

## Historic Building Notes on Selected Market Street Properties

### **301 N. Market Street** – Farmer’s Bank / Delaware Bar Association Building

- architect: Edward Canby May, Wilmington
- date of construction: 1915-16
- notes of interest:

1). elegant Neo-Classical building design and sturdy masonry construction combine to form a landmark building

### **300–316 N. Market Street / 7–9 E. 3<sup>rd</sup> Street** – The Lippincott

- notes of interest:

1). Preservation Initiatives, a Wilmington-based redevelopment company, is using State and Federal tax credits, along with a \$13 million private investment, to rehabilitate nine (9) 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings

2). 5 – 8 ground floor retail spaces are planned for the eastern portion of the 300 block of Market Street and northern portion of the unit block of E. 3<sup>rd</sup> Street

3). forty (40) market rate studio and 1-bedroom apartments will be built in the upper floors

### **320 N. Market Street** – former Smith-Zollinger Department Store

- date of construction: 1909-10
- notes of interest:

1). during the 20<sup>th</sup> century, top two heavily articulated floor levels were removed, and the remaining building was modified

2). developers have expressed interest in purchasing the building and rebuilding a two-story addition on the truncated base

### **East Side of 400 block of Market Street / North Side of Unit Block of E. 4<sup>th</sup> Street**

- notes of interest:

1). Preservation Initiatives, a Wilmington-based redevelopment company, is rehabilitating the remaining building faces of the properties affected by the Renaissance Centre project, at an estimated cost of \$7 million

2). initial plans call for 17-20 studio and 1-bedroom market rate apartments above four (4) retail spaces along Market Street and E. 4<sup>th</sup> Street

3). the site of the former Wilmington Dry Goods store is part of the above-listed plans and its new primary façade will be developed to be sympathetic to the surrounding architecture, through the involvement of the Wilmington Design Review & Preservation Commission

### **422-426 N. Market Street** – The Coca-Cola Building project

- notes of interest:

1). Preservation Initiatives, a Wilmington-based redevelopment company, is planning a \$3 million rehabilitation project (most likely utilizing State and Federal tax credits) to combine the three properties into one ground floor commercial space (most likely a restaurant)

2). the remaining upper floors of the three buildings will be converted into office use

**423 N. Market Street** – former Samuel Baynard store

- date of construction: 1884
- notes of interest:

- 1). an early form of a downtown department store, and an excellent example of Queen Anne architecture
- 2). Buccini/Pollin Group acquired building in 2006 and, after combining with adjacent buildings 421 N. Market Street and 4 W. 5<sup>th</sup> Street, will convert all three structures into one 18,400 square foot property known as 421 N. Market Street
- 3). 2 or 3 ground floor commercial spaces are being developed ,with 4,600 square feet of space available
- 4). remaining 13,800 square feet on upper three levels are being developed into 12 market-rate one and two bedroom apartments
- 5). project cost estimated at \$4.8 million

**4 W. 5<sup>th</sup> Street** – former Every Evening newspaper building

- date of construction: 1888-89
- notes of interest:

- 1). building combined with 421 N. Market Street, party walls breached, and formed “L” shaped, four-story footprint
- 2). part of \$4.8 million Buccini Pollin Group project described above

**500 N. Market Street** – Clayton House Hotel / Queen Theater

- hotel architects: Thomas P. Dixon and Charles Carson, Baltimore
- hotel builder: Passmore Mitchell
- original date of construction: 1871-72
- 1915 theater conversion architect and builder: David L. Topkis
- notes of interest:

- 1). in keeping with the French Second Empire architectural style then in vogue, the building committee modified the plans in April of 1872, instructing the architects to add a Mansard roof to the hotel
- 2). The Baltimore firm of Dixon & Carson designed two more Wilmington landmarks: Grace Church (1868) and the Grand Opera House and Masonic Temple (1871)
- 3). prior to construction of the Hotel DuPont, the Clayton House was Wilmington’s finest hotel
- 4). in 1915, after losing significant business when the Hotel DuPont opened in 1914, the hotel was gutted and converted into the 2,000-seat Queen Theater
- 5). David and Charles Topkis’ firm, the Wilmington Amusement Company, developed and built several of Wilmington’s theaters, including the Arcadia, Strand, Majestic theaters; David Topkis also worked with the John A. Bader Company to construct the DuPont Playhouse in 1913
- 6). Pettinaro Company plans a several million dollar office renovation in 2007-08

**501 N. Market Street** – Central National Bank / Levy’s Loan

- architects: Baker & Dallett, Philadelphia
- builders: John B. Johnson and Henry F. Dure
- date of construction: 1889
- cost: \$35,000
- notes of interest:

- 1). Louis Baker, Jr. and Elijah Dallett began their careers in the offices of famed Philadelphia architects Frank Furness and Allen Evans
- 2). the building is a great example of Richardsonian Romanesque architecture

**505 N. Market Street** – Artisans Savings Bank / Historical Society of Delaware

- builders: Tilghman Ware Co.
- date of construction: 1930-31
- cost: \$118,559
- notes of interest:

- 1). a fine example of Art Deco architecture, and relates well to the Historical Society of Delaware’s other Art Deco building, the former Woolworth’s store across the street

**517-19 N. Market Street** – Security Trust & Safety Deposit Co. / Kuumba Academy

- architects: Furness, Evans & Co., Philadelphia (1885 portion)
- date of construction: 1885 (left half portion); 1908-09 (right half portion)
- contractor of 1927 rear addition: William D. Haddock Co.

**600 N. Market Street** – Delaware Power & Light / Delaware College of Art & Design

- architects: Brown & Whiteside, Wilmington
- builder: United Engineers and Contractors, Inc.
- date of construction: 1930-31
- cost: approximately \$400,000
- notes of interest:

- 1). another fine example of Art Deco architecture carried out in dark granite, Indiana limestone and light colored pressed brick
- 2). this site was the location of the Bank of Delaware, built in 1815 as the “fourth or fifth oldest financial institution in the United States,” and was taken down brick by brick and rebuilt at the intersection of Union Street and Kentmere Parkway in 1931 to make way for the new office building

**614-620 N. Market Street** – Nathan Snellenburg & Co. store

- architect: Edward L. Rice, Jr., Wilmington
- builder: William D. Haddock
- date of construction: 1895

**725 N. Market Street** – former Union National Bank

- builder: William D. Haddock Co.
- date of construction: 1909
- notes of interest:

- 1). this former bank building was constructed in the Neo-Classical architectural style, and converted into the home of Morris Jewelers in 1954
- 2). Frederick Krapf & Son remodeled the fireproof building at a cost of about \$250,000, but left the 1909-era Shipley Street façade basically intact
- 3). Swedish gray granite used for the remaining façade alterations

**801 N. Market Street** – S. S. Kresge store / Rite Aid

- date of construction: 1922-23

**837 N. Market Street** – former Kent Hotel / Market Street Lofts

- notes of interest:

- 1). Buccini Pollin Group is converting the former Kent Hotel into the Market Street Lofts, at a cost of \$2.1 million
- 2). 10,400 square feet of total space will be utilized as 2,600 square feet of ground floor retail or restaurant space, and remaining 7,800 square feet of upper floor space will be converted into 6 loft-style apartments, 2 units per floor
- 3). Classical Revival Market Street façade will be sensitively restored

**838 N. Market Street** – WSFS Bank / Buccini Pollin Group development site

- date of construction: 1920
- notes of interest:

- 1). another form of Neo Classical bank architecture, this site will be transformed into a mixed-use project by the Buccini Pollin Group in 2007 or 2008

**900 N. Market Street** – Delaware Trust Building / Residences @ Rodney Square

- Phase I architects: Dennison & Hirons, New York
- Phase I date of construction: 1919-21
- Phase II architects: Converse & Harris, Philadelphia
- Phase II date of construction: 1929-30
- Phase I cost: \$1.24 million
- Phase II cost: \$1.2 million
- 1929 penthouse addition: \$35,000
- notes of interest:

- 1). the Buccini Pollin Group spent \$45 million in 2002-03 renovating this Classical Revival, 13-story commercial building into a mixed-use building, containing 277 apartments on the upper floors
- 2). the Delaware Trust Building was placed on the National Register of Historic Places in April 2003, and State and Federal Tax Credits were instrumental in financing the conversion
- 3). a key part of the conversion was the removal a ca. 1960, 22-story office tower infill that was damaged by fire in 1997; this removal of a non-contributing building addition restored the structure to its significant, 1930s U-shaped design

### **901 N. Market Street** – former Equitable Trust Co. building

- architects: George W. & William D. Hewitt, Philadelphia
- date of construction: 1891-92
- notes of interest:

- 1). the Neo Classical stone and brick exterior facades of the corner building was clad in the existing materials by the current owners
- 2). George Hewitt was one of the original partners with Frank Furness in the 1860s-70s architectural firm of Fraser, Furness & Hewitt
- 3). two of George and William Hewitt's noted Philadelphia commissions are the Philadelphia Bourse and the Bellevue-Stratford Hotel

### **Rodney Square**

- architects: Zanzinger, Borie and Medary, Philadelphia
- date of construction: 1916-17
- notes of interest:

- 1). juried competition for the makeover of the site of Wilmington's earliest reservoir and, later, the New Castle County Courthouse (1880, Theophilus Parsons Chandler, Jr.) included five noted firms; noted Philadelphia architect and designer Warren Powers Laird and pre-eminent New York architect John Russell Pope served as judges
- 2). overall design concept illustrates a constrained element of classicism
- 3). a major focal point of Rodney Square is the equestrian statue of Caesar Rodney, measuring 14' tall and situated upon a 15' concrete base; statue commemorates Rodney's famous ride from Dover to Philadelphia to break the tie vote in the Continental Congress over the question as to whether the colonies should declare their independence from England; the sculptor, James Edward Kelly, also included two bas relief panels to help tell the important story: one shows Rodney arriving in Philadelphia and the other shows him casting the deciding ballot; statue was dedicated on July 4, 1923

### **Former New Castle County Courthouse / Wilmington City Hall**

- architects: Palmer, Hornbostel and Jones, New York, and John Dockery Thompson, Jr., Wilmington
- date of construction: 1914-16
- notes of interest:

- 1). the designs of Palmer, Hornbostel & Jones of New York and Wilmington architect John Dockery Thompson, Jr. were chosen over 11 other firms in the juried competition to replace the court house and city hall buildings
- 2). Henry Hornbostel's training at the Ecole des Beaux-Arts in Paris is evident in the building's Neo Classical lines and overall massing and scale
- 3). Hornbostel is a relatively overlooked but very important 20<sup>th</sup> century architect, and specialized in governmental and collegiate architecture

### **Wilmington Free Library**

- architects: Tilton & Githens, New York
- initially designed: 1917; final design, input from Design Committee: 1922
- notes of interest:

1). architect Alfred Morton Githens described the design as “from the type of the imperial Roman epoch – when Greek ideas were modified, as seen the remains of Pompeii, originally a Greek colony”

2). architect Edward Lippincott Tilton said the Egyptian-styled frieze and spandrel panels were modeled after those found at the Temple of Horus in Edfu, Egypt

3). a 3 member Art Committee- architects Frank Miles Day and Warren Powers Laird, and industrialist Pierre S. du Pont- made changes and suggestions to the design over a five year period

### **Former U. S. Post Office & Customs House / Wilmington Trust Building**

- architects: Robinson, Manning and Stanhope, Wilmington
- contributing architect: Louis A. Simon, Supervising Architect for United States Treasury Department, Washington, D.C.
- date of construction: 1935-37

### **Hotel Du Pont and Du Pont Building complex**

- phase I date of construction: 1907 – northwest corner of 10<sup>th</sup> and Market Street
- phase II date of construction: 1911-12 – mid-block of 1000 block of Market Street
- phase III date of construction: 1913 – southwest corner of 11<sup>th</sup> and Market Streets
- Du Pont Playhouse date of construction: 1913 – designer: David Topkis; builders: John A. Bader Co.
- phase IV date of construction: 1916 –mid-block of unit block of 10<sup>th</sup> Street – architect: Robeson Lea Perot
- phase V date of construction: 1919 – southeast corner of 11<sup>th</sup> and Orange Streets
- phase VI date of construction: 1930-31 –northeast corner of 10<sup>th</sup> and Orange Streets – builders: William M. Francis Company; Du Pont Construction Co; cost: \$1 million; dimensions = 96’ deep x 187’ street frontage x 13-stories
- notes of interest:

1). in 1931, a \$250,000 two-story rooftop addition was added by the Du Pont Building Company

2). like the former Delaware Trust Building, this commercial building incorporates several restrained elements of the Classical Revival architectural style