

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received NOV 6 1980

date entered DEC 3 1980

1. Name

historic WILLIAM SEEL BUILDING

and/or common

2. Location

street & number 319 Market Street not for publication

city, town Harrisburg vicinity of congressional district 17

state Pennsylvania code 42 county Dauphin code 043

3. Classification

Category	Ownership	Status	Present Use	
<u> </u> district	<u> </u> public	<input checked="" type="checkbox"/> occupied	<u> </u> agriculture	<u> </u> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<u> </u> unoccupied	<input checked="" type="checkbox"/> commercial	<u> </u> park
<u> </u> structure	<u> </u> both	<input checked="" type="checkbox"/> work in progress	<u> </u> educational	<u> </u> private residence
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment	<u> </u> religious
<u> </u> object	<u> </u> in process	<u> </u> yes: restricted	<u> </u> government	<u> </u> scientific
	<u> </u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<u> </u> industrial	<u> </u> transportation
		<u> </u> no	<u> </u> military	<u> </u> other:

4. Owner of Property

name Goldberg, Evans Katzman, ATTENTION: Paul Ziegler

street & number 319 Market Street, P. O. Box 966

city, town Harrisburg vicinity of state Pennsylvania 17108

5. Location of Legal Description

courthouse, registry of deeds, etc. Dauphin County Courthouse

street & number Front & Market Streets

city, town Harrisburg state Pennsylvania

6. Representation in Existing Surveys

title Pennsylvania Inventory
of Historic Places

has this property been determined eligible? yes no

date 1-24-80 federal state county local

depository for survey records Pennsylvania Historical & Museum Commission

city, town Harrisburg state Pennsylvania

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Located on Market Street, Harrisburg's major commercial thoroughfare, the William Seel Building is on a corner lot between a large state office building and several small run down commercial establishments. It is a narrow four story four bay building constructed of brownstone and brick. The c. 1950's enameled metal storefront has been removed to reveal the original brownstone. Two very elegant arches were uncovered, but the original storefront is no longer extant. The original storefront was recessed approximately 4" to 6" back from the outside faces of the brownstone. Plug holes and paint line tracts of the original storefront are visible on the jambs and soffits of the arches.

The brownstone below the second floor level has never been painted, but it has been defaced somewhat by the storefront attachment. Large brackets were located above the first floor corners, but only the bases remain. The brownstone above the second floor has been painted. Windows above the first floor consist of large one over one sash with single pane transoms above. The banks of windows are separated at each story by ornamental recessed panels.

The building is surmounted by a handsome overhanging cornice, supported by corbels and large ornamental brackets at the corners of the front and side facades. The sides of the building are brick except for the brownstone arch and pilasters on the alley facade. Stucco was recently applied to the three upper floors on the alley facade.

Very little remains of the original interior. Some vestiges of the original terazzo floor are visible, and there are some remains of the original pressed sheet metal ceiling and cornice.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1912-13

Builder/Architect

Statement of Significance (in one paragraph)

The William Seel Building is one of the few remaining early 20th century brownstone commercial buildings in downtown Harrisburg. Many of its counterparts have been demolished, or are threatened with demolition in the near future. This building has been purchased by a local law firm, which plans to restore the brownstone exterior and rehabilitate the interior.

The building was constructed between 1912 and 1913 by William Seel, a local merchant. It replaced a one-story frame house. At first, the building housed "Waller and Seel Wines and Liqueous" but in 1919 Seel leased the building to the Kinney Shoe Corporation. The Kinney Shoe Store opened by February of 1920, and remained in the building until the decline of the Harrisburg commercial district in the 1970's. William Seel owned the building until his death in the early 1970's, at which time it was given in trust to the Sylvan Heights Home for Orphan Girls, Inc. and Paradise School, Inc.

The building is representative of the type of commercial architecture once common in Harrisburg, but now becoming increasingly rare. As the two historic photographs illustrate, the building has largely maintained its integrity while its neighbors have suffered from the pressures of urban renewal. It is a handsome example of early 20th century commercial architecture.

9. Major Bibliographical References

ACREAGE NOT VERIFIED

UTM NOT VERIFIED

10. Geographical Data

Acreeage of nominated property .06

Quadrangle name Harrisburg West, Pa.

Quadrangle scale 1:24,000

UMT References

A

1	8	3	4	0	1	2	0	4	4	5	8	2	7	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Janet L. Bassett

organization PHMC

date

street & number P. O. Box 1026

telephone

city or town Harrisburg

state Pennsylvania 17120

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

ED WEINTRAUB

title Director, Office of Historic Preservation

date 10/21/80

For HCRS use only

I hereby certify that this property is included in the National Register

date 12/5/80

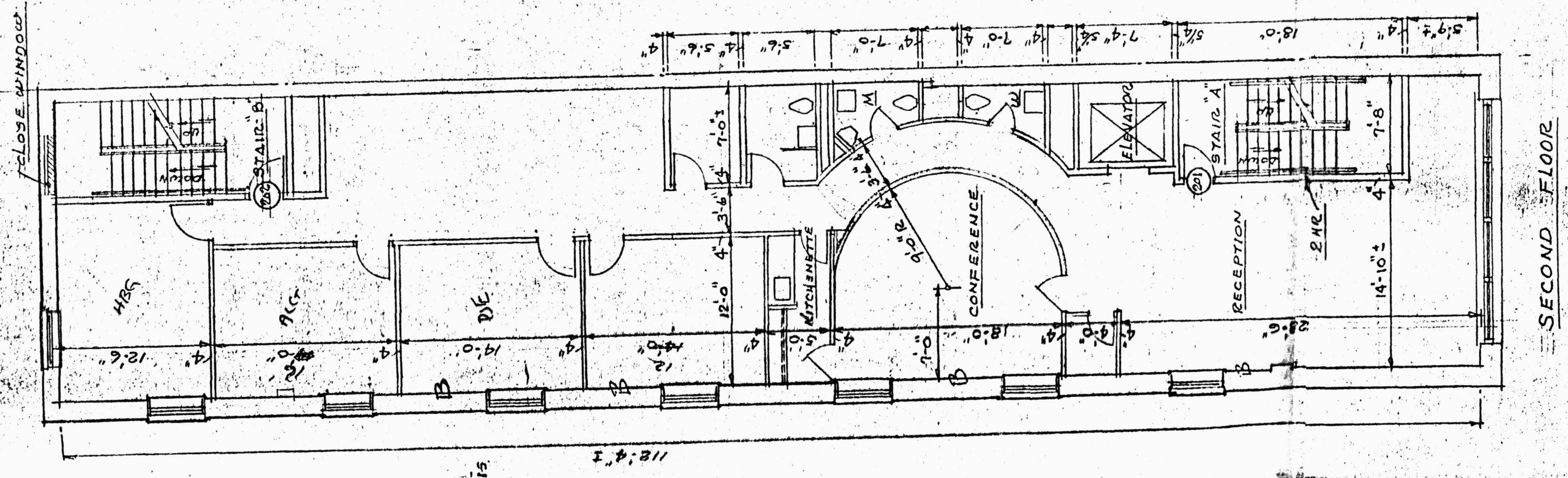
Keeper of the National Register

Attest:

date

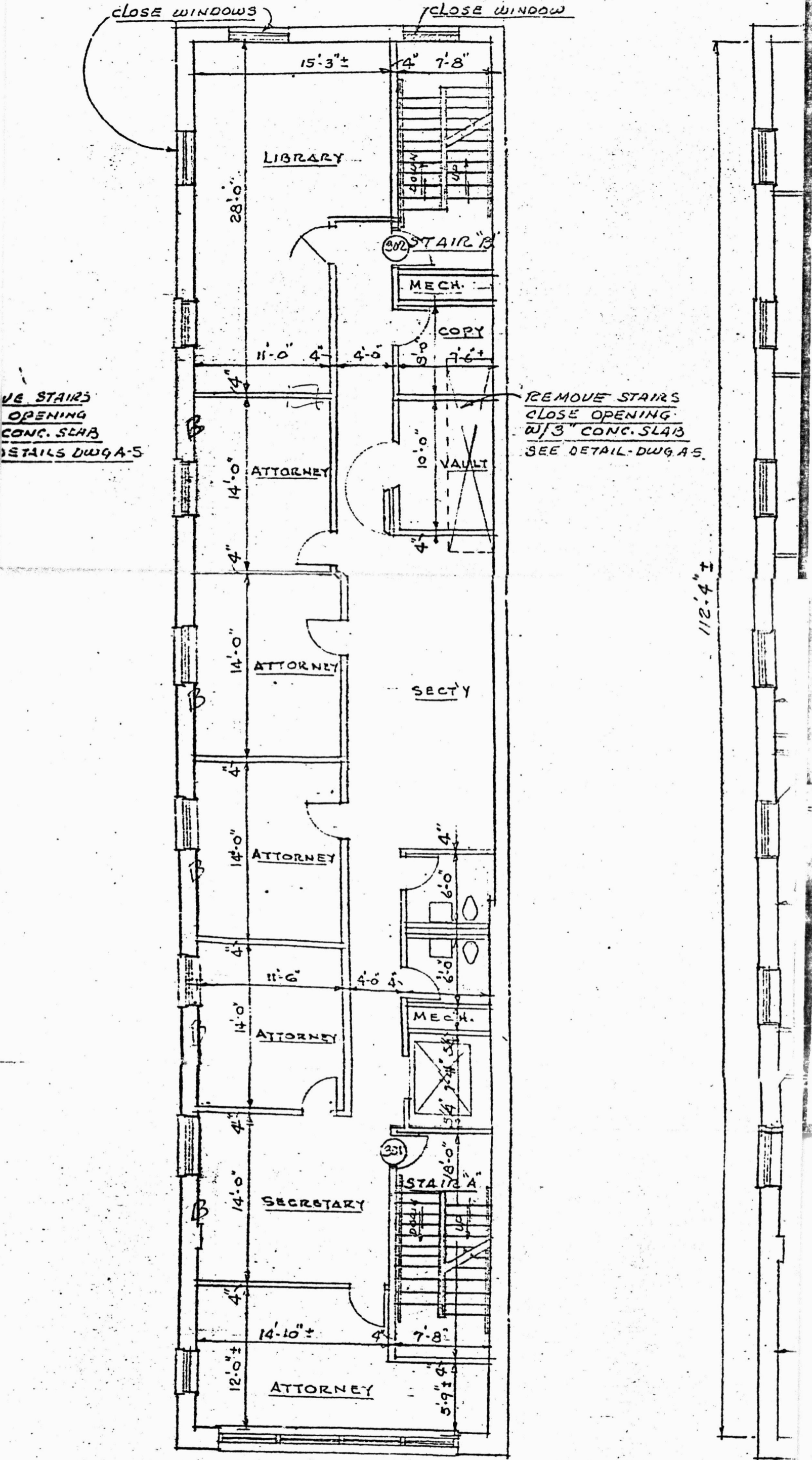
Chief of Registration

DEC 3 1980



SECOND FLOOR

NOV 6 1980



THIRD FLOOR
 SCALE - 1/8" = 1'-0"

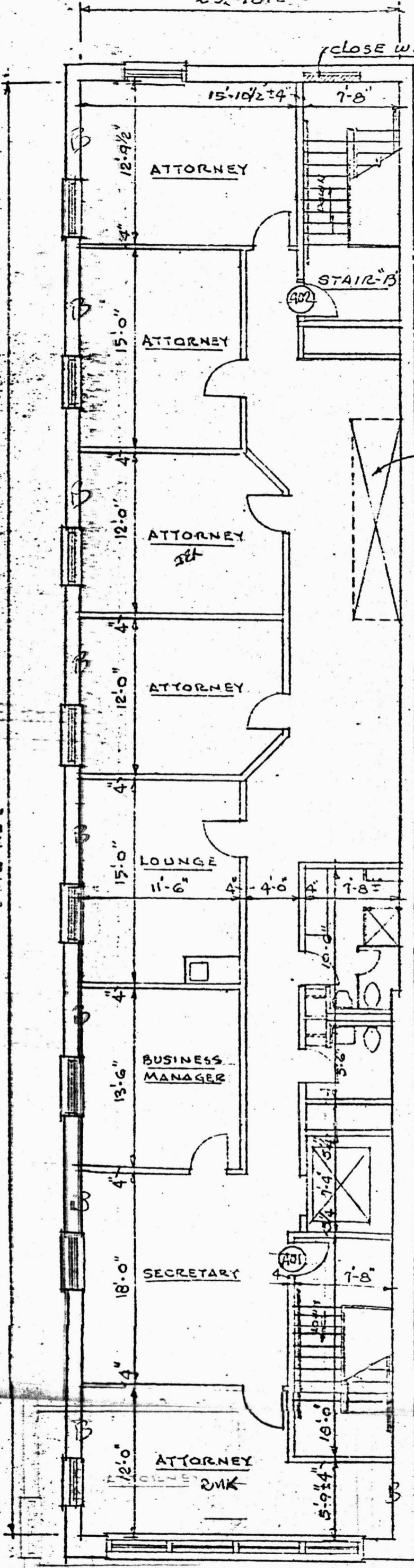


NOV 8 1980

23'-10 1/2"

close WINDOW

close



REMOVE STAIRS
 CLOSE OPENING
 W/ 3" CONC. SLABS
 SEE DETAILS DWG A-5

112'-7 1/2" ±

FOURTH FLOOR



112'-0 1/2" ±

NOV 6 1980

RECEIVED
RECORDED
OCT 21 10 44 AM '77
DAUPHIN COUNTY
PENNA.

No. 536

FEE-SIMPLE DEED—Typewriter

This Indenture, Made The

4th

day of October

in the year of our Lord One

Thousand Nine Hundred and Seventy-seven (1977)

Between THE MOST REVEREND JOSEPH T. DALEY, BISHOP OF THE DIOCESE OF HARRISBURG, IN. TRUST FOR SYLVAN HEIGHTS HOME FOR ORPHAN GIRLS, INC. AND PARADISE SCHOOL, INC., of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, GRANTOR and Party of the first part

- A N D -

DEWMAR PLAZA ASSOCIATES, A PENNSYLVANIA PARTNERSHIP, of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, GRANTEES and Parties

of the second part, **Witnesseth** That the said party of the first part, for and in consideration of the sum of--SIXTY-EIGHT THOUSAND AND 00/100 (\$68,000.00)----- Dollars, lawful money of the United States of America, well and truly paid by the said parties of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said parties of the second part their heirs and assigns.

All THAT CERTAIN lot of land situate and being in the said City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the corner of Dewberry Alley and Market Street, in the Third Ward of the said City of Harrisburg; thence along said street twenty-six (26) feet and one (1) inch to a point; thence by a line parallel with Dewberry Alley, one hundred and fourteen (114) feet and seven (7) inches to a post; thence by a line parallel with Market Street, twenty-six (26) feet and one (1) inch to Dewberry Alley, and thence by said Alley one hundred and fourteen (114) feet and seven (7) inches to the place of BEGINNING. Having thereon erected a building known as 319 Market Street, Harrisburg, Pennsylvania.

IT BEING the same premises whcih the Orphan's Court Division of the Court of Common Pleas of Dauphin County, Pennsylvania, by Decree in the Estate of William E. Seel, No. 558 Year of 1964, on June 10, 1975, awarded to the Most Reverend Joseph T. Daley, Bishop of the Diocese of Harrisburg, in trust for Sylvan Heights Home for Orphan Girls, Inc. and Paradise School, Inc. and further being the same premises which the said William E. Seel, deceased, acquired by Deed dated April 1, 1907, and recorded in Dauphin County in Deed Book "Y", Vol. 12, Page 514.

NOV 6 1980

Property Seel, William, Building
State Pa. Dauphin Working Number 11, 6, 80, 2778

DUE
1-6-81

TECHNICAL

CONTROL

Photos 2
Maps 4, 3

HISTORIAN

ARCHITECTURAL HISTORIAN

Subject of NHA appeal - concern with material used on side of building
PDIL (I assume - our files show cert. 9/11/80)
Eligible for architecture
Accept
S. J. J. J.
12/3/80

ARCHEOLOGIST

OTHER

HAER

Inventory _____
Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____ Send-back _____ Entered DEC 3 1980
Federal Register Entry 2.2.82 Re-submit _____



The
PUB
BAR
Poco

Coca-Cola
ALL KINDS OF
MARINES
FLAMINGO GRILL
WEINERS
HAMBURGERS

SUBS

William, Seel, Building NOV 6 1980
Dauphin County
PD: ~~1980~~ 1979 PC: J. Bassett
NL: PHMC
PV: front and side elevations 1/2
(Prior to restoration)

DEC

3

ALLIED PIX SERVICE INC.
19 N. Cameron Street
Harrisburg, Pa. 17101

R-1#4



Coca-Cola FLAMINGO G
ALL KINDS OF SUBMARINES WEINE HAMBURG

William Seel Building

Dauphin County

PD: 1980 PC: C. Dunlevey

NL: PHMC

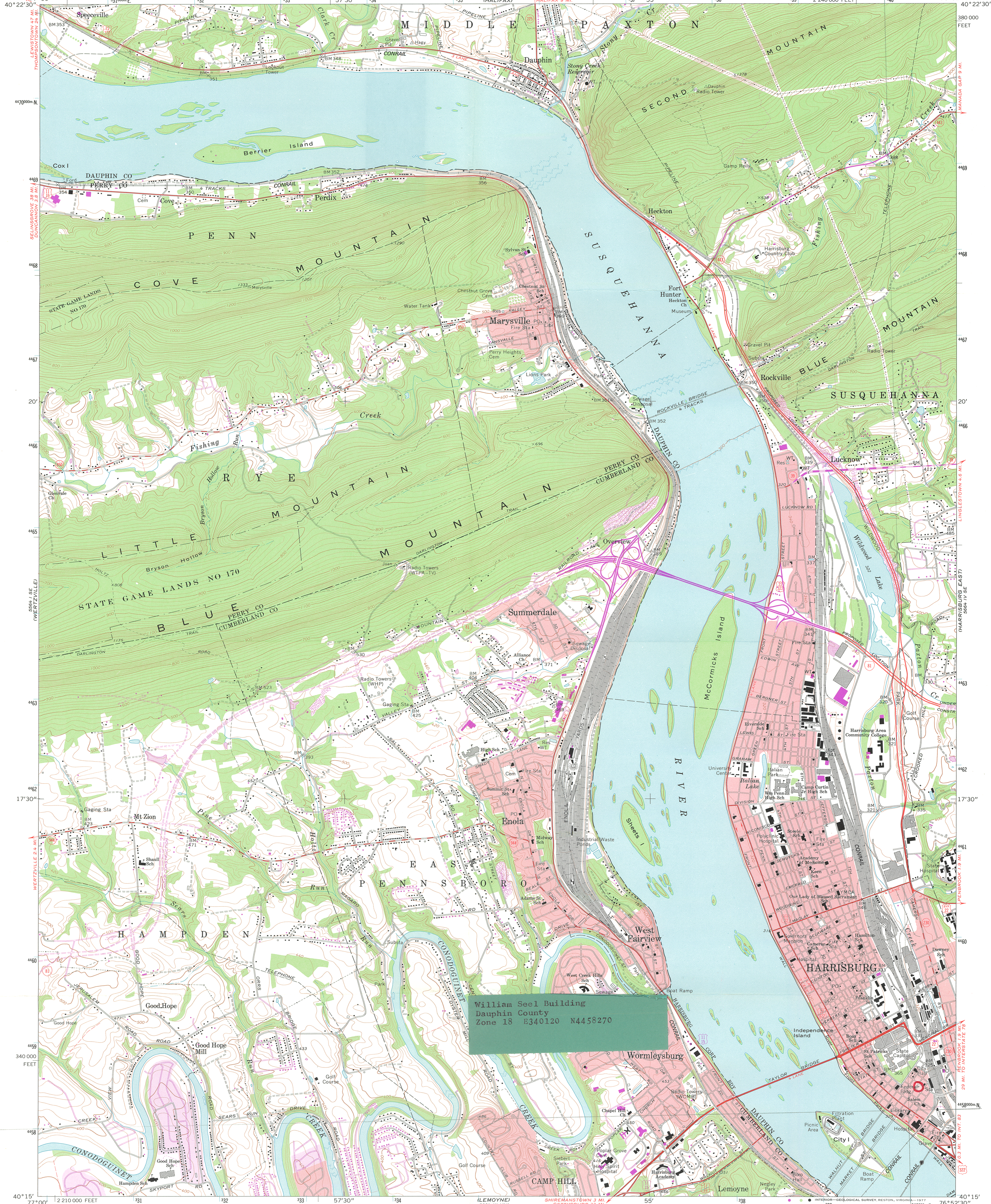
PV: Seel Building following
rehabilitation

DEC 3 1980

NOV 6

1980

2/2



William Seel Building
Dauphin County
Zone 18 E340120 N4458270

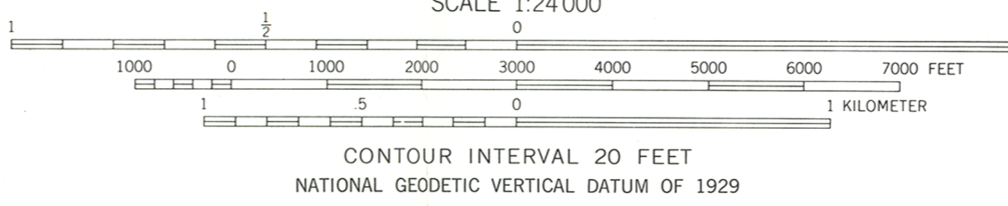
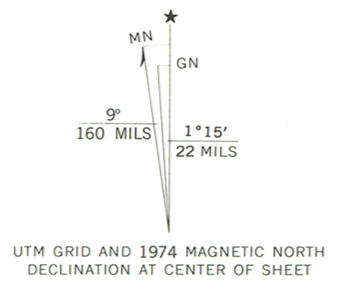
Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial
photographs taken 1968. Field checked 1969
Supersedes Army Map Service map dated 1947

Polyconic projection. 1927 North American datum
10,000-foot grid based on Pennsylvania coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue

Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked

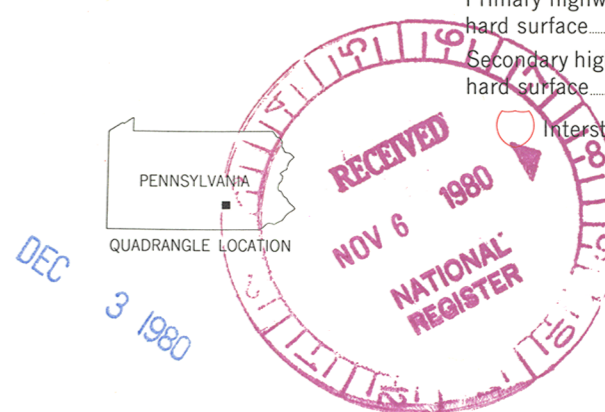
Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple compiled in cooperation with
State of Pennsylvania agencies from aerial photographs
taken 1974. This information not field checked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	Slate Route



HARRISBURG WEST, PA.
SW/4 HARRISBURG 15' QUADRANGLE
N4015-W7652.5/7.5
1969
PHOTOREVISED 1974
AMS 5664 IV SW-SERIES V831

ENTRIES IN THE NATIONAL REGISTER

STATE PENNSYLVANIA

Date Entered DEC 3 1980

<u>Name</u>	<u>Location</u>
Little Jerusalem (BenSalem) A.M.E. Church	Cornwells Heights Bucks County
Franklin Hose Company No. 28	Philadelphia Philadelphia County
Seal, William, Building	Harrisburg Dauphin County
Morris, Anthony, House	Norristown vicinity Montgomery County
Comerford Theater	Wilkes-Barre Luzerne County
Easton House	Easton Northampton County

Also Notified

Honorable H. John Heinz, III

Honorable Richard P. Schweiker
Honorable Peter H. Kostmayer
Honorable Michael "Ozzie" Myers
Honorable Allen E. Ertel
Honorable Lawrence Coughlin
Honorable Raphael Musto
Honorable Donald L. Ritter

State Historic Preservation Officer
Mr. Ed Weintraub
Historical and Museum Commission
P.O. Box 1026
Harrisburg, Pennsylvania 17120

NR Byers/bjr/1/5/81

For further information, please call the National Register at (202)343-6401.



United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO: W450

OCT 3 1980

Mr. Paul L. Zeigler
Goldberg, Evans and Katzman
319 Market Street
P.O. Box 966
Harrisburg, Pennsylvania 17108

Dauphin Co.

Dear Mr. Zeigler:

I have concluded the review of your appeal in which you requested that I overrule the finding of Technical Preservation Services Division that your work on 319 Market Street (the William Seel Building), Harrisburg, Pennsylvania, cannot be a "certified rehabilitation" for purposes of section 2124 of the Tax Reform Act of 1976 and section 701(f) of the Revenue Act of 1978.

In accordance with my responsibilities under U.S. Department of the Interior regulations (36 CFR Part 1208), I have carefully reviewed the full record of the case, taking into account the comments made by you and Mr. Ed Weintraub, the Pennsylvania State Historic Preservation Officer, in our meeting of September 24, 1980. After full consideration of all the facts and circumstances of this particular project, I wish to inform you that I agree with the finding of Technical Preservation Services Division that the application of "Dry-Vit" to the exterior walls of the Seel Building is an inappropriate treatment for a historic building. Nonetheless I have decided that the rehabilitation should be certified for tax purposes once the building is placed on the National Register of Historic Places. The reasons for my decision are as follows:

1. You undertook plans to modernize the Seel Building without knowing that it might be eligible for listing in the National Register. Once informed by the State Historic Preservation Officer that your building was being considered for National Register listing, you immediately met with the State Historic Preservation Officer to discuss what changes were needed to better preserve the historic character of the building.
2. You made extraordinary efforts to be responsive to the concerns of the State Historic Preservation Officer, most notably in your willingness to redesign the front elevation and the storefront. Further, the work undertaken on this portion of the building is of high quality

Mr. Paul L. Zeigler

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and reflects your strong interest to restore the essential form and design of the original front.

I share Ed Weintraub's opinion that the rehabilitation of the Seel Building will serve as an incentive to other Harrisburg property owners to undertake similar projects. For this reason, I would like to enlist your help to ensure that other owners of historic buildings in downtown Harrisburg become aware of the Secretary of the Interior's "Standards for Rehabilitation" and the roles that the Pennsylvania State Historic Preservation Officer and the U.S. Department of the Interior play in the certification of rehabilitation. Your efforts in urging other owners to contact the State at the earliest stage in the rehabilitation design development process would be greatly appreciated. Through early consultation we usually are able to resolve those differences that might otherwise preclude certification of a project.

If your building is placed on the National Register of Historic Places at a later date, pursuant to established procedures and criteria, the rehabilitation of the structure will automatically become a "certified rehabilitation" effective the date of National Register listing. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code of 1954 should be addressed to the appropriate local Internal Revenue Service office.

Sincerely,

/sgd./ Jerry L. Rogers

Deputy Associate Director
for Cultural Programs

cc: Mr. Ed Weintraub

bcc: W110-Reading File

W411-Rogers

~~W430-Oldham~~

W450-IRS

W450-Appeals File

W450 BASIC FILE RETAINED IN W450

FHR:JANDL:mat:10/2/80:343-6384



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

WILLIAM PENN MEMORIAL MUSEUM AND ARCHIVES BUILDING

BOX 1026

HARRISBURG, PENNSYLVANIA 17120

October 21, 1980

Mr. Jerry L. Rodgers
Acting Keeper
National Register of Historic Places
Department of the Interior
440 G Street, N.W.
Washington, D. C. 20243

Dear Mr. Rodgers:

Enclosed for your review and consideration for placement on the National Register of Historic Places are the following 18 properties.

If you have any questions or need additional information, please let me know.

Sincerely yours,

Susan M. Zacher
National Register Coordinator
Office of Historic Preservation

Enclosure

SMZ/tlg



Property

County

Dr. Joseph Leidy House	Philadelphia
Princeton Club	Philadelphia
Franklin Hose Company #28	Philadelphia
John Shedwick Development	Philadelphia
Easton House	Northampton
William Jacob Heller House	Northampton
J. M. Landis/Souder & Crouthamel Building	Montgomery
Cold Point Historic District	Montgomery
Anthony Morris House	Montgomery
Comerford Theater	Luzerne
Graff's Market	Indiana
Fisher-Brand Commercial Building	Franklin
Springer House	Fayette
General Wayne Inn	Chester
The Armory (New Brighton)	Beaver
G.A.R. Building	Dauphin
Bell Hall	Dauphin
William Seel Building	Dauphin



DEC 3 1980