent twin at 715. The rear el (north elevation) is six bays long and is heavily fenestrated, containing 1/1 double-hung windows on all three floors, as well as ground-floor windows. This alley contains a cast-iron fence dividing the property line (Figure 12). The east elevation was inaccessible for ground-level survey but is viewable on Pictometry, Philadelphia's aerial imagery service (Figure 3). At the first floor, there appears to be a one-story enclosed addition; this is corroborated by fire insurance maps. The second floors contain a single oriel window. The third floor contains a single window at the el, and the mansard roof contains two dormer windows with segmental pediments.



**Figure 1.** Oblique aerial view of 701 block of N. 6<sup>th</sup> Street. 713 is indicated by the red arrow.



**Figure 2.** Oblique aerial view of 701 block of N. 6<sup>th</sup> Street, and 501 block of Fairmount Street.



Figure 3. Rear view of 701 block of N. 6<sup>th</sup> Street.





Figure 4. 711-715 N. 6<sup>th</sup> Street. 713 is in the middle. Photo taken by Arielle Harris, April 2018.



Figure 5. Street view of 711-715 N. 6<sup>th</sup> Street. 713 is in the middle. Cyclomedia, July 2018.



**Figure 6.** Looking south down 6<sup>th</sup> Street. 715 N. 6<sup>th</sup> Street is indicated by the red arrow. Cyclomedia, July 2018.





**Figure 7.** Shared steps leading to doorways of 711-713 N. 6<sup>th</sup> Street. 713 N. 6<sup>th</sup> Street is to the left. Photo taken by Arielle Harris, April 2018.



**Figure 8.** Detail of cast-iron ground floor window bars at 713 N. 6<sup>th</sup> Street. Photo taken by Arielle Harris, April 2018.





**Figure 9.** Detail of first floor window at 713 N. 6<sup>th</sup> Street. Marble sills and lintels have been painted brown. Original folding door shutters can be seen within. Photo taken by Arielle Harris, April 2018.



Figure 10. Detail of lower half of door at 713 N. 6<sup>th</sup> Street. Photo taken by Arielle Harris, April 2018.





**Figure 11.** Detail of cornice and cast iron cresting at 711-713 N. 6<sup>th</sup> Street. Photo taken by Arielle Harris, April 2018.





**Figure 12.** Detail of cast-iron fence between 713 and 715 N. 6<sup>th</sup> Streets. Photo taken by Arielle Harris, April 2018.

See 711 N 6<sup>th</sup> Street nomination for  
Statement of Significance, Bibliography, and Appendix

**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: 715 N. 6<sup>th</sup> Street

Postal code: 19123

**2. NAME OF HISTORIC RESOURCE**

Historic Name: \_\_\_\_\_

Current/Common Name: \_\_\_\_\_

**3. TYPE OF HISTORIC RESOURCE**

Building

Structure

Site

Object

**4. PROPERTY INFORMATION**

Condition:  excellent  good  fair  poor  ruins

Occupancy:  occupied  vacant  under construction  unknown

Current use: Residential

**5. BOUNDARY DESCRIPTION**

*See attached.*

**6. DESCRIPTION**

*See attached.*

**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 1872 to 1920

Date(s) of construction and/or alteration: 1872

Architect, engineer, and/or designer: James H. Windrim

Builder, contractor, and/or artisan: \_\_\_\_\_

Original owner: Board of Directors of City Trusts (Stephen Girard Estate)

Other significant persons: Stephen Girard

**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**

*See attached.*

**9. NOMINATOR**

Organization Keeping Society of Philadelphia Date 5/16/2019

Name with Title Arielle Harris, architectural historian Email [harris.ari@gmail.com](mailto:harris.ari@gmail.com) / [keeper@keepingphiladelphia.org](mailto:keeper@keepingphiladelphia.org)

Street Address 1315 Walnut Street, Suite 320 Telephone 914-512-0239

City, State, and Postal Code Philadelphia, PA 19107

Nominator  is  is not the property owner.

**PHC USE ONLY**

Date of Receipt: 16 May 2019; Revision received 24 July 2019

Correct-Complete  Incorrect-Incomplete Date: 15 August 2019

Date of Notice Issuance: 15 August 2019

Property Owner at Time of Notice:

Name: Downtown Philly Properties LLC

Address: 2701 E Tioga Street

City: Philadelphia State: PA Postal Code: 19134

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

Date(s) Reviewed by the Historical Commission: \_\_\_\_\_

Date of Final Action: \_\_\_\_\_

Designated  Rejected

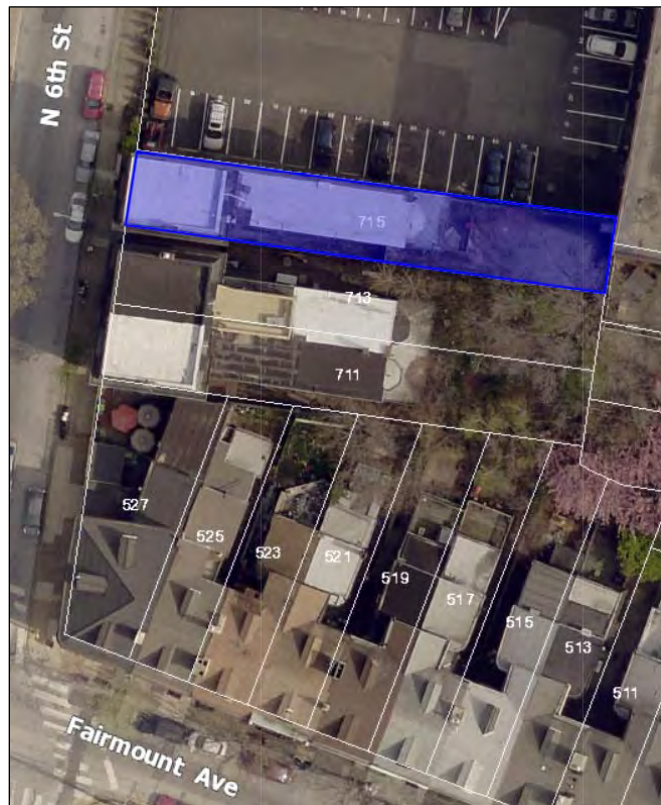
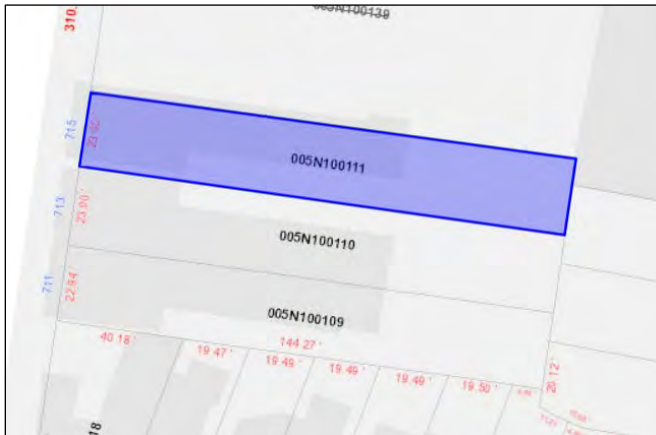
## 5. BOUNDARY DESCRIPTION

715 N. SIXTH STREET

OPA NUMBER: 881521150

REGISTRY NUMBER: 005N100111

Situate on the east side of 6th Street at the distance of 122 feet 1 inch northward from the north side of Fairmount Avenue. Containing in front or breadth on the said side of 6th Street 23 feet and extending of that width in length or depth 144 feet 3-¼ inches. Being known as 715 North 6th Street.



Imagery via atlas.phila.gov



## 6. ARCHITECTURAL DESCRIPTION

Located in the outer fringes of today's Northern Liberties neighborhood, 715 N. 6<sup>th</sup> Street is a detached dwelling constructed in the Second Empire style. It was formerly a twin (with #717), once part of a row of 5 twins that fronted the east side of Sixth street between Fairmount Avenue and Brown Street. These twins were part of a nearly 70-building enclave constructed by the estate of Stephen Girard in the vicinity of 5<sup>th</sup> and Brown Streets. Today, only three houses remain on this block – 711- 713 (twins), and 715 N. 6<sup>th</sup> Street.

The stately dwelling is two bays wide and three stories tall with mansard and basement. The principal elevation faces west onto 6th Street and features marble water tables, sills, lintels, and rounded door architraves. The front door is accessed via a set of marble steps. The architrave consists of pilasters with squared, unadorned capitals situated on a high base, which connect to a rounded arch bisected by a carved keystone topped with a square capital. A pair of wooden doors, painted black, are recessed from the architrave to provide shelter upon entry. Two long windows are installed in each door frame and sit above a decorative carved square. The doors are topped with a half-round transom window. The doors are protected by iron gates.

All of the windows above the basement are 1/1 double-hung; many remain in their original wood frames. While generally rectangular in shape, each upper window brick mould and sash has a flattened arch. Basement windows are fixed and have either one or two panes. The first, second, and third story windows are anchored by a narrow sill and a carved segmental masonry lintel. At the roofline, a simple banded wood frieze is topped by a wood dentilled cornice. The mansard roof is clad with asphalt shingles and features its original cast-iron cresting. The front elevation's mansard roof contains a dormer with paired windows. The windows are with 1/1 double-hung windows capped by a segmental pediment.

As a detached but formerly semi-detached dwelling, the north elevation of 715 N. 6<sup>th</sup> Street – both the front bloc and rear elevation – is clad entirely in stucco. Along the irregularly fenestrated south elevation, there is a narrow alley between its non-attached wall and the wall of the adjacent twin at 713. This alley contains a cast-iron fence dividing the property line. A brick chimney extends from the southern roofline. The east elevation was inaccessible for ground-level survey but is viewable on Pictometry, Philadelphia's aerial imagery service. At the first floor, there appears to be a one-story enclosed addition; this is corroborated by fire insurance maps. The second floor contains a single oriel window. The third floor contains two dormer windows capped by segmental pediments.



**Figure 1.** Oblique aerial view of 701 block of N. 6<sup>th</sup> Street. 715 N. 6<sup>th</sup> Street is indicated by the red arrow. (Pictometry, 2019)



**Figure 2.** Oblique aerial view of 701 block of N. 6<sup>th</sup> Street, and 501 block of Fairmount Street. (Pictometry, 2019)



Figure 3. Rear view of 701 block of N. 6<sup>th</sup> Street. (Pictometry, 2019)





**Figure 4.** 711-715 N. 6<sup>th</sup> Street. 715 is at the left. Photo taken by Arielle Harris, April 2018.



**Figure 5.** Street view of 711-715 N. 6<sup>th</sup> Street. 715 is at the left. Cyclomedia, July 2018.





**Figure 6.** Looking south down 6<sup>th</sup> Street. 715 N. 6<sup>th</sup> Street is indicated by the red arrow. Cyclomedia, July 2018.



**Figure 7.** Doorway of 715 N. 6<sup>th</sup> Street. Photo taken by Arielle Harris, April 2018.





**Figure 8.** Detail of cornice and cast iron cresting at 715 N. 6<sup>th</sup> Street. Photo taken by Arielle Harris, April 2018.



**Figure 8.** Detail of cast-iron fence between 713 and 715 N. 6<sup>th</sup> Streets. Photo taken by Arielle Harris, April 2018.



See 711 N 6<sup>th</sup> Street nomination for  
Statement of Significance, Bibliography, and Appendix