

2008

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Most Precious Blood Roman Catholic Church, Rectory, Parochial School
other names/site number N/A

2. Location

street & number 2800-18 Diamond Street N/A not for publication
city, town Philadelphia N/A vicinity
state Pennsylvania code PA county Philadelphia code 101 zip code 19121

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>3</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>3</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Brent D. Glass Brent D. Glass 12/10/91
Signature of certifying official Date
Pennsylvania Historical & Museum Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Entered in the National Register
Sharon Byers 1/22/92
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

RELIGION: religious structure
 church school
 church-related residence

Current Functions (enter categories from instructions)

RELIGION: religious structure
 church-related residence

7. DescriptionArchitectural Classification
(enter categories from instructions)

SPANISH COLONIAL REVIVAL

Materials (enter categories from instructions)

foundation stone
 walls brick, limestone
 roof ceramic tile
 other

Describe present and historic physical appearance.

The Most Precious Blood of Our Lord Roman Catholic Parish consists of three buildings, a parochial school, rectory, and a dramatically sited church at apex of the triangular site of the complex. United by the yellow-tan palette of brick and accented by color tile and limestone trim calculated to recall the origins of Christianity in the architecture of Early Christian Rome, the buildings form one of the principal architectural and social landmarks of their region.

The property acquired by the congregation occupies a truncated triangular site where the diagonal of Sedgley Street intersects the urban grid at 28th and Diamond streets. This site had remained vacant during the turn of the century residential development that followed the trolley lines north. Site development was planned at the outset by Ballinger and Perrot, the Architects, so as to reserve the prominent corner location for the church while the parish school was placed so that its south-facing windows would light the classrooms. Space on the north or Diamond Street front was to be the site for the rectory and for a convent.

First to be constructed in the spring and summer of 1908 was the building which became the parish school (Photo 2). It was initially erected as a one story and basement structure, containing an assembly hall and Sunday School in the basement and a chapel on the first floor, but with the intention of adding two additional stories when money was available, to serve as the parish school. This higher use was reflected in the elaborate entrance portico, carried on short columns and accented with brightly colored tiles that is the principal feature of the school facade (Photo 3). An early photograph (Photo 1), shows leaded glass windows in the four openings on either side of the entrance. The completion of this phase permitted the church to abandon its temporary facilities in a converted garage at 28th and Susquehanna Avenue. The color scheme of tan brick with limestone accents was contemporary in spirit while permitting the architects to explore the architectural forms of North Italy, evident in the colored tile accents, the cubic capitals and stumpy proportions of the columns framing the entrance. The plan and construction, on the other hand

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National Register of Historic Places Continuation Sheet

Most Precious Blood Roman Catholic Church, Rectory, Parochial School

Section number 7 Page 2

Description: (continued)

were simple and modern, reflecting the interests of the architects who were then well known for their work in industry.

Four years after the first portion of the building was completed, a second phase was undertaken in which two additional stories were added to the basement and first floor, bringing the building to its full height of three stories. The plan takes the form of a "H" with its legs paralleling the street, containing the classrooms and the central wing containing circulation and toilets. By recessing the center, the architects could assure light and air on all sides. That plan was derived from the older Pennsylvania system with coatrooms as anterooms to the classrooms, and both opening off the central hall. With six classrooms on the second floor, an auditorium on the third floor and the chapel and Sunday school uses remaining in the first floor and basement, the building housed all of the parish activities.

The construction system adapted the modern industrial material of reinforced concrete to institutional use. A flat plate, column and beam system was used with no ornamental plaster to conceal the pattern of the formwork. This is particularly apparent in the reinforced concrete stair, in the spanning bridges of the stair tower and in the upper levels of the classrooms (Photo 4). The cast iron newels and wrought iron railing are the sole relieving features of an otherwise spartan interior (Photo 5). A year after the school was completed, the parish of St. Joachim's in Frankford gave the school its half century-old bell to call the children. A campanile was erected on the west side of the school that projects through the roof and gives the school yard an old world feel. The school survives in essentially original condition save for the first floor which was altered in the 1960s at a time when the second chapel was superfluous and the changing character of the neighborhood made a school cafeteria more useful. At that time many of the windows were replaced with aluminum sash, mimicking a pattern of change occurring in the public schools of the region.

With the completion of the school and chapel, the parish met its next greatest needs with the construction of a rectory as a home and office for priests. The placement of the building had been previously determined by Ballinger and Perrot; in 1914 they were commissioned to design the rectory which they did using the yellow-tan brick and limestone trim of the school, but modified away from the industrial

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Most Precious Blood Roman Catholic Church, Rectory, Parochial School

Section number 7 Page 3Description: (continued)

scale of the school towards the domestic in a modified Spanish Colonial style, reflecting the growing American awareness of California (Photos 6, 7, & 8). Broad overhanging eaves, sheathed in copper on the underside and broken by round headed parapets enliven the silhouette of upper levels. The roof is of cast terra-cotta shingles weathered to a purplish-red tone. The lower levels are articulated with limestone water table and sills and brick soldier courses that denote each story (Photo 8). Windows are paired to establish the broad rhythm of the facade, with nine paned sash above single pane sash typical. On the rear, towards the central yard, an arcade, carried on limestone columns, screens the south wall of the rectory (Photo 7). Its abrupt termination suggests that in the original Ballinger scheme, it was intended to link the rectory to the future church; that option was not taken when the church was constructed a decade later.

As befitted its residential purpose, the interior of the rectory is trimmed in dark varnished oak. A central hall opens through a portal that is a simplified version of that of the school; it however continues the basket capitals of north Italy as the principal accent. The front door opens into a tile trimmed vestibule, through an oak screen into a central hall flanked by two rooms on the north and one on the south (since converted into offices) on the first floor and chambers above. Although the rectory has been modernized with dropped ceilings, the fundamental character of the building survives intact.

The last building of the group to be constructed was the church which was built a decade later on the site reserved for it at the apex of the property, giving it visibility from all of the streets that approach the corner of 28th and Diamond streets (Photos 9, 10, & 11). Instead of using Ballinger and Perrot, the parish hired George Lovatt (1872-1958). Lovatt typically followed a more archaeologically exact mode which he applied to this church. The tan brick and limestone trim of the existing buildings made it appropriate to essay the early Christian architectural styles as exemplified by such Roman churches as Sta. Sabina (5th Century A.D.) and Sta. Maria in Cosmedin (10th century A.D.). Those buildings are of tan brick accented with stone trim and shaped into simple masses that denoted the aisles and nave, with a tall cylindrical apse flanked by pastophoria (the diaconicon and prothesis), (Photo 11). Lovatt's design closely followed the prototype with simple brick walls lighted by large round-headed windows infilled at the bottom by cast stone grills (Photo 10). Blue and

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Most Precious Blood Roman Catholic Church, Rectory, Parochial School

Section number 7 Page 4

Description: (continued)

yellow tile accents the walls, recalling the color scheme first announced by the tile in the entrance to the school of nearly twenty years earlier, while the conventional animal symbols of the early church - the owl for wisdom, the pelican for supposedly feeding its own flesh to its young are used in the terra cotta capitals of the exterior. The pelican reappears in a mosaic above the entrance where it was emblematic of the name of the Church, Most Precious Blood (Photo 9).

The interior of the church is based on the simple wood trussed roofed halls of Early Christian churches. An arcade of cast stone columns carrying massive cast cubic basket capitals supports the upper walls of the nave and separates the aisles and short transepts on either side. Leaded glass windows dimly light the interior and emphasize the rich coloration of the rough stucco walls, Mercer tile floors and vari-colored marble. The floor of the sanctuary is of travertine inset with yellow and blue marbles recalling the exterior trim colors; the alter is of a richly grained deep purple toned marble. Although the interior plan has been altered by moving the pulpit forward, and by the insertion of a modern choir deck, representing the modern liturgy, the church retains its original early twentieth century golden oak pews (perhaps dating from the original Ballinger chapel of 1908) as well as the confessionals, and other church furniture. The entire complex retains a high degree of integrity.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1908-1927

Significant Dates

1908
1914
1927

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Ballinger & Perrot Architects, W. McShane
Builder, Lovatt, George I., Architect

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The buildings of the Most Precious Blood Roman Catholic parish constitute one of the chief architectural landmarks that denote the maturation of the turn of the century neighborhood of North Philadelphia. That region was developed as middle class housing, connected to center city jobs by trolleys and railroads at the end of the nineteenth century and was served by modest, frequently temporary institutional buildings. In the early twentieth century, the area underwent a second round of church building that included several important landmarks including Baily and Truscott's English Renaissance St. John Chrysostom P.E. (1900) at 28th and Susquehanna streets; its great dome above its small base is prominent in the region; it is rivaled by the larger dome of B'nai Jeshuron synagogue (now Cornerstone Baptist Church) on 33rd Street above Diamond Street by New Yorker's Sugarman, Hess and Berger (1923).¹ The Most Precious Blood complex was the work of two of Philadelphia's premier architectural firms of the early twentieth century, Ballinger and Perrot who undertook the site planning and the first two buildings, and George I. Lovatt, who designed the church which completes the group. These are linked by the tan color and tile accents that recall Mediterranean architecture. Together, they stand out from the sea of red-brick and brownstone houses.²

Ballinger and Perrot who undertook the initial site plan and designed the school and rectory, are generally remembered for industrial architecture and for their development of a number of features of factory design including the super-span truss and the saw toothed roof that brought even illumination into mill spaces. The firm had begun as the office of Walter B. Geissinger, later Geissinger and Hales (1878-1894), changing to Hales and Ballinger with the retirement of Geissinger and the rise of Walter Ballinger to partnership. That partnership continued until 1902 when Hales retired and Emil Perrot was elevated to form the firm of Ballinger and Perrot which in 1920 became

See continuation sheet

9. Major Bibliographical References

Published Sources:

Connelly, James F., ed. *The History of the Archdiocese of Philadelphia*. Philadelphia: The Archdiocese of Philadelphia, 1976.

Donoghuy, Thomas. *Philadelphia's Finest. A History of Education in the Catholic Archdiocese 1692-1970*. Philadelphia: American Catholic Historical Society, 1972.

Exhibition Catalogue of the T-Square Club. Philadelphia, 1930.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:
Clio Group, Inc.

10. Geographical Data

Acreage of property 1/2 acre

UTM References

A 18 | 484600 | 426120
 Zone Easting Northing

C _____ | _____ | _____

B _____ | _____ | _____
 Zone Easting Northing

D _____ | _____ | _____

See continuation sheet

Verbal Boundary Description

The Most Precious Blood Parish begins at a point 200 feet east of the west side of the intersection of 28th and Diamond streets; it continues along the south side of Diamond Street to the corner of 28th Street, then continues south along 28th Street to the intersection of

See continuation sheet

Boundary Justification

This is the entire site of the Most Precious Blood Roman Catholic Church, Rectory, and Parochial School.

See continuation sheet

11. Form Prepared By

name/title George E. Thomas, Ph.D.
 organization Clio Group, Inc. date September 5, 1991
 street & number 3512 Lancaster Avenue telephone (215) 386-6276
 city or town Philadelphia state PA zip code 19104

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National Park Service

National Register of Historic Places Continuation Sheet

Most Precious Blood Roman Catholic Church, Rectory, Parochial School

Section number 8 Page 2

Significance: (continued)

the Ballinger Company.³ The changing partnerships provide insight into the origins of many of the firm's commissions. With its reputation in industrial design well established, that branch of work would remain a mainstay of the company, but Ballinger brought a cluster of Methodist Church commissions (the most famous being the Methodist Home for the Aged of 1898 in Belmont, and the Mount Airy Methodist Church of 1906). Emil Perrot's association resulted in a group of Roman Catholic buildings including St. Hedwig's Church at 23rd and Wood streets (1907) the Villa Maria Academy at Frazer, PA, and Girl's Catholic High School at 19th and Wood streets (1911). Presumably because many of their clients were mill-owners in North Philadelphia, many of their churches were located in that region as well.

These commissions provide an opportunity to see the interests of the architects when they were not constrained by industrial requirements. As the Most Precious Blood School demonstrates, they remained more interested in issues of construction - broad span halls, and new construction materials than in historical design. It is those issues that are central to the character of the school building. That this was part of the intention of the school is evident in the initial reports on the building which noted that it was the "only fireproof building in the diocese."⁴ That same point was brought up in several pieces of literature including the "History of our Parish" chapter of the 1916 publication on the Rectory campaign which described the building as "a splendid school, the only one of its kind in the diocese. Absolutely fireproof; nothing entering into the construction but brick and reinforced concrete. The latest improvements in heating and ventilation."⁵ This was indeed an important step for until this time, parochial schools had lagged behind the public schools both in planning and in fireproof construction. Henceforth, fireproof construction would be the standard with Ballinger and Perrot designing many of the buildings. The style of the school marked another carry over from their industrial careers, for, instead of being closely based on historical forms, it showed the broad facade treatment and colorful accents of their factory work.⁶ This is most apparent in the brick trim of the upper portion of the school facade and in the stone capped piers which evoked the Atlantic City Architecture of William Price.

George I. Lovatt, is not remembered as an innovative engineer but primarily as a church stylist whose best designs were based on histo-

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Most Precious Blood Roman Catholic Church, Rectory, Parochial School

Section number 8 Page 3

Significance: (continued)

ry. Among his early buildings of note are the Roman Baroque-style church of St. Rita's of Cascia on South Broad Street, Philadelphia, with its facade dominated by great consoles flanking the central nave in the fashion of Vignola (1907); the spectacularly sited, Roman-styled and domed Blessed Sacrament Cathedral in Altoona (1924) and the great English medieval inspired church of the Holy Christ Child on North Broad Street, Philadelphia (1929) for which he was awarded the gold Medal of the Philadelphia Chapter of the American Institute of Architects in 1930.⁷ Lovatt had already however received international honors for the design of the Most Precious Blood Church in 1926 at the International Exhibition in Barcelona (now remembered for Mies's Barcelona Pavilion).⁸ By comparison with such larger projects and the Altoona Cathedral and Holy Child, Most Precious Blood is modest in scale but exquisitely detailed, providing evidence of Lovatt's success in providing buildings that delighted the eye. This is apparent around the entire church; the calla lily iron grills of the apse, the brilliant color of the tile in the exterior walls, and the monumental entrance. Still, the art deco color accents, and the ornament developed out of modern cast stone suggest that Lovatt was more than just a revivalist with a clear understanding of how to reflect the present with the past. Despite its obscure location, this is one of the best examples of the work of an architect who was held in high esteem by his profession.

As an architecturally important complex of buildings that are the works of important Philadelphia architects Ballinger and Perrot and George I. Lovatt, the Most Precious Blood Catholic Church meets Criterion C for listing on the National Register of Historic Places.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Most Precious Blood Roman Catholic Church, Rectory, Parochial School

Section number 8 Page 4Notes:

(1)The churches of the region are covered in Clio Group, Inc., "North Philadelphia Survey" prepared for the Pennsylvania Bureau of Historic Preservation, 1985.

(2)The developmental history of the region is covered in George E. Thomas, "West Diamond Street Historic District" National Register Nomination, February, 1990.

(3)The Ballinger Company are one of the nation's most important industrial firms and remain active to the present; a brief history of their accomplishments is included in Sandra Tatman and Roger Moss, *Biographical Dictionary of Philadelphia Architects* (Boston: G. K. Hall, 1985), pp. 30-44.

(4)Rev. Joseph Kirlin, *Catholicity in Philadelphia: From the earliest missionaries down to the present time* (Philadelphia: Joseph McVey, 1909), pp. 509-510, contains the earliest mention of the parish which was Fr. Kirlin's own foundation. The parish was established in September of 1907 and began operations the following spring,

(5)*Souvenir Record of the \$20,000 Rectory Campaign, Church of the Most Precious Blood* (Philadelphia, PA, 1916), p. 27.

(6)Ballinger and Perrot were listed as the architects of the school, rectory and church of the new Most Precious Blood Parish in the *Philadelphia Real Estate Record and Builders' Guide* 22, no. 43 (23 October 1908); the rectory was reported *PRER&BG*, 29, no. 19 (13 May 1914). After the dissolution Ballinger and Perrot, Perrot evidently continued his association with the parish for he was listed as the architect of a new church, *PRER&BG* 37, no. 43 (25 October 1922). It was to be of stone with a slate roof.

(7)Lovatt's career is treated in Tatman and Moss, pp. 489-492. The *Exhibition Catalogue of the T-Square Club* (Philadelphia, 1930), includes photographs of the Holy Child Church and the citation of their award. The church was announced in the *PRER&BG* 42, no. 27, (27 June 1927).

(8)Tatman and Moss, p. 489.

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National Park Service

National Register of Historic Places Continuation Sheet

Most Precious Blood Roman Catholic Church, Rectory, Parochial School

Section number 9 Page 2

Bibliography: (continued)

Kirlin, Rev. Joseph. *Catholicity in Philadelphia: From the earliest missionaries down to the present time.* Philadelphia: Joseph McVey, 1909.

Philadelphia Real Estate Record and Builders' Guide 22, no. 43 (October 23, 1908), 29, no. 19 (May 13, 1914), 37, no. 43 (October 25, 1922), 42, no. 27 (June 27, 1927).

Souvenir Record of the \$20,000 Rectory Campaign, Church of the Most Precious Blood. Philadelphia, 1916.

Tatman, Sandra L. and Roger W. Moss. *Biographical Dictionary of Philadelphia Architects: 1700-1930.* Boston: G.K. Hall & Co., 1985.

Unpublished Sources:

Clio Group, Inc. "North Philadelphia Survey." Prepared for the Pennsylvania Bureau for Historic Preservation, Harrisburg, 1985.

Philadelphia Recorder of Deeds Office, City Hall, Broad and Market Streets, Philadelphia, PA. Deed 28 N 10 85, 86.

Piperno, Anthony. "A History of the Church of the Most Precious Blood of Our Lord, founded September 1, 1907." Typescript, May 15, 1971. St. Charles Seminary RG 102.141.2.

Thomas, George E. "West Diamond Street Historic District." National Register Nomination, February, 1990.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Most Precious Blood Roman Catholic Church, Rectory, Parochial School

Section number 10 Page 2

Verbal Boundary: (continued)

Sedgley Street; it continues along the north side of Sedgley Street 186 feet to a point then continues north west 80 feet to a point then west 19 feet 10.5 inches to a point then continues north 214 feet 10.5 inches north to the beginning, being lots 85 and 86, plat 28 N 10 in the Philadelphia Register of Deeds office, being the entire site of the parish buildings.

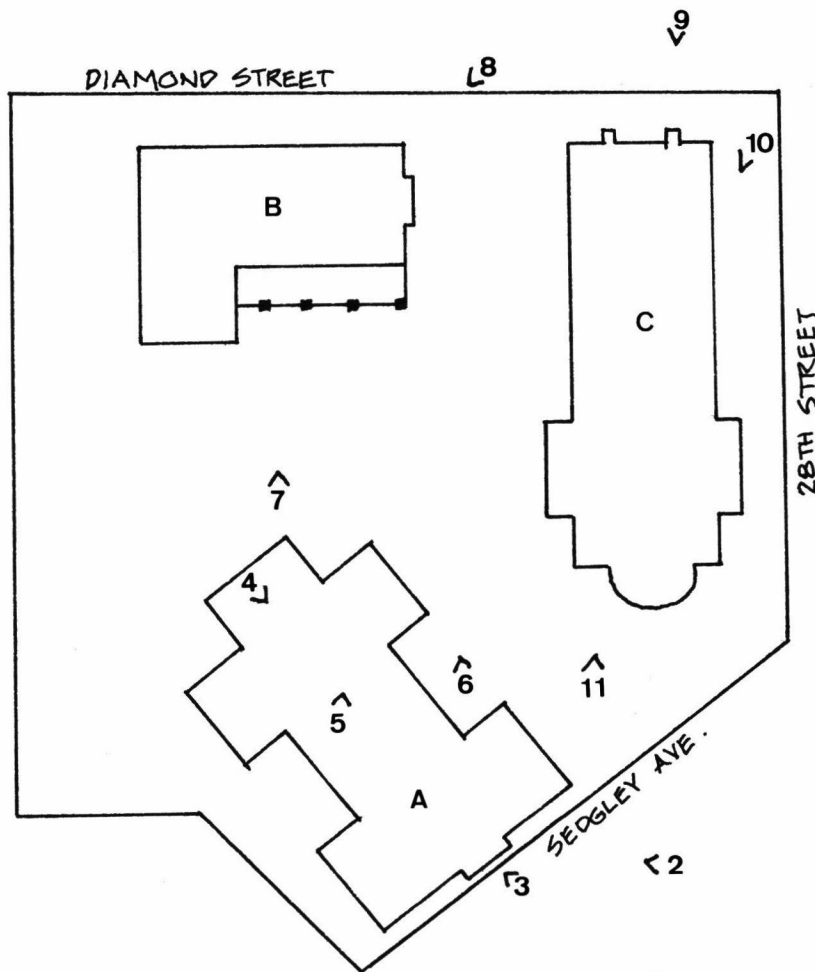
United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Most Precious Blood Roman Catholic Church, Rectory, Parochial School

Section number _____ Page _____

Site Plan, Photograph Key



- A. Parish School
- B. Rectory
- C. Church

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National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____



THE CHAPEL

Photograph #1

Most Precious Blood Chapel, Sedgley Street Facade, Looking Northwest.
Souvenir Record of the \$20,000 Rectory Campaign, Church of the Most
Precious Blood. Philadelphia, 1916.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Most Precious Blood Roman Catholic Church, Rectory and Paroc
NAME: hial School

MULTIPLE
NAME:

STATE & COUNTY: PENNSYLVANIA, Philadelphia

DATE RECEIVED: 12/16/91 DATE OF PENDING LIST: 12/31/91
DATE OF 16TH DAY: 1/16/92 DATE OF 45TH DAY: 1/30/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 91002008

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1/22/92 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: REMOVAL

PROPERTY Most Precious Blood Roman Catholic Church, Rectory and Paroc
NAME: hial School

MULTIPLE
NAME:

STATE & COUNTY: PENNSYLVANIA, Philadelphia

DATE RECEIVED: 4/15/93 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/30/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 91002008

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN REJECT 5/24/93 DATE See letter 5/26/93

ABSTRACT/SUMMARY COMMENTS:

The request to remove this property is based upon claimed procedural error. A review of all documentation submitted reveals no procedural error. See letter of chief of Registration dated 5/26/93

RECOM./CRITERIA Removal denied
REVIEWER Patrick Andrus
DISCIPLINE Historian
DATE 5/24/93

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Most Precious Blood School
Philadelphia, Pennsylvania

George E. Thomas

August 1991

Clio Group, Inc.

Looking West at Main Elevation

Photo #2



TEACH
ALL NATIONS



Most Precious Blood School
Philadelphia, Pennsylvania

George E. Thomas

August 1991

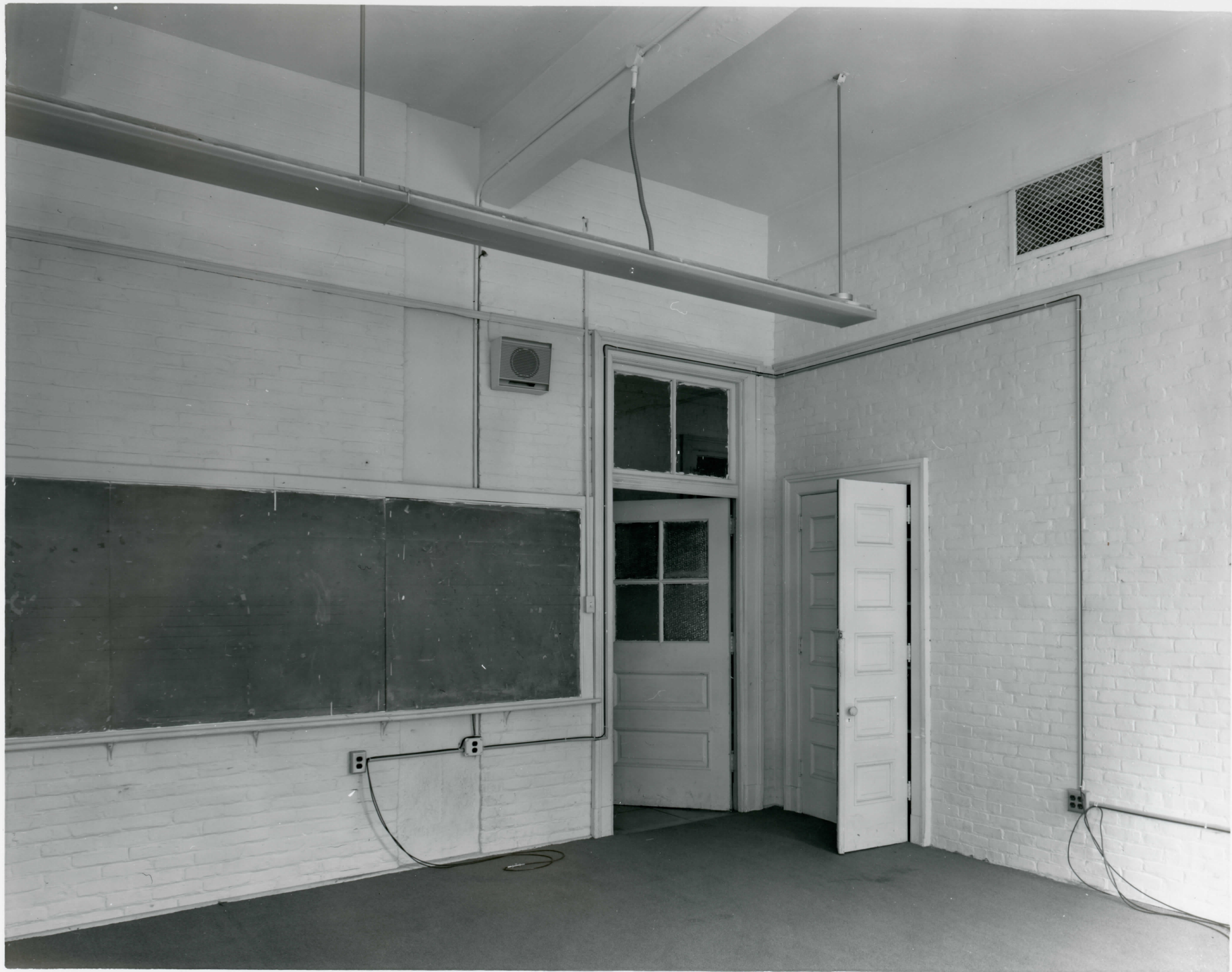
Clb Group, Inc.

Looking Northwest, Detail of Entrance to School

Photo #3



(c) Most Precious Blood School
Philadelphia, Pennsylvania
George E. Thomas
August 1991
Clio Group, Inc.
Second Floor, Main Stair
Photo #4



Most Precious Blood School
Philadelphia, Pennsylvania

George E. Thomas

August 1991

Clio Group, Inc.

Third Floor, Typical Classroom

Photo #5



Most Precious Blood Church, Rectory, School

Philadelphia, Pennsylvania

George E. Thomas

August 1991

Clio Group, Inc.

Looking North at Site

Photo #6



Most Precious Blood Rectory
Philadelphia, Pennsylvania

George E. Thomas

August 1991

Clio Group, Inc.

Looking North from School Yard at Rectory

Photo #7



Most Precious Blood Rectory
Philadelphia, Pennsylvania

George E. Thomas

August 1991

Clio Group, Inc.

Looking Southwest at Main Elevation of Rectory

Photo #8



THE CHURCH OF THE
SACRAMENT
1854-1855
BY THE
REV. JAMES H. HAYES
1854-1855
REV. JAMES H. HAYES
1854-1855

Most Precious Blood Church
Philadelphia, Pennsylvania

George E. Thomas

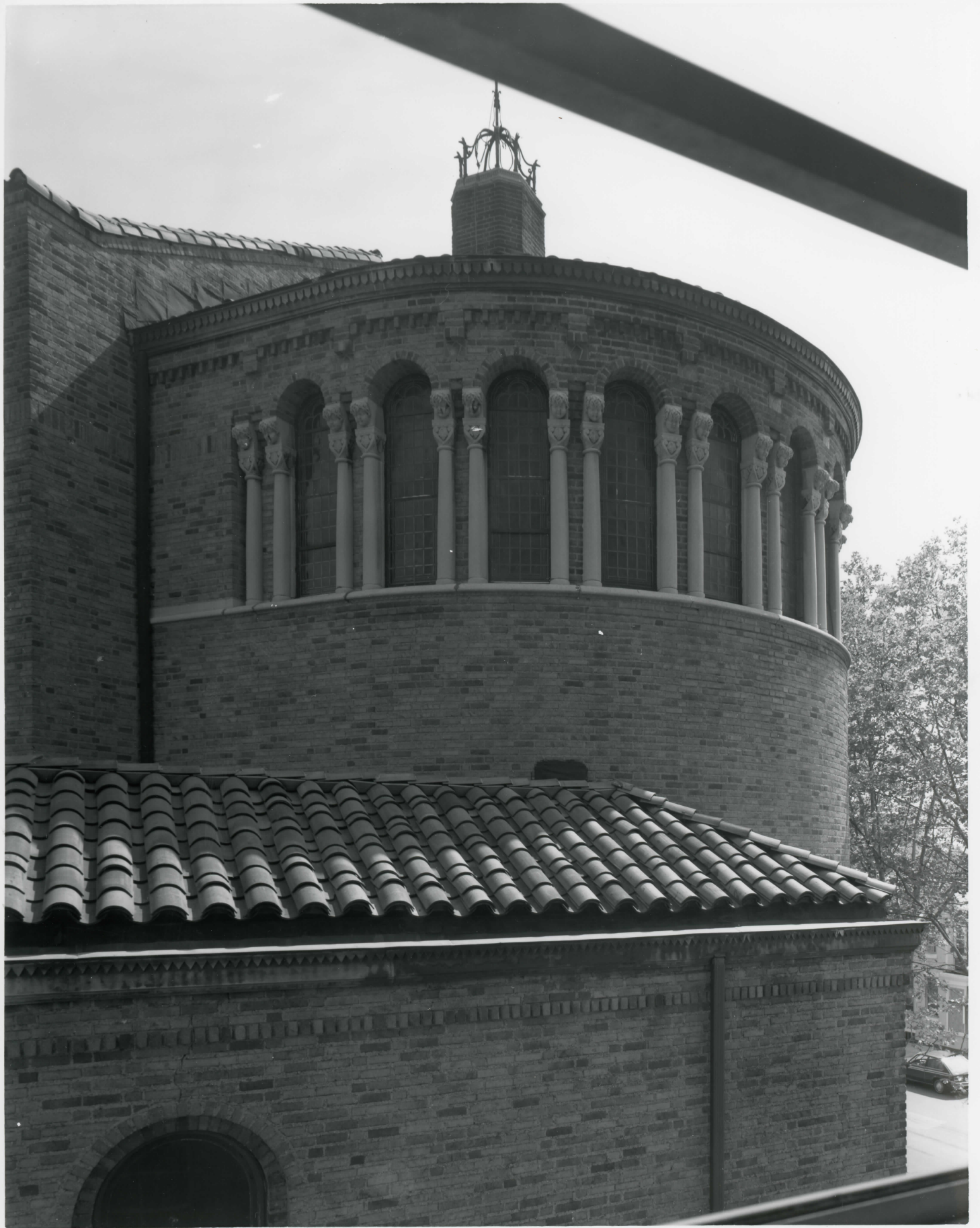
August 1991

Clio Group, Inc.

Looking South at Main Elevation of Church
Photo #9



Most Precious Blood Church
Philadelphia, Pennsylvania
George E. Thomas
August 1991
Clio Group, Inc.
Looking Southwest along East wall
Photo #10

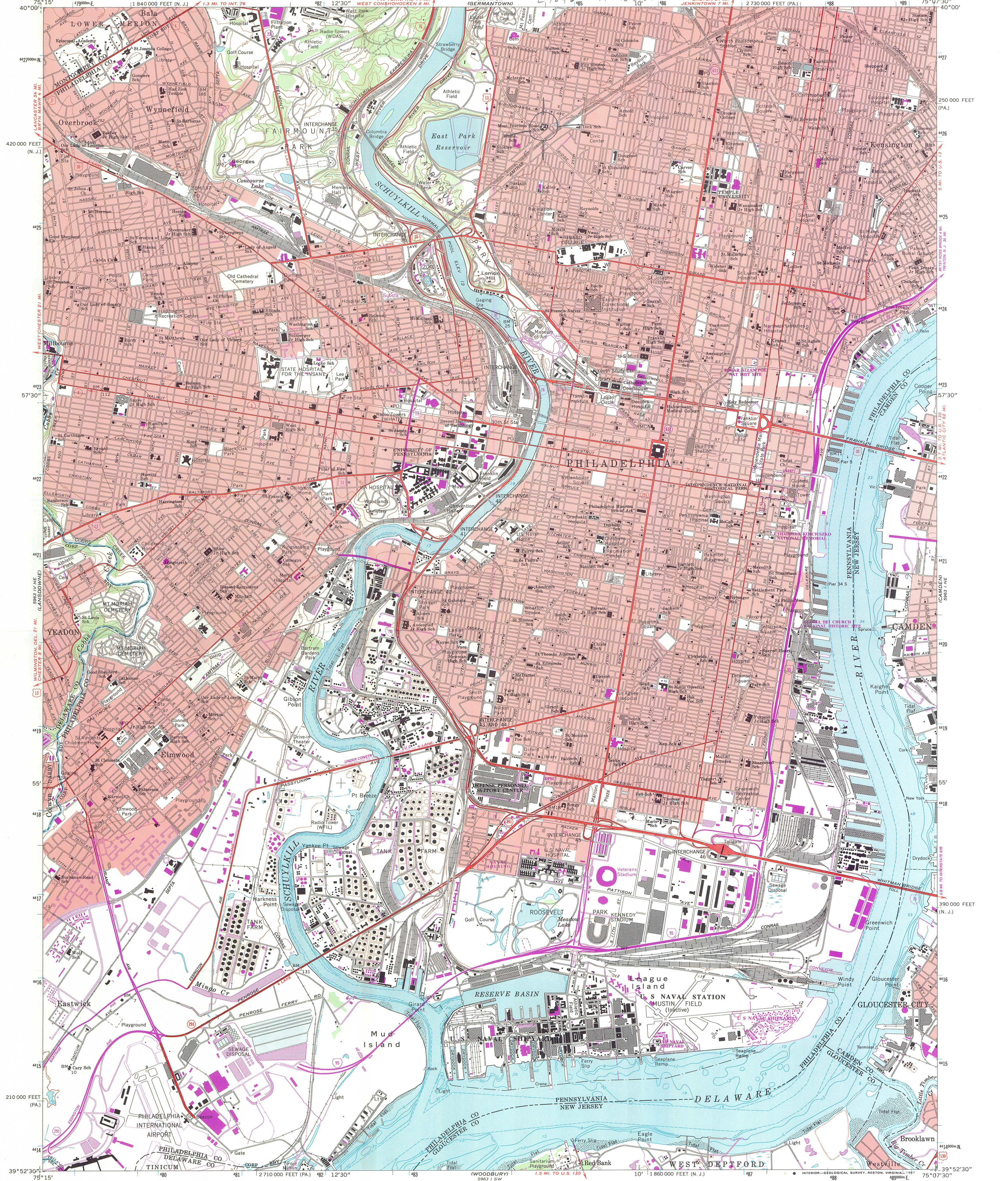


Most Precious Blood Church
Philadelphia, Pennsylvania
George E. Thomas
August 1991
Clio Group, Inc.
Looking North at Apse
Photo #11

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

PHILADELPHIA QUADRANGLE
PENNSYLVANIA-NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)

*Most Precious Blood Roman
Catholic Church, Rectory,
Parochial School
Philadelphia County
Philadelphia quad-zone 18
E4846,60 N4426,20*



Mapped by the U. S. Coast & Geodetic Survey
Edited and published by the Geological Survey
Control by USGS, NOS/NOAA, and USCE
Planimetry by photogrammetric methods from aerial photographs
taken 1946. Topography by planimetric surveys 1947. Revised by
the Geological Survey from aerial photographs taken 1965.
Field checked 1967.
Selected hydrographic data compiled from NOS chart 280 (1967).
This information is not intended for navigational purposes.
Polyconic projection, 10,000-foot grid ticks based on the Pennsylvania
coordinate system, south zone, and New Jersey coordinate system
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue.
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 6 meters south and
31 meters west as shown by dashed corner ticks.
Red tint indicates areas in which only landmark buildings are shown.
There may be private inholdings within the boundaries of
the National or State reservations shown on this map.

Revisions shown in purple and woodland compiled
by the Geological Survey from aerial photographs
taken 1982 and other sources. This information
not field checked. Map edited 1985.

SCALE 1:24,000
CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 5.8 FEET

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
○ Interstate Route ○ U.S. Route ○ State Route

PHILADELPHIA, PA. - N. J.
39075-H2-TF-024
1967
PHOTOREVISED 1985
DMA 5962 I NW - SERIES V831



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
P. O. Box 1026, HARRISBURG, PENNSYLVANIA 17108-1026

EXECUTIVE DIRECTOR

October 3, 1991

Archdiocese of Philadelphia
222 North 17th Street
Philadelphia, PA 19103

Re: Most Precious Blood Roman
Catholic Church/Rectory/
Parochial School,
2800-18 Diamond Street
Philadelphia

Dear Sirs:

I would like to invite you to attend the November 12, 1991 meeting of the Pennsylvania Historic Preservation Board. At this meeting the historic significance of the above named property will be reviewed and discussed by the Board for nomination to the National Register of Historic Places, the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage.

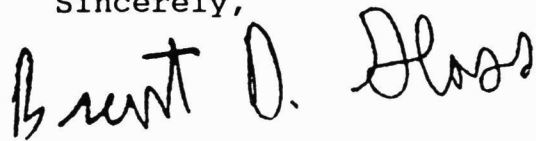
Listing of the above named property provides recognition of the property's historic importance and assures protective review of Federal projects that might adversely affect the historic character of the property. If the property is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners nor will the Federal government attach restrictive covenants to the properties or seek to acquire them.

Attached please find a notice that explains, in greater detail, the results of listing in the National Register and that describes the rights and procedures by which an owner may comment on or object to listing in the National Register.

The Historic Preservation Board will meet at 9:30 a.m. on November 12, 1991 in Room 515, Pennsylvania Historical and Museum Commission, Third and North Streets, Harrisburg, Pennsylvania. If you wish to attend, the meeting or have any questions regarding the nomination process, please call Dan Deibler, Chief, Division of Preservation Services, Bureau for Historic Preservation, at (717) 783-8946.

Sincerely,

A handwritten signature in cursive script that reads "Brent D. Glass". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

BRENT D. GLASS

Enclosures
BDG/jk

RIGHTS OF OWNERS TO COMMENT AND/OR TO OBJECT TO LISTING IN THE
NATIONAL REGISTER

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to Brent D. Glass, State Historic Preservation Officer, Pennsylvania Historical and Museum Commission, P.O. Box 1026, Pennsylvania, 17108-1026, by November 12, 1991.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Office before the Pennsylvania Historic Preservation Board considers this nomination on November 12, 1991. A copy of the nomination and information on the National Register and the Federal tax provisions are available from the above address upon request.

RESULTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Eligibility for Federal tax provision: If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension of 1980, the Economic Recovery Tax Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitations of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67.

Consideration in planning for Federal, federally licensed, and federally assisted projects: Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

Consideration in issuing a surface coal mining permit: In accordance with the Surface Coal Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 30 CFR 700 et seq.

Qualification for Federal grants for historic preservation when funds are available: Presently, funding is unavailable.

Please note that listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them.

Nomination #2

Daw



CITY OF PHILADELPHIA

RECEIVED
Brent Glass
OCT 28 1991
HISTORIC PRESERVATION

PHILADELPHIA HISTORICAL COMMISSION
1301 UGI Building
1401 Arch Street
Philadelphia, Pennsylvania 19102
MU 6-4543 and MU 6-4583

EDWARD A. MONTGOMERY, JR.
Chairman

RICHARD TYLER, Ph.D.
Historic Preservation Officer

22 October 1991

Brent Glass, Ph.D., Executive Director
Pennsylvania Historical and Museum Commission
William Penn Memorial Museum
Box 1026
Harrisburg, Pennsylvania 17108-1026

Dear Dr. Glass:

At a meeting of the Philadelphia Historical Commission held on 9 October 1992, Professor David Brownlee, the architectural historian member of the Commission, presented the National Register nomination of Most Precious Blood Roman Catholic Church/Rectory/Parochial School for consideration.

The Commission determined that the Most Precious Blood complex warrants listing on the National Register of Historic Places as the work of important architects and as a landmark of the architectural and social history of North Philadelphia. In view of this, the Commission urges the approval of this nomination by the Board and you.

Thank you for your consideration of this nomination.

Yours truly,

Richard Tyler

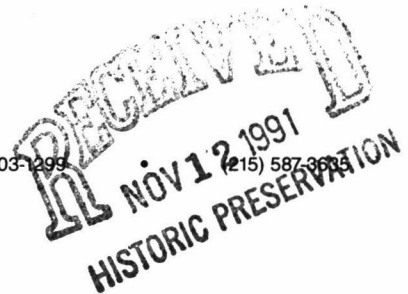
Richard Tyler
Historic Preservation Officer

RT:sj

ARCHDIOCESE OF PHILADELPHIA
OFFICE OF FINANCIAL AFFAIRS

222 N. SEVENTEENTH STREET

PHILADELPHIA, PENNSYLVANIA 19103-1299



November 7, 1991

Pennsylvania Historical and Museum Commission
Commonwealth of Pennsylvania
P. O. Box 1026
Harrisburg, PA 17108-1026

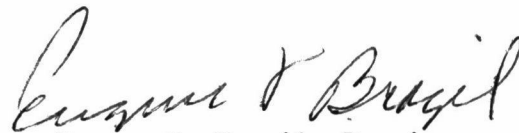
Attention: Brent D. Glass, Executive Director

RE: **Most Precious Blood Roman Catholic Church/Rectory/
Parochial School, 2800-18 Diamond Street, Philadelphia**

Dear Mr. Glass:

In accordance with the National Historic Preservation Act and 36 CFR 60, please be advised that His Eminence Anthony Cardinal Bevilacqua objects to the listing of Most Precious Blood Roman Catholic Church and Rectory, 2800-18 West Diamond Street, Philadelphia, Pennsylvania for listing in the National Register of Historic Places. Please note that your letter of October 3, 1991 also listed Most Precious Blood School. Most Precious Blood School has been conveyed to Philadelphia Landed Interests, inc. and is no longer owned by His Eminence Anthony Cardinal Bevilacqua. That property was known as 2821-27 Sedgley Avenue, Philadelphia, Pennsylvania. We do not object to the nomination of the former Most Precious Blood School inasmuch as we have no legal interest in the property. Enclosed is the Affidavit of His Eminence, Anthony J. Bevilacqua.

Sincerely yours,


Eugene F. Brazil, Esquire

cef


Enclosure


AFFIDAVIT

ANTHONY CARDINAL BEVILACQUA, Archbishop of Philadelphia, being duly sworn according to law, deposes and says that he is the Archbishop of the Archdiocese of Philadelphia and in that capacity is the sole legal owner of premises known as 2800-2818 West Diamond Street (Most Precious Blood Church and Rectory), Philadelphia County, Pennsylvania, with recording information described in Exhibit "A" which is attached to this affidavit and made a part hereof. Title is vested in the affiant by reason of his office as Ordinary of the Archdiocese of Philadelphia, and not in his individual or personal capacity, in accordance with Canon Law as recognized by the Commonwealth of Pennsylvania.

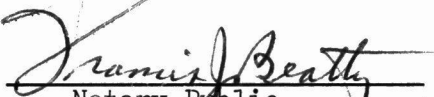
The affiant further states that he, as owner of the subject property, objects to the listing of the subject property on the National Register of Historic Places.

Affiant further states that he is authorized to take this affidavit as the sole owner of the subject premises pursuant to Canon Law as recognized by the Commonwealth of Pennsylvania.


Anthony Cardinal Bevilacqua

By: 
Reverend Monsignor Edward P. Cullen,
Attorney-in-Fact

Sworn to and subscribed
before me this 7th
day of November 1991.


Notary Public

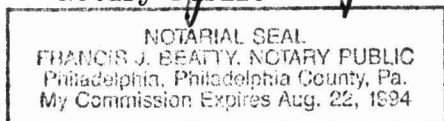


EXHIBIT A

Most Precious Blood Church and Rectory, 2800 - 2818 West Diamond Street,
Philadelphia, Pennsylvania

Deeds recorded in the Office for Recording of Deeds for Philadelphia County in
Deed Book WSV No. 925, page 327, et seq., and Deed Book WSV 925, page 336, et seq.



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
BUREAU FOR HISTORIC PRESERVATION
BOX 1026
HARRISBURG, PENNSYLVANIA 17108-1026

RECEIVED
NOV 26 1991

NATIONAL
REGISTER

November 26, 1991

Carol Shull, Chief of Registration
National Register of Historic Places
U.S. Department of Interior
1100 L Street, NW
Washington, D.C. 20240

Re: NR nomination forms

Dear Ms. Shull:

The following National Register nomination forms are being submitted for your review:

See attached list.

The proposed action is :

listing in the National Register

determination of eligibility (owner objection)

If you have any questions regarding the nominations please call us at (717) 783-8947.

Sincerely,

Dan G. Deibler, Chief
Division of Preservation
Services

Enclosures
DGD/dc

Reading Railroad Freight Station, Union County

Most Precious Blood Roman Catholic Church, Rectory,
Parochial School, Philadelphia

One of the two property owners objects to listing. Since
this does not constitute a majority of owners, listing in
the National Register is requested.

Kenderdine Mill, Montgomery County

Wirts House, Adams County

Yeakle and Miller Houses, Montgomery County



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
BUREAU FOR HISTORIC PRESERVATION
BOX 1026
HARRISBURG, PENNSYLVANIA 17108-1026

APR - 2 1992

March 20, 1992

Archdiocese of Philadelphia
222 North 17th Street
Philadelphia, Pennsylvania 19103

Re: Most Precious Blood Roman
Catholic Church, Philadelphia

Dear Sir/Madam:

I am pleased to inform you that the above referenced property was placed on the National Register of Historic Places on January 22, 1992. Entry upon the National Register gives recognition to the historical, architectural or cultural merits of properties. Properties listed on the National Register receive consideration during the review of federal projects and may qualify for federal historic preservation tax credits or other assistance when available. (Currently no grant-in-aid funds are available). Enclosed is a brochure explaining the National Register program.

An appropriate certification attesting to this registration is enclosed.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda Barrett".

Brenda Barrett
Director

Enclosure
BB/DGD/dc



Commonwealth of Pennsylvania
Pennsylvania Historical & Museum Commission

MOST PRECIOUS BLOOD ROMAN CATHOLIC CHURCH

PHILADELPHIA COUNTY

has been entered in the

National Register of Historic Places

under provisions of the National Historic Preservation Act of 1966

The National Register of Historic Places, kept by the United States Department of Interior, is the official list of the Nation's cultural resources worthy of preservation and includes properties significant in American History, Architecture, Archeology, Engineering and Culture. These resources contribute to an understanding of the historical and cultural foundations of the Nation.

Brent D. Glass

State Historic Preservation Officer

John P. ...

Director, Bureau for Historic Preservation

JANUARY 22, 1992

Date entered

ARCHDIOCESE OF PHILADELPHIA
OFFICE OF FINANCIAL AFFAIRS

222 N. SEVENTEENTH STREET

• PHILADELPHIA, PENNSYLVANIA 19103-1299 •

(215) 587-3635

April 20, 1992

Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Box 1026
Harrisburg, PA 17108-1026

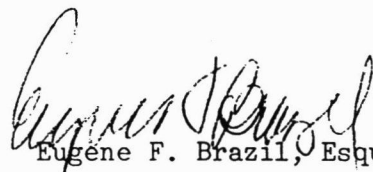
Attention: Brenda Barrett, Director

Re: **Most Precious Blood Roman Catholic Church, Philadelphia**

Dear Ms. Barrett:

I acknowledge receipt of your letter of March 20, 1992 addressed to the Archdiocese of Philadelphia indicating that Most Precious Blood Roman Catholic Church, 28th and Diamond Streets, Philadelphia, Pennsylvania, has been placed on the National Register of Historic Places on January 22, 1992. We previously sent the attached Affidavit, signed by His Eminence Anthony Cardinal Bevilacqua, indicating that we objected to listing of the property on the National Register of Historic Places. In light of the previous notification and Affidavit, could you please advise why this property was nonetheless listed on the National Register of Historic Places? My understanding is that when a property owner objects to such a status, that it is not listed in the absence of an overriding public need that it be so listed. Please advise.

Sincerely,

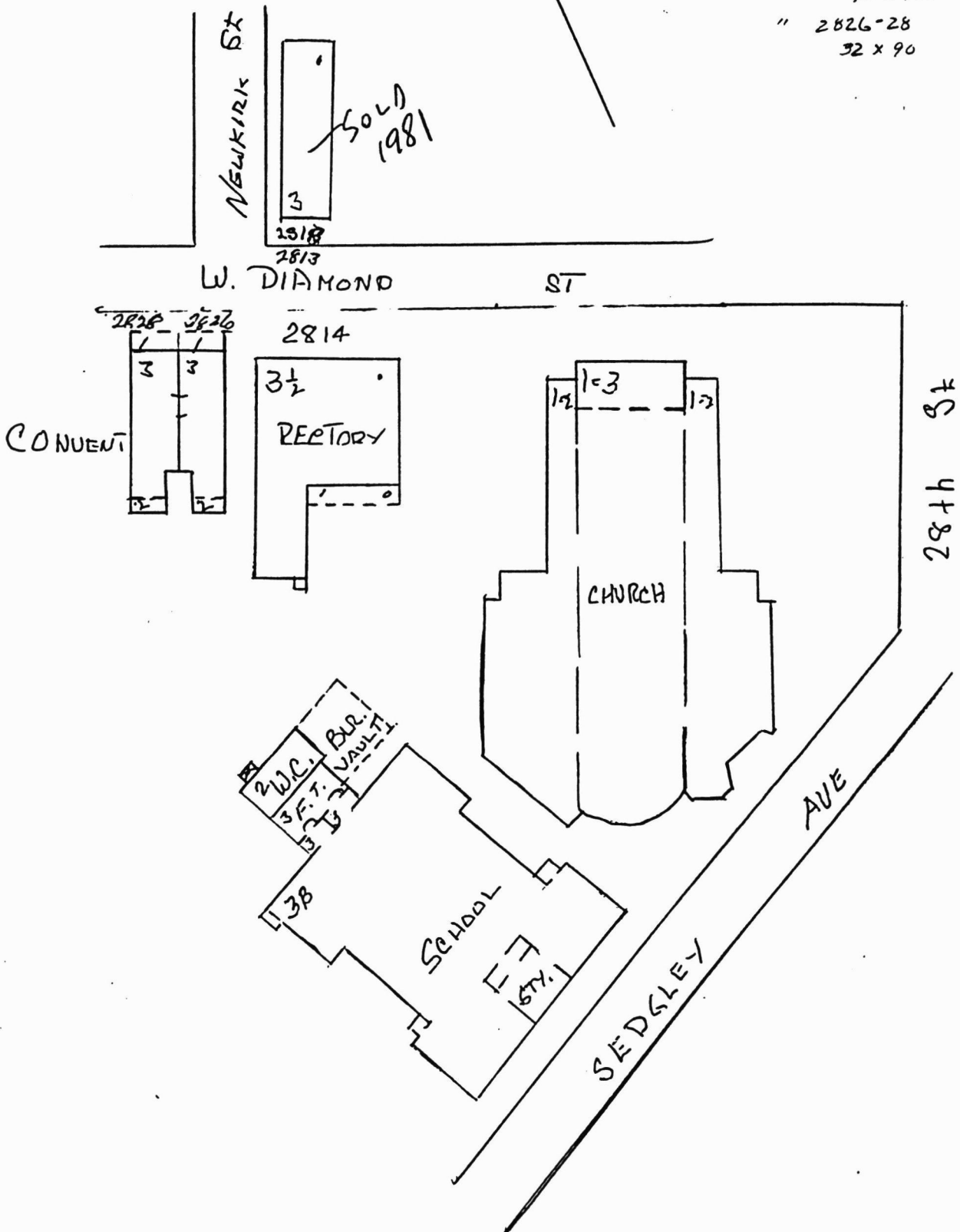
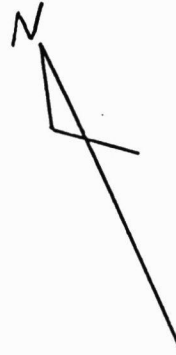

Eugene F. Brazil, Esquire

cef

Enclosure

DIRECTORY SHOWS: W. DIAMOND

DJD 2800-18	130 x 100	94.7
" 2820-24	70 x 100	10.3
" 2826-28	32 x 90	7.9





Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

AUG 3 - 1992

July 29, 1992

1/22/92
date of designation

Eugene F. Brazil, Esq.
Archdiocese of Philadelphia
Office of Financial Affairs
222 North 17th Street
Philadelphia, Pennsylvania 19103-1299


Dear Mr. Brazil:

I am writing in response to your letter regarding the listing of the Most Precious Blood Roman Catholic Church, Rectory and Parochial School, 2800-18 Diamond Street, Philadelphia, Pennsylvania in the National Register of Historic Places. Because the historical significance of the school in the education of parish children cannot be separated from the role of the church, the nomination includes both the former school building and the church and rectory buildings.

The Archdiocese of Philadelphia is one of two owners of the nominated property. For properties with more than one owner, a majority of owners must object to listing in order for the property not to be listed. For a nomination with two owners, such as this, both owners must object.

We are surprised by your letter since it is the resource's National Register designation that made its resale and reuse for income-assisted housing possible. It is also our understanding that the new owner of the former school building, West Diamond Street Associates, discussed this with the Archdiocese before the project was undertaken.

If you have any additional questions, do not hesitate to contact our office.

Sincerely,

Dan G. Deibler, Chief
Division of Preservation
Services

cc: Brenda Barrett
DGD/dlc

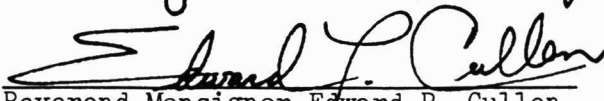
AFFIDAVIT

ANTHONY CARDINAL BEVILACQUA, Archbishop of Philadelphia, being duly sworn according to law, deposes and says that he is the Archbishop of the Archdiocese of Philadelphia and in that capacity is the sole legal owner of premises known as 2800-2818 West Diamond Street (Most Precious Blood Church and Rectory), Philadelphia County, Pennsylvania, with recording information described in Exhibit "A" which is attached to this affidavit and made a part hereof. Title is vested in the affiant by reason of his office as Ordinary of the Archdiocese of Philadelphia, and not in his individual or personal capacity, in accordance with Canon Law as recognized by the Commonwealth of Pennsylvania.

The affiant further states that he, as owner of the subject property, objects to the listing of the subject property on the National Register of Historic Places.

Affiant further states that he is authorized to take this affidavit as the sole owner of the subject premises pursuant to Canon Law as recognized by the Commonwealth of Pennsylvania.


Anthony Cardinal Bevilacqua

By: 
Reverend Monsignor Edward P. Cullen,
Attorney-in-Fact

Sworn to and subscribed
before me this 7th
day of November 1991.


Notary Public

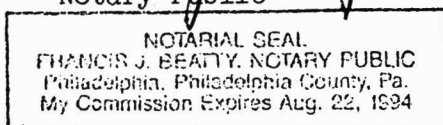


EXHIBIT A

Most Precious Blood Church and Rectory, 2800 - 2818 West Diamond Street,
Philadelphia, Pennsylvania

Deeds recorded in the Office for Recording of Deeds for Philadelphia County in
Deed Book WSV No. 925, page 327, et seq., and Deed Book WSV 925, page 336, et seq.




Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

August 27, 1992

Kevin Boyle
Stradley, Ronon, Stevens, Young
2600 One Commerce Square
Philadelphia, Pennsylvania 19103-7098

Re: Most Precious Blood Roman
Catholic Church, Rectory,
Parochial School National
Register Nomination


Dear Mr. Boyle:

Enclosed is a copy of the Federal Regulation (36 CFR 60) which define the National Register nomination process. Section 60(c) (n) specifically cover notification and objection.

If you have any additional questions, please contact our office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan G. Deibler".

Dan G. Deibler, Chief
Division of Preservation
Services

Enclosures
DGD/dlc

RECEIVED

APR 15 1993

NATIONAL
REGISTER

February 17, 1993

Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
P. O. Box 1026
Harrisburg, PA 17108-1026

Re: **Most Precious Blood Roman Catholic Church
and Rectory - 2800-2818 Diamond Street,
Philadelphia, PA 19121**

Gentlemen:

Please be advised that this office represents the Archdiocese of Philadelphia (the "Archdiocese"), the owner of the site of the above referenced church and rectory. The purpose of this letter is to submit, pursuant to Title 36 Section 60.15 of the Code of Federal Regulations¹, a petition for removal of the above referenced site from the National Register.

Pursuant to a letter dated October 3, 1991, your office notified the Archdiocese that the church and rectory along with the former Most Precious Blood School would be considered at a November 12, 1991 meeting of the Pennsylvania Historic Preservation Board for nomination to the National Register of Historic Places. Pursuant to a letter and accompanying affidavit, both dated November 7, 1991, the Archdiocese, the sole owner of the church and rectory, objected to the proposed nomination of the church and the rectory. While the nomination included the church, rectory and school, the school had been transferred by the Archdiocese to a third party, settlement for which was completed on June 30, 1991. Consequently, at the time of the notice of the proposed nomination, the church and rectory were owned solely by the Archdiocese and the school was owned by an independent third party. The Archdiocese made this clear in the November 7, 1991 letter.

¹Subsequent references to section numbers refer to sections of Title 36 of the Code of Federal Regulation.

Since this was not the nomination for a proposed district, the church and rectory should not have been placed on the National Register due to the objection and affidavit which had been properly filed by the Archdiocese. Subsequent to the placing of the same on the National Register, the Archdiocese communicated with your office, pursuant to a letter dated April 20, 1992, to ascertain why the objection was ignored. Your office's response via a letter dated July 29, 1992, stated, in part, that "[f]or properties with more than one owner, a majority of owners must object to listing in order for the property not to be listed. For a nomination with two owners, such as this, both owners must object." As set forth above, this was not a multiple owner situation. Only one party, the Archdiocese, owned the church and rectory.

Section 60.6(n) clearly provides that "[i]f an owner of a private property or the majority of such owners for a district or single property with multiple owners have objected to the nomination prior to the submittal of a nomination, the State Historic Preservation officer shall submit the nomination to the Keeper only for a determination of eligibility...." (emphasis added). In the instant situation we have an owner of a private property that has objected. The nomination did not involve a historic district nor did it involve a single property with multiple owners. It involved a single property with one owner.

Section 60.6(r) states that "[n]ominations will be included in the National Register within 45 days of receipt by the Keeper or designee unless the Keeper disapproves a nomination, an appeal is filed, or the owner of private property (or the majority of such owners for a district or single property with multiple owners) objects by notarized statements received by the Keeper prior to listing." Your office did not comply with this provision.

In your letter of July 29, 1992, you state that "[w]e are surprised by your letter since it is the resource's National Register designation that made its resale and reuse for income-assisted housing possible. It is also our understanding that the new owner of the former school building, West Diamond Street Associates, discussed this with the Archdiocese before the project was undertaken." This statement is entirely inaccurate and inappropriate. The designation clearly did not make the resale of the school possible. As set forth above, both the agreement of sale and settlement for transfer of the school occurred prior to the nomination. The agreement of sale was not contingent in any way upon the school being nominated or placed

Commonwealth of Pennsylvania
February 17, 1993
Page 3

on the National Register. Also, at all times, the Archdiocese made it clear to the purchasers of the school that they could do what they wished with respect to the school but that the Archdiocese would not agree, and would vigorously oppose, any nomination of the church and rectory. Your office has for quite sometime been aware of the Archdiocese's policy on historic designations, therefore, your expressed surprise, in addition to being irrelevant, seems disingenuous.

The word "property" is not defined in the regulations and, therefore, its normal usage should be applied. An argument that the definition of the word "building" permitted the placement of the church and rectory on the list lacks credibility. It is clear from the definition and the examples given that it pertains to a situation where there are two or more buildings on a site owned by one property owner. Also, such an argument totally ignores the reference to "single" property as cited above. The single property in the instant case is the site of the church and rectory which has one owner, not multiple owners. The use of the definition of building to allow the listing would render the word "single" meaningless. It is clear from the regulations and the legislative history that the intent was to give a sole property owner of a single property the right to object to a nomination and for such objection to prevent the property from being listed on the Register. We are simply asking you to honor that clear language and intent.

We are also requesting that the church and rectory be removed from the list without the need for further involvement by the Archdiocese which has already consumed unwarranted time and expense in this matter.

We look forward to hearing from you.

Sincerely,

Kevin R. Boyle

KRB:ng

cc: Eugene F. Brazil, Esquire
Gerald A. McHugh



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission

Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

RECEIVED 413

March 31, 1993

APR 7 1993

Mr. Kevin R. Boyle
Stradley, Ronon, Stevens, and Young
Great Valley Corporate Center
30 Valley Stream Parkway
Malvern, PA 19355-1481

Re: Most Precious Roman
Catholic Church
Rectory & Parochial School
2800-18 Diamond Street
Philadelphia, PA

Dear Mr. Boyle:

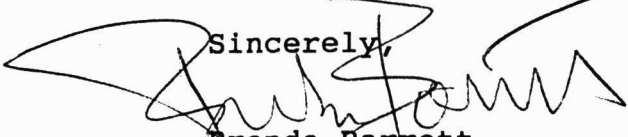
We have reviewed your letter of February 17, 1993 requesting that the two buildings owned by the Archdiocese of Philadelphia which are included in the Most Precious Blood Roman Catholic Church, Rectory and Parochial School National Register listing be removed from the National Register because of the Archdiocese objection. This listing occurred on January 22, 1992.

Your request is not based on the criteria outlined in 36 CFR60.15, Removing Properties from the National Register, but rather on the interpretation of nominations with multiple ownership. This is not one of the grounds outlined in the regulations and we therefore have no basis for processing your request. The listed resource has two owners, the Archdiocese of Philadelphia and Philadelphia Landed Interests. The regulations clearly outline the issue of nominations and multiple ownership and owner objection. As a listed historic resource with two owners, objection from one does not constitute a majority. Therefore the historic resource was listed on the National Register.

If you have further questions about the basis for appealing National Register listing or the interpretation of multiple ownership, I recommend that you contact the National Park Service directly. The address is:

Jerry Rogers, Keeper
National Register of Historic Places
U. S. Department of the Interior
800 North Capital Street, N.W., Suite 250
Washington, D.C. 22002

Sincerely,


Brenda Barrett
Director

BB/mf

c.c. Robert Berry, Esq.
Jerry Rogers, NPS

**STRADLEY
RONON
STEVENS
& YOUNG**

Attorneys At Law

Kevin R. Boyle
(215) 640-5811

Great Valley Corporate Center
30 Valley Stream Parkway
Malvern, Pennsylvania 19355-1481
Fax: (215) 640-5819

RECEIVED

APR 15 1993

Philadelphia, Pennsylvania
Cherry Hill, New Jersey
NATIONAL REGISTER
Affiliated Office, Vineland, New Jersey:
Gruccio, Pepper,
Giovinazzi and DeSanto, P.A.

April 9, 1993

Certified Mail Letter
Return Receipt Requested
and First Class Mail

Jerry Rogers, Keeper
National Register of Historic Places
U.S. Department of the Interior
800 North Capital Street, N. W.
Suite 250
Washington, D.C. 22002

Re: **Most Precious Blood Roman Catholic Church & Rectory**
2800-18 Diamond Street
Philadelphia, PA

Dear Mr. Rogers:

Please be advised that this office represents the Archdiocese of Philadelphia and Most Precious Blood Roman Catholic Parish. We are writing to you concerning the above.

I am enclosing copies of correspondence that will provide background information with respect to the events which led to the listing of the above property on the National Register of Historic Places. As you can see the Archdiocese at all stages filed objections to the same which were basically disregarded. I would ask that you review the correspondence and, if possible, simply remove the property from the National Register. If this cannot be done, please advise as to the procedures which must be employed in order to initiate a process for obtaining that same result.

Thank you very much for your anticipated cooperation.

Sincerely,


Kevin R. Boyle

KRB:ng
Enclosure

cc: Eugene F. Brazil, Esquire
Gerald A. McHugh



United States Department of the Interior



NATIONAL PARK SERVICE

P.O. Box 37127

Washington, D.C. 20013-7127

IN REPLY REFER TO:

H32(413)

MAY 26 1993

Mr. Kevin R. Boyle
Stradley, Ronon, Stevens, & Young
Great Valley Corporate Center
30 Valley Stream Parkway
Malvern, Pennsylvania 19355-1481

Dear Mr. Boyle:

Thank you for your letter of April 9, 1993, on behalf of the Archdiocese of Philadelphia, regarding the Most Precious Blood Roman Catholic Church, Rectory, and Parochial School, Philadelphia, Pennsylvania, a property listed in the National Register of Historic Places. You have requested that the above property be removed from the National Register pursuant to National Register regulations 36 CFR 60.15.

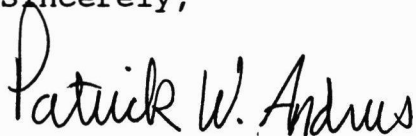
Your letter claims procedural error in the nomination of this property to the National Register, and that because your client (the Archdiocese of Philadelphia) formally objected to the nomination, the property should not have been listed in the National Register. We have carefully reviewed the information you have provided and that submitted by the State historic preservation office and find no procedural defect in the nomination of this property. Thus we must deny your request to remove the Most Precious Blood Roman Catholic Church, Rectory, and Parochial School from the National Register.

National Register regulations (36 CFR 60.1(a)) define the types of properties which can be listed in the National Register as districts, sites, buildings, structures, and objects. The regulations require that prior to nominating one of these property types, the nominating authority (either the State Historic Preservation Officer or the Federal Preservation Officer for properties under Federal ownership) must notify all property owners within the boundary of the nominated area and afford them the opportunity to concur in or object to the nomination. Each owner of private property is allowed one vote, regardless of how many properties or what part of one property that party owns. If a majority of private property owners objects, the property will not be listed in the National Register, but rather it shall be submitted only for a determination of whether it is eligible for the National Register.

In this instance the property being nominated consisted of three buildings located on a 1/2 acre plot of land. The State determined that there were two owners within the boundary of the nominated property, these being the Archdiocese of Philadelphia and Philadelphia Landed Interests. Both owners were notified of the State's intention to nominate this property to the National Register and only the Archdiocese of Philadelphia objected to the nomination. When there are two owners both must object to constitute a majority to block listing of a property. The State Historic Preservation Officer correctly found that there was not a majority of owners objecting to the nomination and forwarded it to the National Register. The Most Precious Blood Roman Catholic Church, Rectory, and Parochial School was then listed in the National Register on January 22, 1992.

I realize this is not the decision you were seeking. You may be assured, nevertheless, that your request was given the most attentive consideration, but the facts in the matter would warrant no other conclusion.

Sincerely,



for Carol D. Shull
Chief of Registration
National Register of Historic Places
Interagency Resources Division

**STRADLEY
RONON
STEVENS
& YOUNG**

Attorneys At Law

Kevin R. Boyle
(215) 640-5811

Great Valley Corporate Center
30 Valley Stream Parkway
Malvern, Pennsylvania 19355-1481
Fax: (215) 640-5819

Philadelphia, Pennsylvania
Cherry Hill, New Jersey

Affiliated Office, Vineland, New Jersey:
Gruccio, Pepper,
Giovinazzi and DeSanto, P.A.

July 9, 1993

**VIA CERTIFIED MAIL,
Return Receipt Requested**

Jerry Rogers, Keeper
National Register of Historic Places
U.S. Department of the Interior
800 North Capital Street, N.W.
Suite 250
Washington, D.C. 22002

**Re: Most Precious Blood Roman Catholic Church and Rectory
2800-18 Diamond Street
Philadelphia, PA 19121**

Dear Mr. Rogers:

The purpose of this letter is to formally appeal the decision of the National Park Service as set forth in its letter of May 26, 1993, and to ask you to reverse that decision and have the above property removed from the National Register of Historic Places.

I am enclosing copies of various correspondence related to the listing of the property on the Register. This office represents the owner of the property, the Archdiocese of Philadelphia and Most Precious Blood Roman Catholic Parish. Said owner formally registered objections within the required time frames to the original proposed listing. As you can see from the correspondence, those objections were ignored and we have had disagreements with both the Pennsylvania Historical and Museum Commission and the National Park Service regarding the interpretation of the regulations and the authorization of the listing as it pertains to this particular property. I would ask that you closely review the correspondence, primarily focusing on my letter of February 17, 1993 to the Pennsylvania Historical and Museum Commission, which delineates our concerns about the nomination.

If you need any other information or have any questions regarding this appeal, please do not hesitate to contact me.

Sincerely,



Kevin R. Boyle

cc: Eugene F. Brazil, Esquire
Gerald A. McHugh
42632

RECEIVED 413

JUL 23 1993

P. Andrews 8/5/93

Boland
8/5/93
KCP
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AUG 6 1993

H32(413)

Mr. Kevin R. Boyle
Stradley, Ronon, Stevens & Young
Attorneys at Law
Great Valley Corporate Center
30 Valley Stream Parkway
Malvern, Pennsylvania 19355-5819

Dear Mr. Boyle:

Thank you for your letter of July 9, 1993, concerning the Most Precious Blood Roman Catholic Church, Rectory, and Parochial School, Philadelphia, Pennsylvania, a property listed in the National Register of Historic Places. You have appealed the action of the National Park Service listing this property in the National Register based upon a claimed procedural error in the nomination process. After carefully reviewing the documentation you submitted, I have determined that there was no procedural error in the nomination process, that the Pennsylvania State Historic Preservation Officer followed all required procedures at the State level and properly submitted the nomination to the National Register, and that all required procedures were followed in the listing of this property in the National Register by the National Park Service. Thus your request to remove the Most Precious Blood Roman Catholic Church, Rectory, and Parochial School from the National Register of Historic Places is denied.

You have claimed that because your client, one of the owners of the nominated property, objected to the nomination, then the Most Precious Blood Roman Catholic Church, Rectory, and Parochial School should not have been listed in the National Register. In a letter to you, dated May 26, 1993, the acting Chief of Registration of the National Register explained the rights, under the National Register regulations (36 CFR Part 60), of property owners to object to National Register nominations, and the circumstances under which owner objection will block the listing of a property in the National Register. All property owners are notified of the State's intention to nominate the property to the National Register and afforded the opportunity to concur in or object to the nomination. If a majority of private property owners formally objects, the property will not be listed in the National Register. In this case, there were two property owners within the boundary of the nominated area; your client, the Archdiocese of Philadelphia, and Philadelphia Landed Interests. When there are two owners within the boundary of the nominated

area, both must formally object to the nomination to prevent listing in the National Register. The State Historic Preservation Officer has certified that only one property owner objected and you have not claimed that the second owner, Philadelphia Landed Interests, objected to the nomination. Thus the action listing the Most Precious Blood Roman Catholic Church, Rectory, and Parochial School in the National Register of Historic Places on January 22, 1992, was properly taken after all required procedures were followed.

As National Register regulations (36 CFR 60.151) state, the decision conveyed to you by this letter is the final administrative remedy with respect to removing this property from the National Register of Historic Places.

Sincerely,

/Sgd/Jerry L. Rogers

Jerry L. Rogers,
Associate Director for Cultural Resources
and Keeper of the National Register of
Historic Places

cc: PA SHPO

bcc: 001-Reading File
400-Reading File
400-Bowers

413-BASIC FILE RETAINED IN 413
FNP:PANDRUS:DMB:343-9536:080593:BLOOD2:(DISC LETTERS4)