

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Columbian Meat Market

Other names/site number: Cash & Carry Market, Inc.; Belmont Roofing & Metal Supplies, Inc.

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 4301-07 Lancaster Ave

City or town: Philadelphia State: PA County: Philadelphia101

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide local

Applicable National Register Criteria:

 A B C D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:
___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper Date of Action

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

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

TRADE/specialty store

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Shingle Style - for 4301-3-5 Lancaster Ave

NO STYLE – for 4307 Lancaster Ave

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, ASPHALT SHINGLE, WOOD
FRAME

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Columbian Meat Market is composed by two buildings. The first building is a brick house built around 1850s and standing further from 43rd Street at 4307 Lancaster Avenue, in the Belmont neighborhood of Philadelphia. The building is trapezoid-shape in plan, two story-tall and has a flat roof. Its primary southwest elevation faces Lancaster Avenue, with a secondary northeast elevation facing 43rd Street. The second building was a brick building with wood frame and asphalt shingle built on site between 1892 and 1895. It has a special address 4301-3-5 Lancaster Avenue and was combined with the first building serving for a mixed-use as meat market and residential apartment. The building is triangular in plan, two stories tall and has a flat roof. Its second floor is taller than that of first building with projecting bay windows on both facades facing Lancaster Avenue and 43rd Street. Two buildings are painted in same pattern of colors, which yellow for the second floor, red for the first floor and black and white tile strip in the center to indicate that these two buildings belonging to the same business. The square tiles in black and white color were once commercial hallmarks of a meat market. The original entrances of both buildings were altered. The original entrance of the first building was narrowed and been added with a smaller door; and the entrance of the second building was sealed entirely by bricks.

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Narrative Description

In general, two buildings try to unify their appearance through colors and some alterations such as the projecting bay window on northeast façade of first building as addition. The elements of displaying windows on first floor and black&white strip of tiles show the identity of the nominated buildings as a commercial space. The marks of old entrances and windows are still obvious to be observed, which does not affect much to the integrity of historic building. The different characteristics of two buildings are still preserved and distinguishable.

The southwest façade of the first building on site is a two-story brick structure with two wood frame double sash windows and a double door entrance. The building is touched with the vacant three-story office which is also a property belongs to the current owner of nominated buildings, Herman Raskin. According to 1927 Bromley atlas, the width facing Lancaster Avenue is 20 feet. The façade is plain with nearly no decoration, which is a reflection of the typical work class residential dwelling with limited money and skill. The tooth-like moldings on the wood cornice were efforts of decoration. The yellow paint on the second story is piling off which exposes the bricks structure. The decorative tile strip in the center has advertisement slogans for the Belmont Roofing & Metal Supplies store opened in 1967: *EVERYTHING FOR ROOFING, PAPER COATINGS, SIDINGS, CEMENT*. The first floor is also covered by tiles and painted in red. The current double door entrance is not the original entrance when the building was built. There used to be a twice bigger entrance that was probably used during the meat market time as an entrance to the store. It is now sealed by stone work. The northeast façade of the first building 27.3 feet wide according to the 1927 Bromley atlas. It is a two-story plain brick façade with wood cornice and a later addition of frame based projecting window covered with pressed tin and asphalt hexagon shingle. The brick wall is colored in red and the gravel stone that used in asphalt reflects green. The wood frame is badly maintained and eroded especially on the south side of the window where the water pipe is. There used to be an entrance under the projecting bay window and is currently covered with an iron door which does not seem to be used often.

The southwest façade of the second building on site is a two-story brick structure with a projecting bay window on the second floor and two large displaying windows on the first floor. According to the Bromley Map 1927, the northwest façade is 36 feet wide. It has an elegant curved wood cornice. There are two double-sash polyester windows with six panels in each sash. The frame base projecting bay is also covered by the asphalt hexagon shingle in a better condition comparing to the northeast façade probably due to the less sunshine. The decorative strip in the center has slogan: *SPOUTING, INSULATION MATERIALS* that are still identifiable. The large displaying windows are covered with iron railing. During the time as a meat market, there were probably shed projecting from the windows and product displaying by the windows for people to pick and buy, just like the historic photographs of stores across the street. There used to be an entrance on the left hand of displaying windows which is currently sealed by brick. This might be the entrance to the store if the bigger entrance on the southwest façade of first building was used as entrance to warehouse. The northeast façade of the second building is 49.2 feet wide according to the Bromley map 1927. It has a projecting bay windows covered by asphalt hexagon shingles that are all in bad pilling condition and shown as their original color green. There are two small double sash polyester windows on the bay. There is a large displaying window on the first floor which was also probably used to show the store's products during the meat market time. There used to be two small windows on the right hand side of large displaying window but currently sealed with brick. There is also an entrance that is believed to be the back door of store currently sealed with bricks as well.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

TRANSPORTATION

COMMERCE

ARCHITECTURE

Period of Significance

1892 - 1967

Significant Dates

1892

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Undefined

Architect/Builder

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Columbian Meat Market is historically significant for associating with the commercial boost on Lancaster Avenue brought by the electric trolleys in late 19th century and early half of 20th century. The high accessibility along the Lancaster Avenue brought specialty stores, especially butcher and grocery shops, to the street, which formed a distinctive commercial district that was different from surrounding dense rowhouse residential area. The boom of meat market and grocery services around Lancaster Avenue may be closely related to the history of the neighborhood as been the largest farm, Mantua Farm, around Philadelphia city area. In general, the growth of transportation increased population, giving prosperity and urban characteristics to the neighborhood. It offered great demand of daily life needs such as commercials like meat market and groceries. The period of significance starts with the time when the commercial section of property was built and the boost of commercial activities started in 1892, and ends when the business changed to roofing & metal supplies in 1965. The transfer of the selling products reflected the decreasing demand for necessities and the decline of neighborhoods in general. The Columbian Meat Market is also significant for its mixed-use of commercial and residential purpose and the composition of two buildings architecturally. The position at the corner of street created special triangular shape building, which marked an important moment to the block as a result of opening 43rd Street between Ogden Street and Parrish Street between 1888 and 1892. It contained typical characteristics of commercial building type along Lancaster Avenue, which were specialty stores with large opening windows facing toward streets for displaying products. But also partially maintained the two-story residential brick building' appearance. What's more, the black and white tile strip that connected two buildings was great example of food market building design as hallmarks of sanitation and cleanness in the early 20th century. Though current being vacant, the existence of Columbian Meat Market reflects the once prosperity commerce brought by electric trolley in the neighborhood and is a unique example of combining commercial and residential both physical buildings and utilitarian functions.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The construction of the Columbian Meat Market is closely associated with the development strategy of Belmont neighborhood, which is seeking for higher accessibilities of land. The first part of property with address 4307 Lancaster Avenue was built by an Irish immigrant named Hugh Dalton around 1851 through ground renting after the division of George Hutton's land. Increasing public access added values to the land, which attracted people to buy and to build buildings. Ground renting system appeared during this time in order to satisfy the demand of small houses construction for poorer people and immigrants who did not have any capital accumulation such as Hugh Dalton. It also reflected a pattern of diverse ethnicity group in the neighborhood including Germans, Irish, Russian, Jews and Italian. The ethnicity distribution was gradually dominated by African American since 1950s and reached today's statistics as of 75% to the total population in the neighborhood. The second part of property with address 4301-3-5 Lancaster Avenue was also built after an increased accessibility – opening up of 43rd Street in the block. Due to the diagonal direction of Lancaster Avenue, buildings at the street corner were shaped as triangles, which benefits a commercial store more for giving them more visibility and accessibility.

Changes in transportation method dramatically accelerated the growth of commerce around the electric trolley accessible area. Belmont neighborhood had comparatively high rowhouse density than other contiguous neighborhood, with a diverse and prosperous commercial district along Lancaster Avenue. The electric trolley was brought in to replace the horse trolleys in 1900s, which made the connections between this suburban neighborhood to center city much closer than other neighborhoods. The opening of Columbian Meat Market branch at this convenient street corner was a reflection of the beginning the growing of business corridor on Lancaster Avenue. Changing name to Cash & Carry Market Inc. showed bigger ambitions of the corporation owner, Robert Milligan, which not only want to open up the categories of business to broader fields, but also to change the

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management system for higher profit. In 1920s, the neighborhood was fully developed and reached its most prosperous period of time. The commercial pattern of chain store and cash & carry management were revolutionary and welcomed by many business owners. By having chain stores, they could sell products at a lower price than the independent store for large volume of business. Besides, the cash & carry mode could lower the miscellaneous costs for not offering any credits or delivery. Although chain store occupied smaller percentage of store units than independent stores, they passed more than half of the retailing products in the market. The national economic decline after WWII led quick diminishing business activities on Lancaster Avenue. In the 1945, the store was sold to the shopkeeper who was hired and lived in the store since 1920. He turned the store into an independent fruit store, reflecting a shrink in business size. The economic condition further declined as more people were tended to live in suburban area and moved out from the neighborhood, which eventually lead the fall of fruit store in 1967, marking the end of its significance period as a representative commercial store prospered due to alternation in transportation.

The Columbian Meat Market is also a unique architecture in the neighborhood, which is composed by two different buildings built in different time period with different designs for different functions. The exterior of two buildings was painted in same color patterns and decorated with continuous strip of tiles in order to minimize the differences in appearance. The old building was also altered with a bigger opening for meeting the demand of displaying the grocery products. The opening was inferred to be sealed by bricks after the transformation of business type. The roofing and metal supplies business did not require as much space as meat market and grocery do for displaying. The smaller opening entrance could make 4307 a better office or residential building. This form of combining buildings was rare and believed to be the only example in the neighborhood which persisted substitutable value.

Supporting Paragraphs: Chronological History of the Property

In 1849, George Hutton, a merchant and a real estate developer, bought 40 acres of land on northwest corner of Mantua Farm from Sarah Peters, who was daughter of Richard Peters, an influential political and agricultural figure as well as owner of Mantua Farm back to late 18th and early 19th century. In order to make most profit, Hutton decided to subdivide his land and gave up his right to the government to put public streets in his property, which was a common strategy to increase accessibility to his land without spending developer's own money to build the road. Today's Ogden Street, which was called Hutton Street before 1883, is inferred to be one of the results of this division. The Hutton Street today, which locates between Fairmount Avenue and Wallace Street, used to name Silliman Street before 1897.

In 1851 after the land was subdivided, James R. Bissex bought the land from Hutton and ground rented to Hugh Dalton, who was an immigrant from Ireland and a mason. It is inferred that Hugh Dalton built today's two-story brick building with address 4307 Lancaster Avenue for his family residential uses. He was obliged to pay thirty dollars twice a year as permanent rent until he passed away and his daughter sold the property to James Loraine in 1870. The property was sold for \$500 which the landowner, Bissex family, received around 80% of the final selling price. The property was sold to William P. Jenks in 1878 in order to pay off Lorain's debt in 1875. Jenks family sold the property to Daniel S. Lindsay in 1892 after William P. Jenks, the only person who was using the property according to the city census, passed away in 1886.

Daniel S. Lindsay was a rich businessman who lived at other properties he owned and gave this property to his co-worker Robert Milligan for business use. By comparing the map of Bromley 1892 and 1895, the building with address 4301-3-5 Lancaster Avenue at the corner of street was built during these three years. Just before this period, according to the maps of Baist 1886 and Bromley 1892, the part of 43rd Street between Ogden Street and Parrish Street was finally opened after been planned for decades. The triangular shape of the property was an evidence of this street opening. Though the building permit was not found at the Philadelphia City Archives, a construction permit on April 14, 1892 was found, which showed an evidence of connecting the new buildings with the existing 4307 Lancaster Avenue building. According to Boyd's business directory 1910, Milligan was the co-founder of three businesses, Columbian Coal Co., Columbian Meat Market and Columbian Tea House. The Columbian Meat Market was a chain store that had 3 other branches in the same neighborhood prior to this branch was built. According to the *Monthly Bulletin Volume 15*, in Oct. 18, 1917, the Columbian Meat Market was transferred to Cash & Carry Market Inc., which was still co-owned by Robert Milligan. The property was given to Milligan as a gift for

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1 dollar in 1920. After Milligan passed away in 1925, according to his will, the Land Little Bank and Trust Company kept his property and returned it back to Lindsay family in 1944.

In 1945, the property was sold to Samuel Lieberman, who was the shopkeeper and live in the property since 1920. Lieberman and his wife were both immigrants from Russia. They turned the store into an individual-ran fruit store after they bought the property. In 1967, Lieberman family sold the property to David Ostrich. According to the city census in 1950 and business directory in the same year, Ostrich has furnishing as his occupation and he ran the Belmont Roofing & Metal Supplies on the same side of the street with Columbian Meat Market at 4342 Lancaster Avenue. After he bought the property at corner of 43rd Street and Lancaster Avenue, he probably moved his store to this site with better visibility and accessibility. This was the time when the property got its current exterior appearance with advertising words on the black and white tiles. An advertisement for his store with address 4301 Lancaster Avenue first appeared in *Philadelphia Tribune* on Aug. 7, 1973. In 1971, Ostrich sold this store to Herman Raskin, who later sold it again in 1988 to the current owner, Herman Raskin. Raskin has registered the company's name *Belmont Roofing & Metal Supplies, Inc.* in the same year with identification number 1015513, which is still shown as an active corporation.

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9. Major Bibliographical References

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

Fremstad, Britt, Gordon Jodine, Hoffman, Josh, Savage, Hollis, Vande, Paul, Stouwe, Turner, Andy. *The Quality of Life in Two West Philadelphia Neighborhood: The Case of Belmont and Mantua*, Philadelphia City Planning Commission, 2006

Miller, Roger and Siry, Joseph. "The Emerging Suburb: West Philadelphia, 1850-1880" *Pennsylvania History*, Vol. 47, No. 2 (April 1980): 99-146

Garofalo, Michael. *Mantua: A History of West Philadelphia Neighborhood*. Accessed http://www.archives.upenn.edu/histy/features/wphila/neighborhoods/mantua_garofalo.pdf

Denhoff, Erica and Franklin, Kim. *West Philadelphia: The Basic History Chapter 2: A Streetcar Suburb in the City: West Philadelphia 1854-1907*, West Philadelphia Community History Center, 2008

Redding, Richard, *Lancaster Avenue Study: Strategies for Corridor Revitalization*, Philadelphia City Planning Commission, 2000

Allinson, Edward and Penrose, Boies, "Ground Rent in Philadelphia", *The Quarterly Journal of Economics*, Vol. 2, No. 3 (Apr., 1888): 297-313

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

Acreeage of Property less than one acre

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: 39.967942 | Longitude: -75.210042 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|----------------|-----------------|
| 1. Zone: 18S | Easting: 82062 | Northing: 24219 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

Block number: 059N16

Parcel number: 0324.

Building: 4301-3-5 Lancaster Ave

Description: ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected in the 24th Ward of the City of Philadelphia. BEGINNING on the Northwest corner of Lancaster

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Ave. and 43rd St. at the intersection of the 7 feet cut off with Lancaster Ave.; thence Northwesterly along the Northeast side of Lancaster Ave. 36 feet and $\frac{3}{4}$ of an inch; thence Northeastwardly at right angles to Lancaster Ave. 40 feet; 6 $\frac{1}{4}$ inches to the West side of 43rd St., thence South along 43rd St. 49 feet, 2 $\frac{7}{8}$ inches to the said 7 feet cut off; thence Southwestwardly along said cut off and at right angles to Lancaster Ave. 7 feet to the Northeast side of Lancaster Ave. and place of beginning. THE foregoing description being in accordance with a survey made by Joseph H. Johnson. surveyor and regulator of the 11th District dated July 31, 1891.

Block number: 059N16

Parcel number: 0582

Building: 4307 Lancaster Ave

Description: ALL THAT CERTAIN lot of piece of ground with the improvements and buildings thereon erected in the 24th ward of the city of Philadelphia SITUATE on the northwesterly side of Lancaster Avenue at the distance of 36 feet $\frac{3}{4}$ inches northwest from the 7 feet cut off of 43rd street CONTAINING in front of breadth on Lancaster Avenue 20 feet and extending of that width in length of depth northeastwardly between parallel lines at right angles to said Lancaster Avenue on the northwest line 59 feet 1 $\frac{1}{8}$ inches and on the southeast line 40 feet 6 $\frac{1}{8}$ inches to the west side of 43rd street. THE foregoing description being in accordance with a survey made by Joseph H. Johnson surveyor and regulator of the 11th District dated March 27, 1886.

Boundary Justification (Explain why the boundaries were selected.)

The description of boundaries is an excerpt from Deed F.H.S. No.993 p.546. It is the legally recorded boundary lines for the nominated building. The boundary is composed by boundary of lot 324 and lot 528 in block 59N16, including two buildings, 4301-3-5 Lancaster Ave and 4307 Lancaster Ave, which contribute to the nominated building.

11. Form Prepared By

name/title: Chuhan Zheng

organization: Historic Preservation Program, PennDesign

street & number: 210 S 34th Street

city or town: Philadelphia state: PA zip code: 19104

e-mail chuhan@design.upenn.edu

telephone: 206-849-4177

date: Dec. 9th, 2014

Additional Documentation

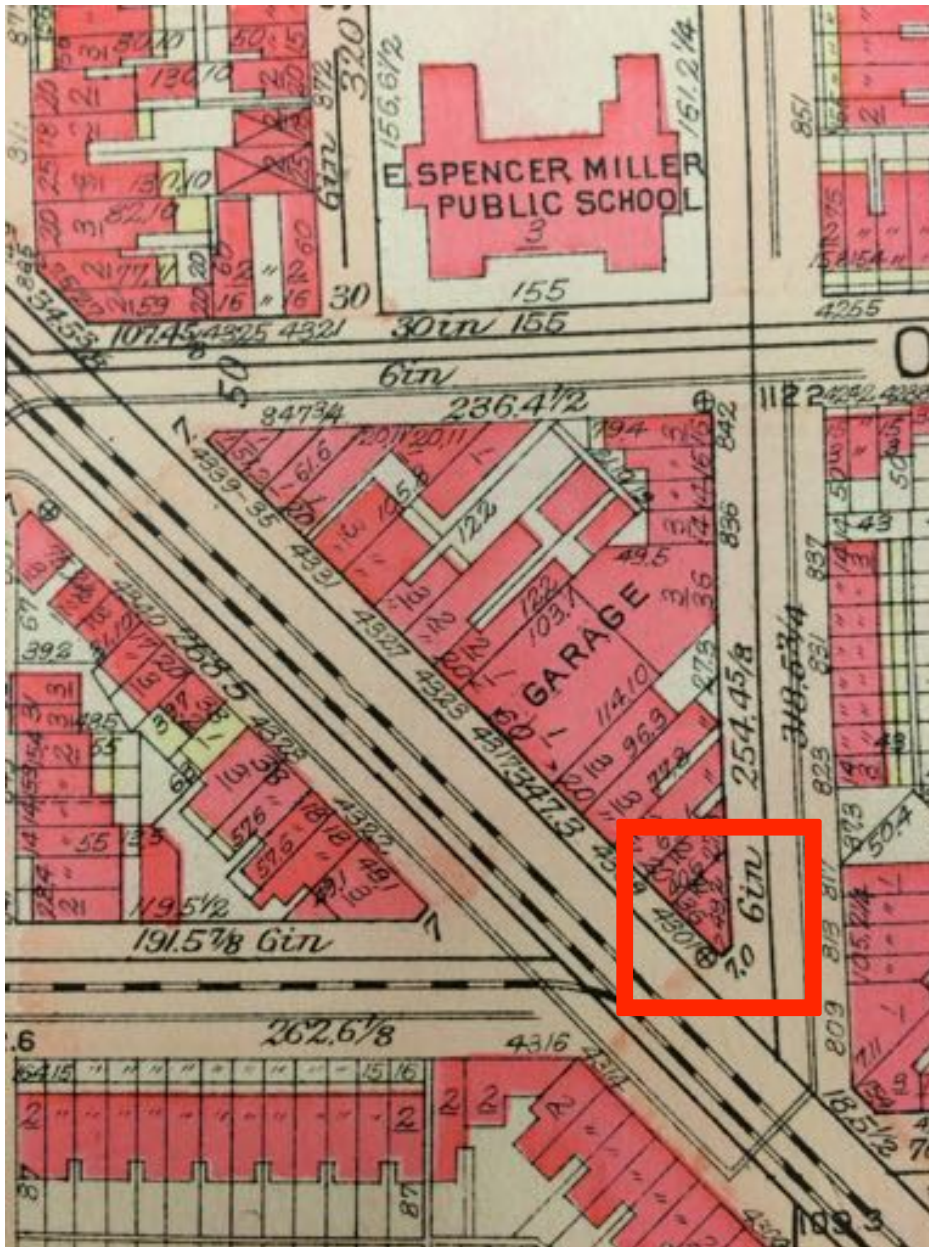
Submit the following items with the completed form:

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- **Maps:** A 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.)

Historic Maps



Bromley Map, 1927.

As mentioned in the narrative description section, the Southwest façade was shown as 36ft wide and the Northeast façade was 49.2ft wide. The building was indicated as a commercial building.

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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: Columbian Meat Market

City or Vicinity: Philadelphia

County: Philadelphia

State: PA

Photographer: Chuhan Zheng

Date Photographed: Nov. 7, 2014

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

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1 of 6 Corner Elevation, view to northwest. The original entrance of the second building that is currently sealed with bricks at the corner could be seen.

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2 of 7 Elevation of northeast façade, view to southwest. Several alterations on the façade could be easily observed, including the sealed windows and entrance.



3 of 6 Elevation of southwest façade, view to northeast. The alteration on the original entrance on the first building could be seen.

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4 of 6 Context photograph showing the cross section of Lancaster Avenue, 43rd street and Parrish street, view to northwest, with still many commercial places around.

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5 of 6 Photograph showing details of advertisement slogans on southwest façade of first building. The black&white tiles are still existing as evidences shown the building used to function as a butcher shop.

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6 of 6 Photograph showing the addition of projecting bay covered by asphalt hexagon shingles in a bad condition.