

NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT

PHILADELPHIA REGISTER OF HISTORIC PLACES

PHILADELPHIA HISTORICAL COMMISSION

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)

1. ADDRESS OF HISTORIC RESOURCE (must comply with an Office of Property Assessment address)

Street address: **6128-32 Ridge Avenue**

Postal code: **19128**

Councilmanic District: **4**

2. NAME OF HISTORIC RESOURCE

Historic Name: ***The Roxborough Trust Company.***

Common Name: ***First Pennsylvania Bank.***

3. TYPE OF HISTORIC RESOURCE

☒ Building

☐ Structure

☐ Site

☐ Object

4. PROPERTY INFORMATION

Condition: ☒ excellent

☐ good

☐ fair

☐ poor

☐ ruins

Occupancy: occupied

☒ vacant

☐ under construction

☐ unknown

Current use: ***None.***

5. BOUNDARY DESCRIPTION

Please attach a plot plan and written description of the boundary. ***SEE ATTACHED SHEET.***

6. DESCRIPTION

SEE ATTACHED SHEET.

Please attach a description of the historic resource and supplement with current photographs.

7. SIGNIFICANCE

Please attach the Statement of Significance.

[See Attached Sheet]

Period of Significance (from year to year): from

1918 to 1932

Date(s) of construction and/or alteration:

1924

Architect, engineer, and/or designer:

Heacock & Hokanson, architects.

Builder, contractor, and/or artisan:

Fred. A. Havens, contractor.

Original owner:

Roxborough Trust Company

Other significant persons:

None.

CRITERIA FOR DESIGNATION:

The historic resource satisfies the following criteria for designation (check all that apply):

- ☒ **(a)** Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
(b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or
- ☒ **(c)** Reflects the environment in an era characterized by a distinctive architectural style; or,
☒ **(d)** Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
(e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
- ☐ (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
(g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
- ☐ (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
(i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- ☒ **(j)** Exemplifies the cultural, political, economic, social or historical heritage of the community.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

SEE ATTACHED SHEET.

9. NOMINATOR

Name with Title **John Charles Manton,** Email **jcmanton@verizon.net**
Organization **Research-Historian [21st Ward]** Date **10 February 2016.**
Street Address **8612 Lykens Lane** Telephone **(215) 482-6047**
City, State, and Postal Code **Philadelphia, PA 19128-1108**
Nominators ☐ are ☒ are not the property owners.

PHC USE ONLY

Date of Receipt: _____

☐ Correct-Complete ☐ Incorrect-Incomplete Date: _____

Date of Notice Issuance: _____

Property Owner at Time of Notice

Name: _____

Address: _____

City: _____ State: _____ Postal Code: _____

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

Date(s) Reviewed by the Historical Commission: _____

Date of Final Action: _____

☐ Designated ☐ Rejected

4/11/13



Photo courtesy of Oscar Beisert, 2015.

The Roxborough Trust Co. Building, 1924.

6128-32 Ridge Avenue.

5 – BOUNDARY DESCRIPTION:



ALL THAT CERTAIN LOT OR PIECE OF GROUND with the buildings and improvements thereon erected, **SITUATE** in the Twenty-first Ward of the City of Philadelphia, and bounded and described according to a certain plan or survey thereof made by John T. Campbell, Esq., Surveyor and Regulator of the Ninth Survey District, on January 24, 1939, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southwesterly side of Ridge Avenue (sixty feet wide) with the Northwestern side of Green Lane (fifty feet wide) thence extending along the Northwest side of Green Lane South fifty-two degrees forth-four minutes twenty-five seconds West one hundred eighteen feet two and one-half inches to a point, thence extending North thirty-seven degrees fifteen minutes thirty-five seconds West sixty-one feet four and three-eighths inches to a point; thence extending North fifty-one degrees twenty-eight minutes fifty-five seconds East, partly through the centre of a brick party wall one hundred twenty feet eight and one-eighth inches to a point in the Southwesterly side of Ridge Avenue aforesaid and thence extending South thirty-five degrees four minutes thirty-five seconds East along the said Southwesterly side of said Ridge Avenue sixty-four feet and five-eighths inches to the Northwestern side of Green Lane, the point and place of beginning.

BEING known as 6128-32 Ridge Avenue.

☞ *From the Special Warranty Deed (2011) No. 52381883, which is the last deed of record.*

6 PHYSICAL DESCRIPTION – (Architectural):

The Roxborough Trust Company building was constructed in 1924 on a design of the architectural firm of *Heacock & Hokanson* (fl. 1899-1937).¹ Their design in the Neoclassical style as interpreted by the Ecole de Beaux-Arts, is less embellished with ornamentation because it was designed as a late interpretation of the Beaux-Arts style, a time when architects were beginning to feel the pressure to modernize their designs by simplifying and flattening the complexity and movement of the Beaux-Arts. Banks of this era were designed to give the impression of security with their massive walls and heavy bronze doors, thus creating the illusion that one's money was absolutely safe. Unfortunately, this train of thought failed to consider the possibility of a stock market crash.

East Facade:



Figure 1 - The East Facade.

Photo courtesy of Oscar Beisert, 2016.

The Eastern façade is two and one half stories in height and one bay wide. It is a building of smooth-faced coursed limestone with little embellishment other than that of the cornice. There is a four-foot high pink polished granite base that encircles three-fourths of the building's foundation.

¹ *Application For Erection of New Buildings*, Permit No. 1970. Dated March 3, 1924.



Figure 2 - Detail of the base, 2016.

Photos courtesy of Oscar Beisert, 2016.

At the centre of the Eastern facade is a tall Romanesque arch within which is a pedimented door flanked by two pilasters crowned with modified Corinthian capitals. The door's lintel has a cornice with dentils surmounted with a circular motif that once contained a clock supported with architrave trim. Above this is a Romanesque arch transom that once contained a window presumably of leaded coloured glass that has since been sealed up. There are two bronze sidelights flanking the door stylized in a Greek key pattern.



Figure 3 - Close-up of the fanlight and Romanesque arch transom. *Photos courtesy of Oscar Beisert,*

A roof cornice with dentils beneath a parapet, encircles the entire building having a flat roof.

South Facade:



Figure 4 - The South facade along Green Lane. Photo courtesy of Oscar Beisert, 2016.

The South facade forms the side of the building along Green Lane. It rises to a height of two and one half stories and is seven bays wide. The facade is of smooth-faced coursed limestone. There is a four-foot high base of pink polished granite below a limestone water table at the foundation, and a modern ramp leads to an altered opening at the east end. Above the altered opening in the easternmost bay is a single window opening filled with a modern metal window. Central to this facade are five large bays surmounted with Romanesque arches. The dark-tinted windows in bronze-coloured metal frames that fill the openings do not appear to be original to the building. These windows are surmounted by metal infill panels painted to give the appearance of bronze. The western bay features tripartite windows with wide centre openings flanked by narrow openings. A cornice with dentils is just beneath a parapet. (*SEE figure 4 above.*)

West Facade:

Figure 5 - The West facade from different angles. This is the rear of the building.

The Western facade forms the rear of the building rising to a height of two and one half stories having a width of four bays. Beyond the chimney the facade changes from smooth-faced limestone to beige-coloured brick. The bays contain two metal casement windows that open outward and have two by four panes of glass each. Those bays in the aforementioned brick area have limestone sills.

North Facade:



Figure 6 - The North facade showing the walled-up bays. Photo courtesy of Oscar Beisert, 2016.

The Northern facade rises to a height of two and one half stories and is six bays wide. Two projecting pavilions extend at each end of this facade. Beyond the first projecting pavilion the facade's smooth-faced limestone fabric changes to beige-coloured brick. Central to this facade are five large Romanesque arched bays that have been infilled presumably in the interest of security. Each projecting pavilion contains an upper and lower bay of single-width window openings with non-historic metal windows. The four-foot high polished pink granite base stops, leaving the rest of the foundation in beige-coloured brick. (*SEE figure 6 above.*) A cornice beneath the parapet is plain compared with the other three facades. An excavated stairway leads down to a cellar door of the building. (*SEE figure 7 below.*)



Figure 7 - The excavated stairway cellar entrance on the North facade. Viewed from the Ridge Avenue sidewalk, 2016.

7 STATEMENT OF SIGNIFICANCE:

Under criterion “A” *The Roxborough Trust Company* building has significant character, interest or value as part of the development, heritage or cultural characteristics of Roxborough. Prior to the Great Depression of the early 1930s, banks in the city of Philadelphia were not as numerous as they are today, due primarily to their separate and unique incorporation. The *Roxborough Trust Company* had no other branches in the city and served

primarily the inhabitants of Roxborough. Manayunk had two banks: the *Manayunk Trust Company* and the *Manayunk National Bank*. These two Manayunk banks, like the *Roxborough Trust Company*, served the inhabitants and businessmen of Manayunk without any other branches existing in the city. These banks were the base of the local economy that transacted the financial business of the numerous local mills, churches, and individual residents. Holding stock certificates on its own assets, church endowment funds, mill payroll accounts, mortgages on local institutions and private residences, as well as the many accounts used to operate both home and industry, the *Roxborough Trust Company* was at the very heart of the community that surrounded its building until the rise of multi-branched banking corporations after the World War II (1939-45).

The Roxborough Trust Company was organised and chartered under State law in March 1918. This new banking corporation secured the former hall of the *Patriotic Order of the Sons of America* at the northwest corner of Ridge Avenue and Green Lane and substantially altered the building for bank use. In less than seven years the bank had prospered and decided to build a larger building. Employing the Philadelphia architectural firm of *Heacock & Hokanson* in 1924, who designed a scaled-down version of the Beau Arts style of architecture, a style that flourished from 1890-1920. It is a late example of the Beaux Arts, in a time when architects were feeling pressure to modernise their designs by simplifying details and flattening the planes of the buildings. After an existence of slightly more than a decade, came the stock market crash that launched the Great Depression. What occurred in October 1929 did not filter down to the local banks until 1931. Although the *Roxborough Trust Company* was solvent, general fear in the public sector led to a run on its assets. Edward C. Snyder, Jr., secretary of the bank issued this statement:

“At a special meeting of the Board of Directors of the Roxborough Trust Co., held October 13, 1931, it was resolved that owing to the hysteria of the public and the unusual amount of withdrawals and notices of withdrawals in the past few days that the Board of Directors have decided to close the Roxborough Trust Co. to protect its depositors. The officers and directors believe the bank is solvent and that such is the opinion of the State Banking Department, but owing to the present conditions the directors deem

*it advisable to suspend payments and further that the best interests of the depositors and creditors would be served by placing the Roxborough Trust Co. in the possession of the Banking Department of the Commonwealth of Pennsylvania.”*²

Resolving this financial crisis continued well into August 1945 before the last of its assets was released to the depositors. In the meantime, the *Erie National Bank of Philadelphia* secured title to the premises in 1939.³ Seven years later (1946) the bank building was again sold the Pennsylvania Company, later known as the *First Pennsylvania Bank & Trust Co.* which occupied the building for the next sixteen years.⁴ From 1962 onward, the building was rented to several banks. It has been vacant since 2011.⁵

Under criteria “C” and “D” - *The Roxborough Trust Company* building embodies distinctive characteristics of the Beaux Arts architectural style, which was used broadly for the design of civic buildings between 1885 and 1930. Beaux Arts architecture was well established in Philadelphia and nationwide as a result of the influence of the 1893 World’s Columbian exposition in Chicago, which looked back for inspiration to classical architecture to create impressive, but familiar aesthetic forms that spoke to stability and permanence, as well as trust. For this reason, the Beaux Arts style was particularly popular for use in public/institutional buildings such as banks, libraries, courthouses, and schools. By the early years of the twentieth century, a more diverse interpretation of neoclassical design had given way to a more exacting study and duplication of buildings designed for financial institutions. Overall designs emphasized the planar qualities of neoclassicism, rather than sculptural volumes. Elements such as façade symmetry, pedimented-entrances, projections and recessions, sculptural bas-reliefs of a flatter form and scale, friezes, tablets, and panels were incorporated into the designs. Constructed at the later end of the Beaux Arts period, the design of the *Roxborough Trust Company* is a more simplified, modern interpretation of the Beaux Arts style, but still maintains many of the distinctive characteristics of the style. Characteristics of this architectural style exhibited on *The Roxborough Trust Company* building include: a symmetrical façade; flat roof; defined and elevated base; a hierarchy of spaces— from noble spaces with grand entrances to utilitarian ones; arched

² *The Evening Bulletin* (October 13, 1931) – newspaper clipping from the Special Collections Department of Paley Library, Temple University,

³ Deed. (1939) DWH:666;21

⁴ Deed. (1946) CJP:1529;545

⁵ Deed. (1962) CAB:2016;468

windows; arched and pedimented doors; classical details such as balustrades, pilasters, garlands, cartouches, acroteria, with a prominent display of richly detailed clasps (agrafes), brackets and supporting consoles.

Architects *Heacock & Hokanson* were familiar with the Beaux Arts style, employing it in the design of other bank building commissions, including the *Mutual Trust Company* building (1900), at 4th and Market Streets, [now demolished], and the *Jenkintown National Bank* (1910). J. Linden Heacock and Oscar M. Hokanson formed the Philadelphia-based architectural firm of ***Heacock & Hokanson*** about 1899 and survived to about 1937. Very little has been published concerning this firm other than a list of the buildings they are known to have designed. The firm designed a number of residences, including those for developer William T. B. Roberts. The *Obert House* (1916) at 7220 Ridge Avenue, a Tudor Revival residence is the only other building of their design in Roxborough.⁶ They also undertook considerable school designs, perhaps encouraged by Heacock's position as trustee with both the *Friends' Central School* and the *Elwyn Training School* at Media, Pa. When other Philadelphia firms faltered during the Great Depression, ***Heacock & Hokanson*** continued to design schools for suburban school districts such as Abington, Haverford, Yeadon, and Buckingham.⁷

Under criterion “J” - *The Roxborough Trust Company* building exemplifies the cultural, political, economic, social or historical heritage of the Roxborough community. Banks, like churches and schools, are the mainstays of any given community. The *Roxborough Trust Company* building is more than a bank building, it is a prominent local landmark familiar to many passersby and symbolises an era in American history when the local population experienced the foremost financial depression to occur since the 1890s. This bank building is a monument to past severe economic suffering of the inhabitants of the Roxborough-Manayunk region. There are still residents living in Roxborough who can remember how parents or grandparents told them of lost lifesavings, homes, and a sense of community pride and security. It was an era of economic collapse and dashed hopes.

The *Roxborough Trust Company* building is as much a part of Roxborough's historic past as *Independence Hall* is a part of this city and the nation that

⁶ *The American Contractor*. Vol. 31, (August 27, 1916), p. 22.

⁷ Tatman, Sandra L.: *Philadelphia Architects and Buildings*. Philadelphia : The Athenaeum of Philadelphia, 2016. [A website.]

was born within it. The only counterpart to the *Roxborough Trust Company* building was *Lyceum Hall*, now demolished along with four of Roxborough-Manayunk's five 19th century public schools. The *Roxborough Trust Company* building is one of the last and major public buildings to survive in this region of the city and a local landmark along a major roadway.

8 BIBLIOGRAPHY:

Deeds:

Deed Abstract. (Title History) of premises 6128-32 Ridge Avenue.

Deed # 52381883 [August 10, 2011]

Maps:

Philadelphia Water Department's Storm-water Map, 2016.

Insurance Maps of Philadelphia, Pennsylvania, Vol. 20. Philadelphia : Sanborn Map Co., 1923 & 1950.

Smith, Elvino V.: *Atlas of the City of Philadelphia, 21st Ward*. Philadelphia : Elvino V. Smith, 1911.

Bromley, G. W.: Philadelphia, 1910.

Bromley, G. W.: *Atlas of the City of Philadelphia, Volume 12, 21st Ward*. Philadelphia : G. W. & W. S. Bromley, 1892. & 1895.

Baist: Philadelphia, 1895.

Hopkins, G. M.: *Atlas of the City of Philadelphia, 21st & 28th Wards*. Philadelphia : G. M. Hopkins, 1884.

Hopkins, G. M.: *Atlas of the City of Philadelphia, Vol. 2, Wards 21 and 28*. Philadelphia : G. M. Hopkins, 1875.

Public Records: [Building Permits]

Application for Permit for Additions, Alterations, Repairs, One-Story Structures, Frame Buildings, Bay Windows, Heaters, Boiler and Engine Foundations, etc. Permit No. - 406
Dated February 25, 1918.

Application For Erection of New Buildings. Permit No. 1970 – Dated March 3, 1924.

Application for Permit for Additions, Alterations, Repairs, One-Story Structures, Foundations, Hot Air Systems, Air Conditioning, Signs, Demolition, Statement of Occupancy, etc. Permit No. 1228 – Dated March 6, 1959.

Published Works:

The Philadelphia Inquirer (July 21, 1922).

The Philadelphia Inquirer (November 18, 1922).

The Evening Bulletin (February 13, 1926); (October 13, 1931); (October 21, 1931); (December 10, 1931); March 26, 1932); (May 6, 1932); (June 30, 1932); (July 8, 1932); (August 12, 1932); (August 25, 1932); (August 3, 1933); (April 7, 1939); (August 20, 1945).

Journal of the Common Council of the City of Philadelphia From January 2, 1919 to June 26, 1919. Volume I – With an Appendix. Philadelphia : Dunlap Printing Co., 1919.

Manton, John Charles, *Bygones: A Guide to Historic Roxborough-Manayunk.* Philadelphia : J. C. Manton, Historical Research, 1990.



PHOTOGRAPHS:



Figure 8 - View of the main entrance on the East facade. – *Courtesy of Oscar Beisert, 2016.*



Figure 9 - Detail view of the East facade.

Photo courtesy of Oscar Beisert, 2016.



Figure 10 - Close-up of the Northeast corner.

Photo courtesy of Oscar Beisert, 2016.



Figure 11 - View of the South face. The ends of the building omitted here. *Courtesy of Oscar Beisert.*



Figure 12 - Two views from the Southeast.

Photos courtesy of Oscar Beisert, 2016.



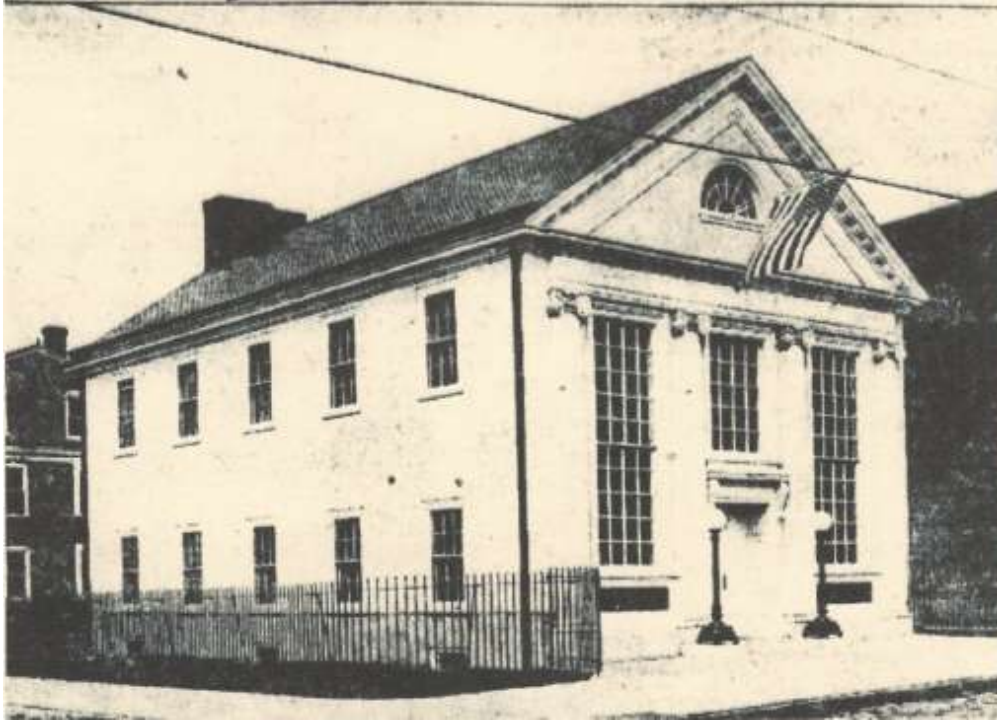


Figure 13 - Hall of the *Patriotic Order of the Sons of America* built in 1906, which the *Roxborough Trust Company* had purchased and renovated into a bank in 1918. This building was demolished in 1924 to make way for the present bank building on the site today.



Photo courtesy of the Philadelphia City Archives.

Figure 14 - A view of the bank's East facade from the East on E. Green Lane in 1955.

Other Banks Designed by Heacock & Hokanson.



Figure 15 - The Kensington Trust Company Building, 861 Allegheny Avenue, ca. 1920.



Figure 16 - Mutual Trust Co. Building SE cor. 4th & Market, 1920. Now demolished.




Figure 17 - Jenkintown National Bank building, Old York Road, 1907. Now demolished.

“The House that Beer Built.”



Figure 18 - *The Obert House (1916)* at 7220 Ridge Avenue, was once the residence of Mary Obert, heiress to the *Liebert & Obert Brewery* in Manayunk. Mrs. Obert commissioned *Heacock & Hokanson* to design an English cottage using the profits from her brewery. Their design in a Tudor Revival architectural style is seen above. The house served as the *Miller Funeral Home* from 1960 to 2005. It was converted into eight condominiums in 2010. A garage for three motor vehicles with chauffeur's residence above, built at the same time as the house, was demolished about 2010 to make way for the prefab housing seen here just beyond the porte-cochere on the right.

DEEDS:


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This version of Property Search will be replaced on December 21, 2015. Preview the new version (<https://alpha.phila.gov/property>) and tell us what you think.

6128-32 RIDGE AVE ACCOUNT # 882963300

Assessment
Tax LOCP

Account Information

OWNER(S)	PROPERTY UNIT
ROXBOROUGH REAL ESTATE GR	None
MAILING ADDRESS	PROPERTY ZIP
401 COMMERCE DR STE 104 FORT WASHINGTON PA 19034	19128-2626
	SALE DATE
	8/10/2011
	SALE PRICE
	\$1
	HOMESTEAD
	No*

Property Characteristics

LAND AREA	BEGINNING POINT
7,571.46 SqFt	NWC GREEN LANE
IMPROVEMENT AREA	EXTERIOR CONDITION
5,286 SqFt	Average
IMPROVEMENT DESCRIPTION	ZONING
BANK/OFF 2 STY MASONRY	CMC25 Commercial/Commercial Mixed-Use

Certified Valuation History

YEAR	MARKET VALUE	ASSESSED LAND (TAXABLE)	ASSESSED IMPROVEMENT (TAXABLE)	ASSESSED LAND (EXEMPT)	ASSESSED IMPROVEMENT (EXEMPT)	TOTAL ASSESSMENT
2016	\$528,600	\$189,300	\$339,300	\$0	\$0	\$528,600
2015	\$528,600	\$189,300	\$339,300	\$0	\$0	\$528,600
2014	\$528,600	\$189,300	\$339,300	\$0	\$0	\$528,600
2013	\$330,000	\$30,000	\$75,600	\$0	\$0	\$105,600
2012	\$330,000	\$30,000	\$75,600	\$0	\$0	\$105,600
2011	\$500,000	\$30,000	\$130,000	\$0	\$0	\$160,000
2010	\$500,000	\$30,000	\$130,000	\$0	\$0	\$160,000

Note: The Department of Revenue is responsible for collecting real estate taxes. Please visit the Department of Revenue Website (<http://www.phila.gov/revenue>) for information regarding the billing, collecting and accounting of real estate taxes or call 215-686-8442.

* If approved for the Homestead Exemption, the amount is indicated in the "Exempt" column. If you have an abatement or are enrolled in the Longtime Owner Occupants Program (LOOP) then you are ineligible to also have the Homestead Exemption.

[New Search](#)
[View Tax Balances \(http://www.phila.gov/revenue/RealEstateTax/Default.aspx?txtBRTNo=882963300\)](http://www.phila.gov/revenue/RealEstateTax/Default.aspx?txtBRTNo=882963300)

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Prepared by :
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52381883
Page: 1 of 8
08/19/2011 11:55AM

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Benner and Wild
174 W. State Street
Doylestown, PA 18901

OPA Account # 883377400

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE DEED IS INTENDED TO CORRECT THAT CERTAIN DEED FROM FIRST PENCO REALTY, INC., A PENNSYLVANIA CORPORATION, TO ROXBOROUGH REAL ESTATE GROUP, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, DATED MAY 25, 2011, EFFECTIVE JUNE 1, 2011, AND RECORDED WITH THE DEPARTMENT OF RECORDS IN AND FOR PHILADELPHIA COUNTY, PENNSYLVANIA ON JUNE 15, 2011 AS INSTRUMENT NO. 52358789 (THE "ORIGINAL DEED"), TO INCLUDE THE DEED RESTRICTION ATTACHED HERETO AS SCHEDULE 1, WHICH WAS INTENDED TO BE ATTACHED TO THE ORIGINAL DEED AND WHICH THE PARTIES HAVE TREATED AS EFFECTIVE FROM THE TIME OF THE ORIGINAL TRANSACTION. ACCORDINGLY, THIS CORRECTIVE SPECIAL WARRANTY DEED IS EXEMPT FROM TRANSFER TAX PURSUANT TO CHAPTER 19-1405(4) OF THE PHILADELPHIA CODE.

THIS INDENTURE is made the 12th day of August 2011, between FIRST PENCO REALTY, INC., a Pennsylvania corporation (hereinafter called the "Grantor"), of the one part, and ROXBOROUGH REAL ESTATE GROUP, L.P., a Pennsylvania limited partnership (hereinafter called the "Grantee"), of the other part.

WITNESSETH, that the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the Grantee, its successors and assigns, the premises described as follows:

ALL THAT CERTAIN lot, tract or piece of ground with the buildings and improvements thereon erected, lying and situate in the City and County of Philadelphia, Commonwealth of Pennsylvania, as more particularly described on Exhibit "A" attached hereto and forming a part hereof.

UNDER AND SUBJECT to all covenants, restrictions, conditions, easements, reservations, rights-of-way, other matters of record and the deed restriction described on

Schedule 1 attached hereto; however, the reference to any of the foregoing shall not serve to reimpose the same to the extent the same are invalid or unenforceable.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the Grantor, as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot, tract or piece of ground above described together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever.

AND the Grantor, for itself and its successors and assigns does covenant, grant and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the Grantor and its successors and assigns, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns against them, the Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, him, her, them or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal. Dated the day and year first above written.

SEALED AND DELIVERED

IN THE PRESENCE OF US:

FIRST PENCO REALTY, INC.,
a Pennsylvania corporation

By 
Linda McConnell, Vice President

EXHIBIT "A"**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, **SITUATE** in the Twenty-first Ward of the City of Philadelphia, and bounded and described according to a certain plan or survey thereof made by John T. Campbell, Esq., Surveyor and Regulator of the Ninth Survey District, on January 24, 1939, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southwesterly side of Ridge Avenue (sixty feet wide) with the Northwestern side of Green Lane (fifty feet wide) thence extending along the Northwest side of Green Lane South fifty-two degrees forth-four minutes twenty-five seconds West one hundred eighteen feet two and one-half inches to a point, thence extending North thirty-seven degrees fifteen minutes thirty-five seconds West sixty-one feet four and three-eighths inches to a point; thence extending North fifty-one degrees twenty-eight minutes fifty-five seconds East, partly through the center of a brick party wall one hundred twenty feet eight and one-eighth inches to a point in the Southwesterly side of Ridge Avenue aforesaid and thence extending South thirty-five degrees four minutes thirty-five seconds East along the said Southwesterly side of said Ridge Avenue sixty-four feet and five-eighths inches to the Northwestern side of Green Lane, the point and place of beginning.

BEING known as 6128-32 Ridge Avenue.

BEING OPA Account # 883377400.

BEING a portion of the property conveyed to First Penco Realty, Inc., by deed from The First Pennsylvania Banking and Trust Company dated October 1, 1962 and recorded in the Philadelphia County Recorder of Deeds Office on October 23, 1962, in Deed Book 2016, page 468.

ALSO BEING the property conveyed to Roxborough Real Estate Group, L.P., by deed from First Penco Realty, Inc. dated May 25, 2011, effective June 1, 2011, and recorded in the Philadelphia County Recorder of Deeds Office on June 15, 2011 as Instrument No. 52358789.

SCHEDULE 1

No financial institution (including but not limited to a commercial bank, national bank, state chartered bank, branch bank, savings and loan, credit union, investment firm brokerage house, mortgage loan office or automated teller machine) other than an Affiliated Entity may occupy, be located on, or do business from the subject property or erect signage thereon that promotes or announces the proposed opening or operation of such business thereon. In no event shall the subject property be used to accept deposits, offer trust services, sell stocks, bonds or mutual funds, cash checks, provide investment advice, automated teller machine services, or other financial services. This restriction shall be binding upon the Grantee and the Grantee's heirs, successors, and assigns, shall be deemed to be a covenant that touches and concerns the land and runs with the land, and shall be for the benefit of the Grantor and its successors and assigns and its properties located within the same county and state in which the property is located, and the counties adjacent thereto. Such use restriction shall apply to the subject property for two (2) years after the date of recording of the original deed and shall expire on June 15, 2013.

"Affiliated Entity" means any entity that controls, is controlled by, or is under common control with the Grantor, including but not limited to successors by merger, acquisition, or otherwise.

JOINDER BY GRANTEE

Grantee hereby executes this Corrective Special Warranty Deed solely for the purposes of acknowledging the deed restriction more particularly described in Schedule 1 attached hereto and made a part hereof.

ROXBOROUGH REAL ESTATE GROUP, L.P.,
a Pennsylvania limited partnership

By: A-1 Enterprises, Inc., a Pennsylvania
corporation, its general partner

By: *Arun Savani*
Arun Savani, President

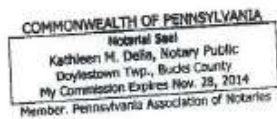
STATE OF Pennsylvania :
 : ss
COUNTY OF Philadelphia :

On this, the 20th day of July 2011, before me, the undersigned officer, personally appeared Arun Savani, who acknowledged himself to be the President of A-1 ENTERPRISES INC., itself the general partner of ROXBOROUGH REAL ESTATE GROUP, L.P., a Pennsylvania limited partnership, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes contained therein by signing the name of A-1 ENTERPRISES INC. by himself as its President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Kathleen M. Delin
Notary Public

[Notarial Seal]



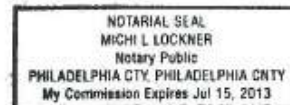
STATE OF Pennsylvania :
 : ss
COUNTY OF Philadelphia :

On this, the 16th day of August 2011, before me, the undersigned officer, personally appeared Linda McConnell, who acknowledged herself to be a Vice President of FIRST PENCO REALTY, INC., a Pennsylvania corporation, and that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Michi L. Lockner
Notary Public

[Notarial Seal]



CORRECTIVE SPECIAL WARRANTY DEED

from

FIRST PENCO REALTY, INC.

To

ROXBOROUGH REAL ESTATE GROUP, L.P.

Premises:

6128-32 Ridge Avenue,
City of Philadelphia,
County of Philadelphia,
Pennsylvania

OPA Account # 883377400

The address of the above-named Grantee is:

401 Commerce Drive
Suite 104
Fort Washington, PA 19034

By: 

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION				<small>BOOK NO.</small> <small>PAGE NO.</small>	
Complete each section and file with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).				<small>DATE RECORDED</small> <small>CITY TAX PAID</small>	
A. CORRESPONDENT – All inquiries may be directed to the following person:					
<small>NAME</small> Harris A. Dainoff, Esquire		<small>TELEPHONE NUMBER</small> 215-299-2837			
<small>STREET ADDRESS</small> 2000 Market Street, 20 th Floor		<small>CITY</small> Philadelphia		<small>STATE</small> PA	
<small>ZIP CODE</small> 19103-3291		<small>AREA CODE</small>			
B. TRANSFER DATA					
<small>GRANTOR(S)</small> First Penco Realty, Inc.		<small>DATE OF ACCEPTANCE OF DOCUMENT</small> GRANTEE(S)/SALESSEE(S) Roxborough Real Estate Group, L.P.			
<small>STREET ADDRESS</small> c/o Wells Fargo Corporate Properties Group Two West Swedesford Road, 2 nd Floor (PA 5087)		<small>STREET ADDRESS</small> c/o Arun Savani 401 Commerce Drive, Suite 104			
<small>CITY</small> Devon		<small>STATE</small> PA		<small>ZIP CODE</small> 19034	
C. PROPERTY LOCATION					
<small>STREET ADDRESS</small> 6128-32 Ridge Avenue		<small>CITY, TOWNSHIP, BOROUGH</small> Philadelphia			
<small>COUNTY</small> Philadelphia		<small>SCHOOL DISTRICT</small> Philadelphia		<small>TAX PARCEL NUMBER</small> 883377400	
D. VALUATION DATA					
<small>1. ACTUAL CASH CONSIDERATION</small> \$1.00		<small>2. OTHER CONSIDERATION</small> \$0.00		<small>3. TOTAL CONSIDERATION</small> \$1.00	
<small>4. COUNTY ASSESSED VALUE</small> \$160,000.00		<small>5. COMMON LEVEL RATION FACTOR</small> 5.53		<small>6. FAIR MARKET VALUE</small> \$884,800.00	
E. EXEMPTION DATA					
<small>1A. AMOUNT OF EXEMPTION</small> Full		<small>1B. PERCENTAGE OF INTEREST CONVEYED</small> 100%			
2. Check Appropriate Box Below for Exemption Claimed					
<input type="checkbox"/> Will or intestate succession (NAME OF DECEDENT) _____ (ESTATE FILE NUMBER) _____					
<input type="checkbox"/> Transfer to Industrial Development Agency					
<input type="checkbox"/> Transfer to agent or straw party. (Attach copy of agency/straw party agreement).					
<input type="checkbox"/> Transfer between principal and agent. (Attach of agency/straw trust agreement). Tax paid prior deed \$ _____					
<input type="checkbox"/> Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).					
<input type="checkbox"/> Transfer from Mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____. Mortgagee (grantor) sold property to Mortgagor (grantee). (Attach copy of prior deed).					
<input checked="" type="checkbox"/> Corrective deed (Attach copy of the prior deed). <i>deed restriction to be included as it was omitted in original deed</i>					
<input type="checkbox"/> Other (Please explain exemption claimed, if other than listed above.)					
Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.					
<small>SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY</small> <i>Harris A. Dainoff</i>				<small>DATE</small> 8/10/11	
(SEE REVERSE)					

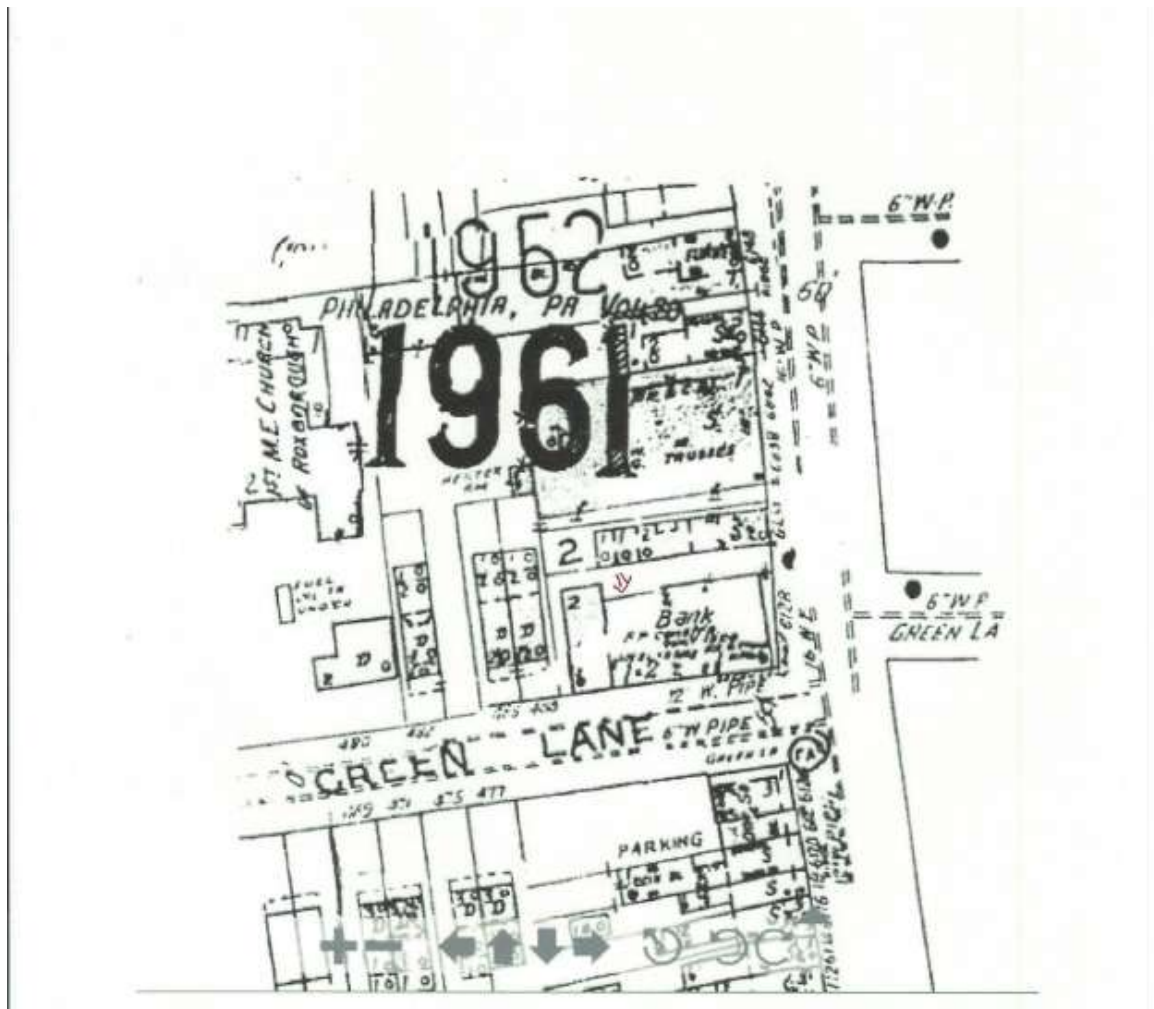
MAPS:

Figure 19 - Sanborn Insurance Map, 1950 - Sheet #00542.

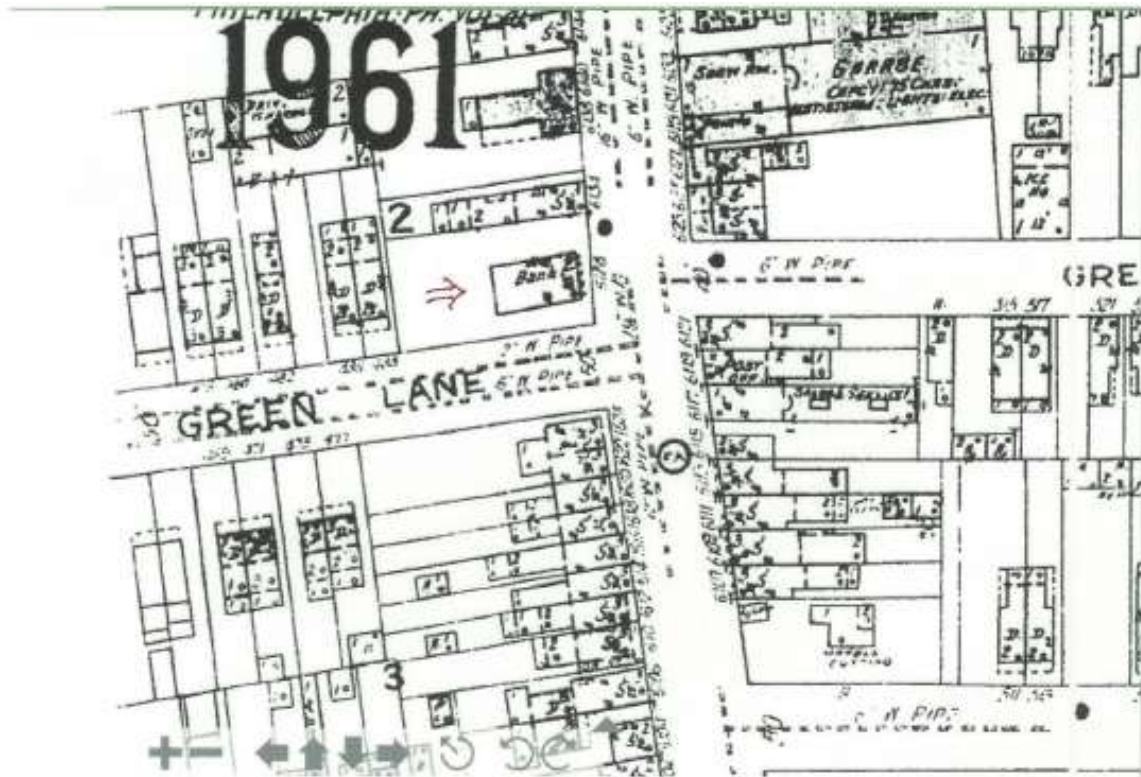


Figure 20 - Sanborn Insurance Map, 1923 - Sheet #00529.

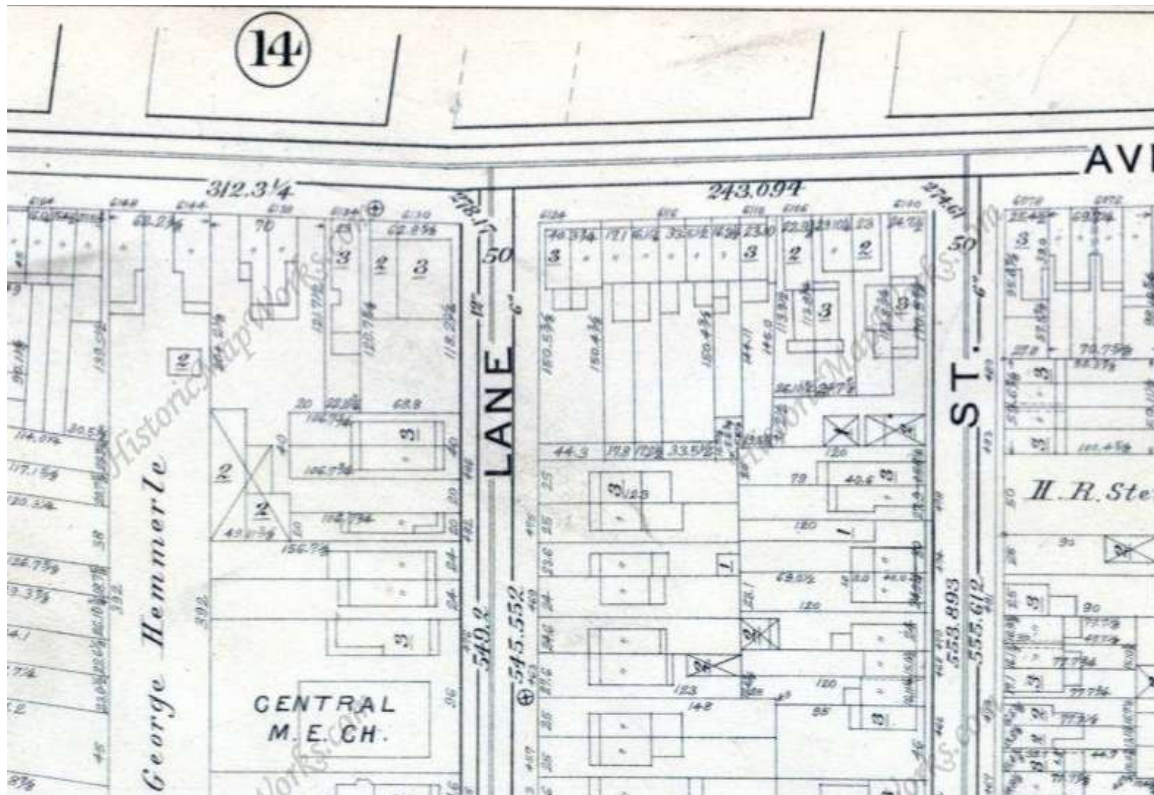


Figure 21 - Elvino V. Smith, 1911, Ward 21 - Plate No. 15.

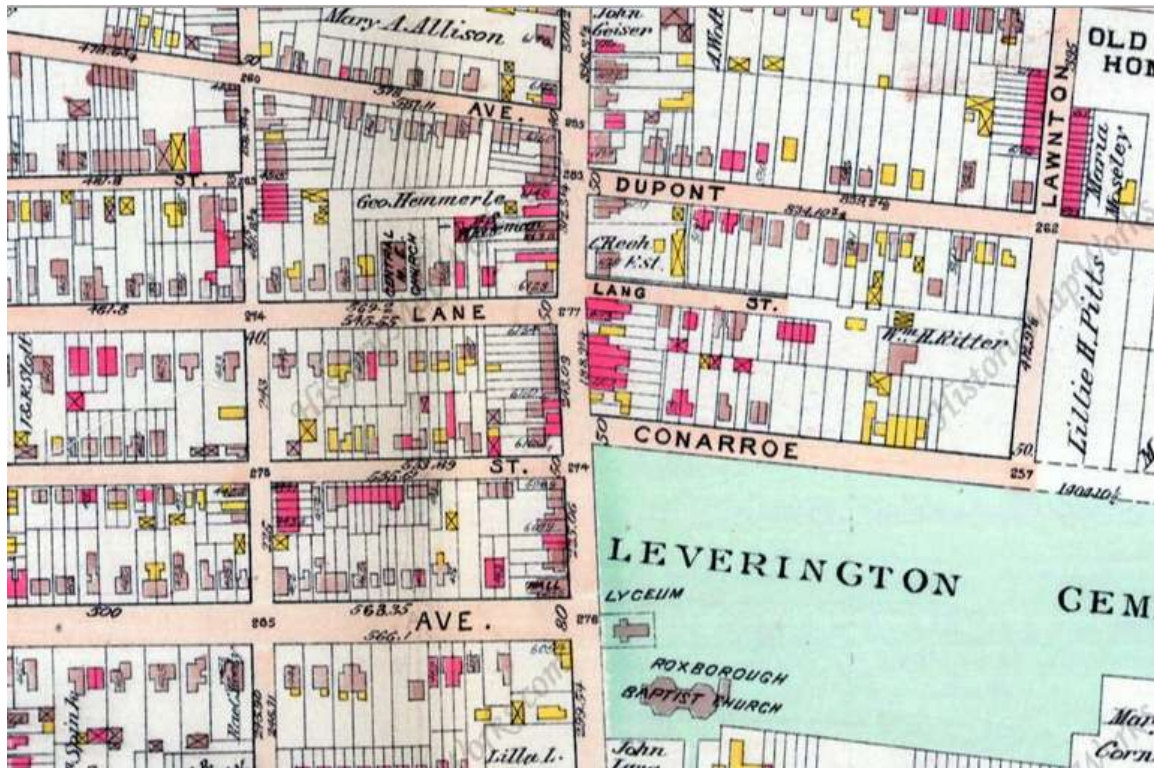


Figure 22 - G. W. Bromley, Philadelphia, 1910 [City Wide Atlas] - Plate No. 33. -
The site of bank is to left of Lang St.



Figure 23 - G. W. Bromley - Philadelphia, 1895 [City Wide Atlas] - Plate No. 33.

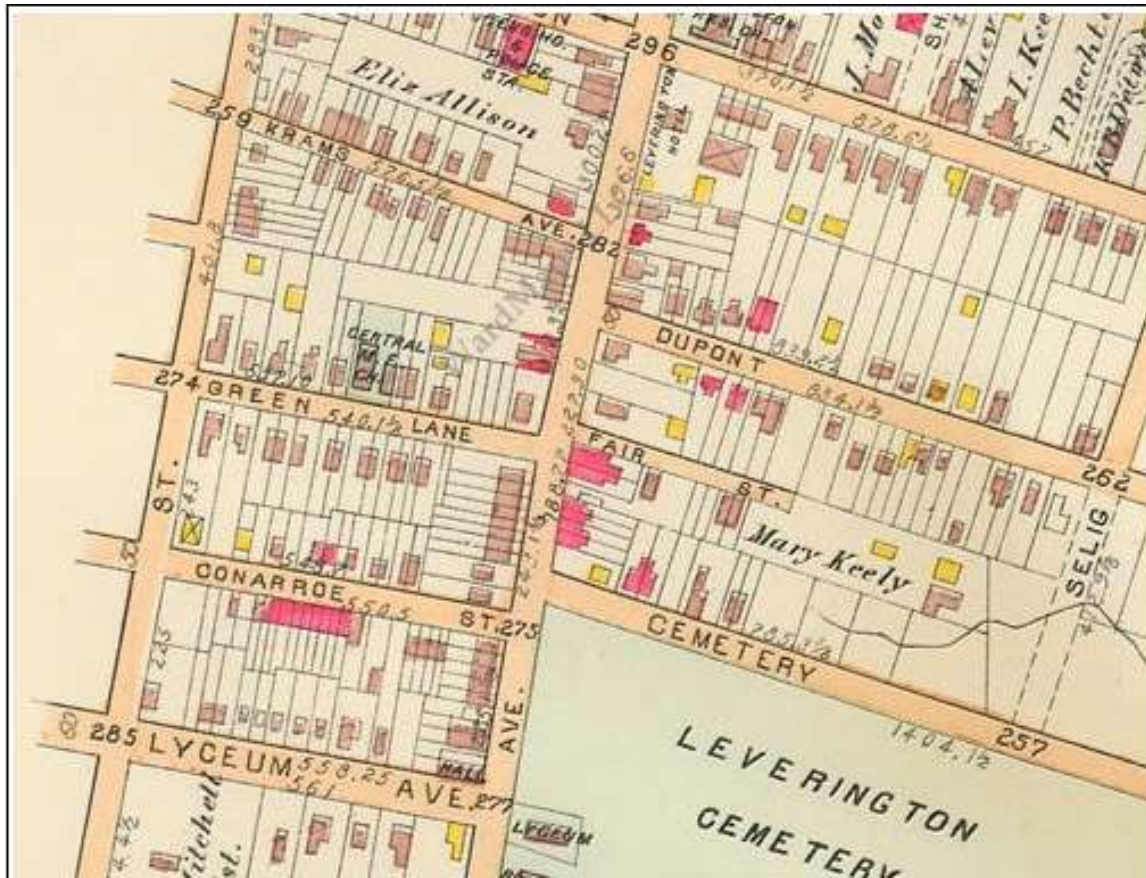


Figure 24 - Baist's Cadastral Map of Philadelphia, 1895 - Plate No. 39.

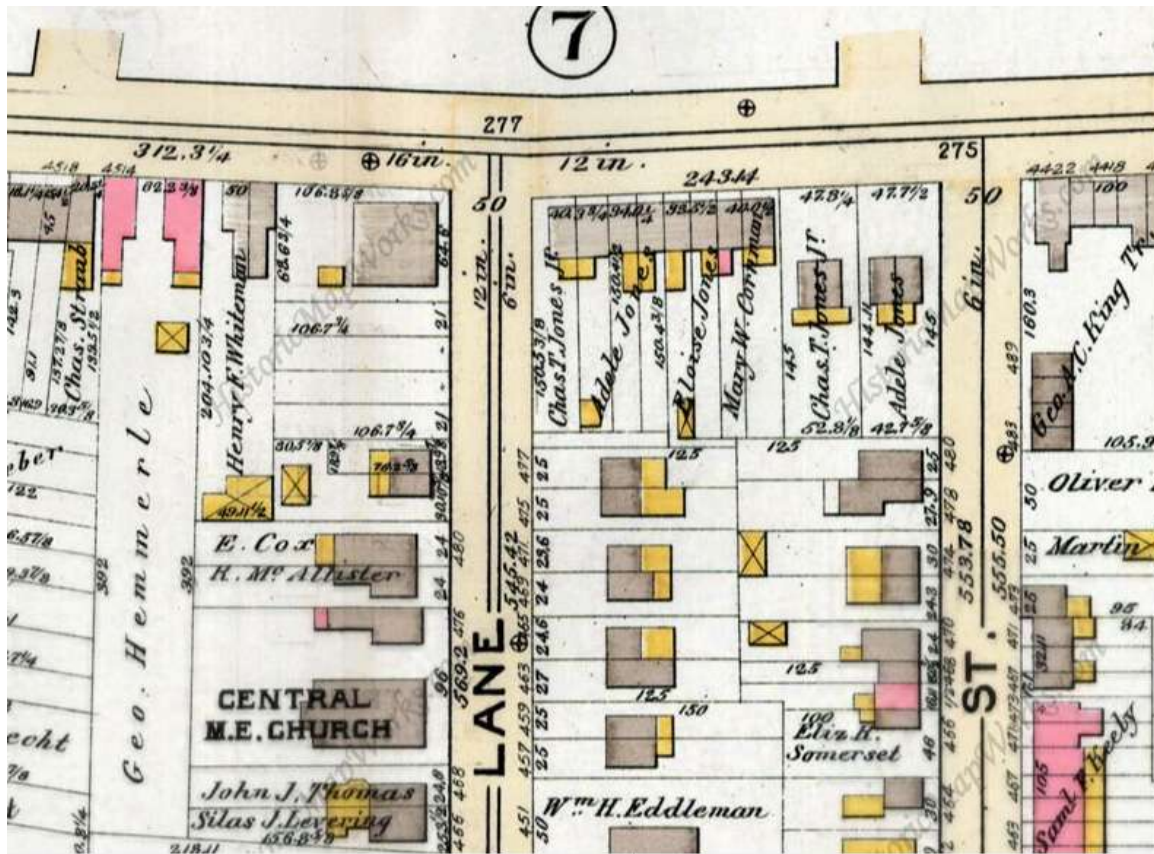


Figure 25 - G. W. Bromley - Philadelphia 1892, Vol. 12, Ward 21 - Plate No. 6.

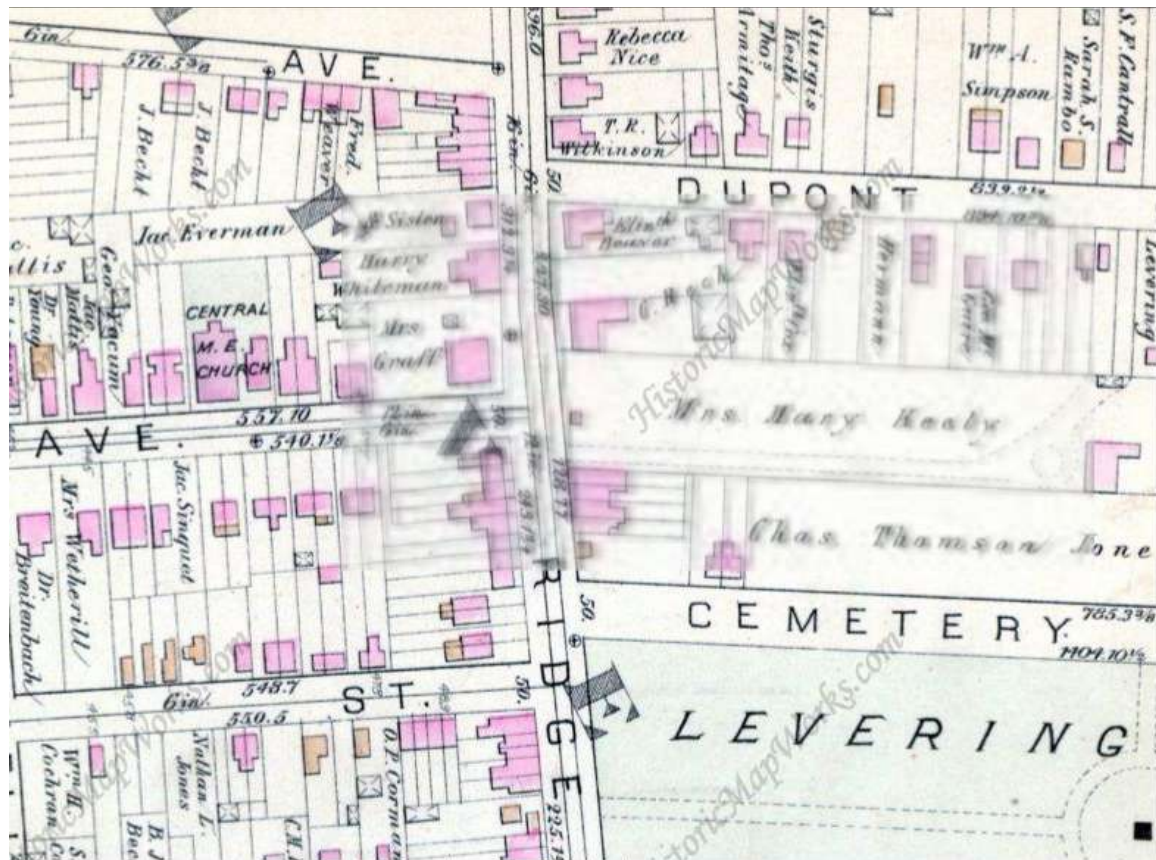


Figure 26 - G. M. Hopkins: Philadelphia 1884, Wards 21 & 28. - Plate no. 16.

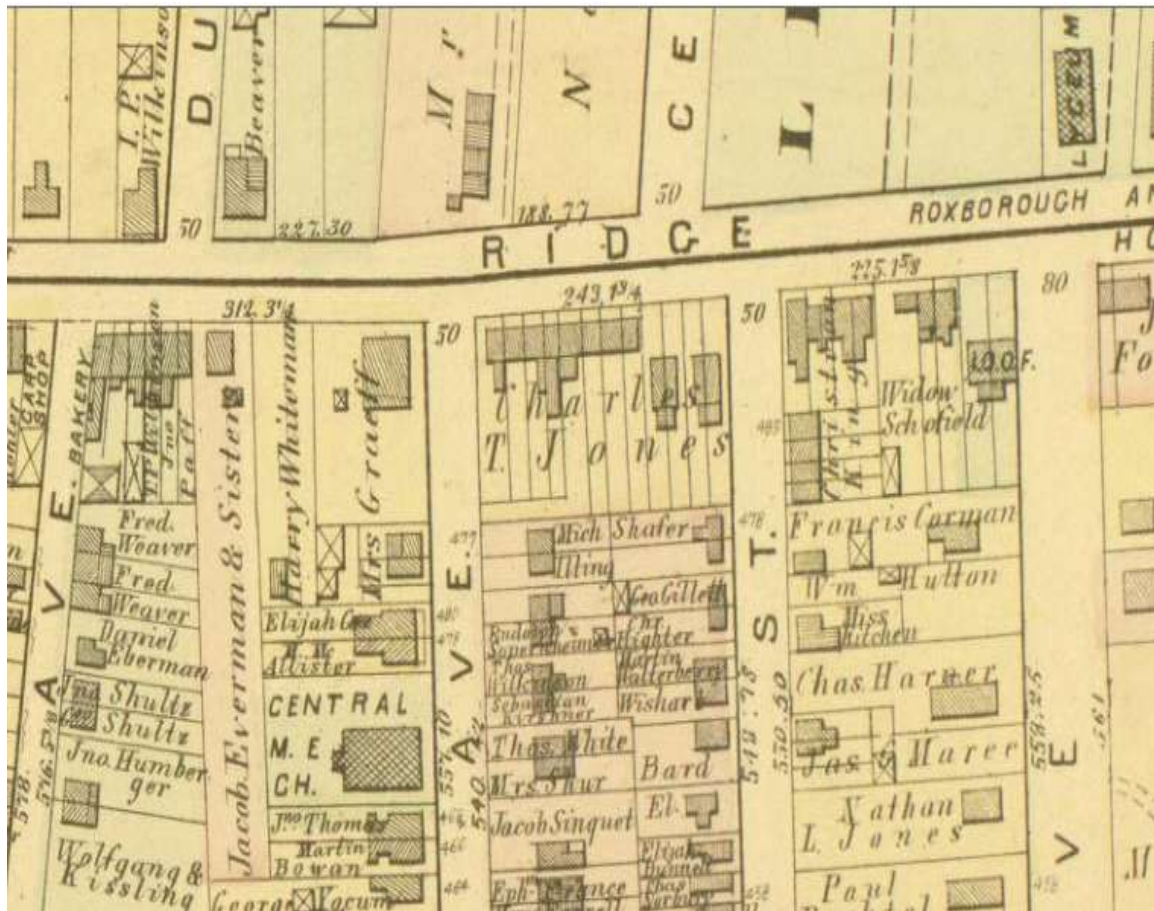


Figure 27 - G. M. Hopkins: Philadelphia - Vol. 2 - Wards 21 & 28 - Plate "B".

BUILDING PERMITS:

COPIED.

2. & 2. FORM 14

"A"

DEPARTMENT MEMORANDUM

NO PROTECTION BEYOND THE HIGHWAY BUILDING LINE.

PRESENT BUILDING—CLASS 3 MATERIAL Stone PERMIT No. 406
 NEW BLDG. OR ADD.—CLASS _____ MATERIAL Alterations FEE, \$ 20.00
 PLAN No. _____

Application for Permit for Additions, Alterations, Repairs, One-Story Structures, Frame Buildings, Bay Windows, Heaters, Boiler and Engine Foundations, etc.

Philadelphia, Feb. 25 1918

To the BUREAU OF BUILDING INSPECTION.

The undersigned applies for a permit to construct the following described work:

Give the exact location N. W. Corner Green Lane & Ridge Ave
21st Ward

What is the present building used for? Stores and Apartments
 What will the new building or addition be used for? Banking Building

Give definite particulars as to work proposed and materials used

Tear out second story floors (make into 1 story) Stone
Build foundation for Vault
Replace window frames
New Slate Roof
Put in Steam Heating Plant. No addition

SUBJECT TO APPROVAL OF THE DISTRICT INSPECTOR.

All provisions of the building laws and City Ordinances will be complied with, whether specified herein or not.

If dwelling or tenement, give size of open yard space remaining _____

Time of Commencing _____

Estimated Cost about \$10000

Owner Roxborough Trust Co. Address Ridge Ave at Green Lane
 Architect Harold H. Johnson " 1218 Chestnut St.
 Contractor W. M. H. EDDLEMAN & SONS " _____
 Applicant BUILDING CONTRACTORS " _____

Office, 453 Green Lane, Roxboro,
 STATE OF PENNSYLVANIA, PHILADELPHIA
 COUNTY OF PHILADELPHIA,

Personally appeared before me the subscriber, a Notary Public for the Commonwealth of Pennsylvania,

the applicant above named, who being duly sworn according to law, deposes and says that the facts above set forth are true to the best of his knowledge and belief. Deponent further says that the foregoing are all the improvements he will make under this permit.

Sworn and subscribed to before me, this 25
day of FEB 1915

C. W. McLaughlin

Notary Public, Philadelphia Co.
NOTARY PUBLIC
My commission expires at the end of
next session of courts.

C. B. Esdaile

r

731

\$ 30.00/100

PLAN No. 444 PERMIT No. 1970

APPLICATION FOR ERECTION OF NEW BUILDINGS

Application is hereby made to the Bureau of Building Inspection of the City of Philadelphia, for the approval of the detailed statement of the specifications and plans herewith submitted, for the erection of the building herein described. All provisions of the Building Law shall be complied with in the erection of said building, whether specified herein or not.

Philadelphia, 1924 (Sign here)
Address _____

- State how many buildings are to be erected. one
- How occupied; if for dwelling, state the number of families. one
- What is the street and the number thereof, or the side of the street and distance from the nearest cross street? N. 4th St. E. 200. 21 Ward
- Size of lot—No. of feet front 62; No. of feet rear _____; No. of feet deep 116
- Front building—No. of feet front 44; No. of feet rear 48; No. of feet deep 104
- Back building—No. of feet front _____; No. of feet rear _____; No. of feet deep _____
- No. of stories in height—Front building 36; Back building _____
- Give total height—Front building 36; Back building _____
- Give height of each story—Basement 10; 1st story 12; 2nd story 11
3d story _____; 4th story _____; 5th story _____; 6th story _____; 7th story _____
8th story _____; 9th story _____; 10th story _____; 11th story _____; 12th story _____
and upper stories _____
- What will be the depth of foundation walls from curb level or surface of the ground? 9
- Upon what kind of soil will the foundation be laid? _____
- What will be the footing, stone or concrete concrete; If stone, give size and thickness. _____
If concrete, give width, thickness and composition 48" x 12"
- If piers are used, give size. _____; Footing _____
- Give thickness of foundation walls 3; Of what materials constructed? stone
- What will be the thickness of the upper walls? 2

STORIES	FRONT WALLS	SIDE WALLS	REAR WALLS	PARTY WALLS
Basement	<u>3</u>	<u>2 1/2</u>	<u>1</u>	<u>10 4</u>
First story	<u>2</u>	<u>2 1/2</u>	<u>1</u>	
Second story				
Third story				
Fourth story				
Fifth story				
Sixth story				
Seventh story				
Eighth story				

See Plan on file

TOP

Tenth story	11' 0" x 10' 0" x 10' 0"
Eleventh story	
Twelfth story	one Story Stone & Brick
Thirteenth story	
Fourteenth story	45' 4" x 10' 4" x 8"
Fifteenth story	
Upper story	

16. Of what materials will the walls be constructed? Brick

17. Give composition of mortar in foundation walls. Cement

18. Give composition of mortar in upper walls. Cement

X A

19. If party walls are to be re-inforced, state materials, thickness of reinforcement and how laid

20. What will be the materials of roof? Asph For stone, what kind?

21. Give thickness of ashlar 3" and thickness of backing

22. Will the roof be peak, flat or mansard? Flat; and give materials of roofing
Concrete slab on steel

23. What will be the means of access to roof?

24. What will be the materials of cornice? Asph

25. Give size of bay windows and where located

26. Give size of overhanging eave

27. Give size of ironing shed

28. Give material of floor joists Asph

29. Give material of girders "

30. Give material of columns "

31. Give size and distance between centres of joists, girders and columns

FLOORS	JOISTS	CENTRES	GIRDERS	CENTRES	COLUMNS	CENTRES
Basement	12" I	6'-6"	18" I	12'-	6'-4"	16'-
1st floor						
2nd floor						
3rd floor						
4th floor						
5th floor						
6th floor						
7th floor						
8th floor						
9th floor						
10th floor						
Upper floors						
Roof parina	12" I	6'-6"	24" I	12'-0"		

32. What materials will be used in roof rafters? Asph

33. Give size of bottom chord Asph; top chord Asph; diagonals Asph

34. Give size of centre rods Asph; flag and rods Asph; heel rods Asph

35. Is building is of steel frame and if so, state style of columns and floors. (Full party and details required)

36. How many rows of bridging on each side of beam?

37. What will be the distance of wooden girders, beams or timbers from all flues? 3"

38. If any built-ups, state how protected

39. Will headers and runners be hung in stirrups?

40. State if any built up, shown or other furnaces

41. If the front, rear or side walls are to be subject to fire, state whether or in part of iron girders or flues, or details with flues as to size of girders, built up, etc.

42.	If firemen are to be supported by brick piers, what kind of piers?	
43.	Will a fire escape be provided? What kind?	
44.	How much will the building cost?	\$20,000.00
45.	Give size of yard space to each house.	10' x 10'
46.	How many buildings are to be taken down?	10
47.	Time of construction.	100 days

If a Wall or part of a Wall already built is to be used, fill up the following:

The undersigned gives notice that I intend to use the _____ wall of building

as party wall in the erection of the building hereinafter described, and respectfully requests that the same be examined and a permit granted therefor. This foundation wall _____ built of _____

_____ inches thick, _____ feet below curb; the upper wall _____ built of _____

_____ inches thick, _____ feet deep, _____ feet in height.

(Sign here) _____

Owner Philadelphia Trust Co. Address 1212 Locust St. - Philadelphia

Architect James H. Fox 1212 Locust St. - Philadelphia

Contractor James H. Fox 1212 Locust St. - Philadelphia

Applicant C. S. Hamilton 1212 Locust St. - Philadelphia

State of Pennsylvania, }
County of Philadelphia, }

Personally appeared before me the Subscribed, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, _____

the applicant above named, who, being duly sworn according to law, deposes and says: That the facts and contents of the foregoing are true to the best of his knowledge and belief. He further says that the foregoing are all his alterations or repairs to be made to the building above described.

Done to before me this _____

_____ 1934 _____

Notary Public, Philadelphia, Pa.

My Commission Expires _____

March 2, 1935

REPORT OF INSPECTOR

Philadelphia, _____ 1934

To the Chief, Bureau of Building Inspection.

Work was commenced on the wall described in filing in the _____ day of _____

and completed on the _____ day of _____ and has been done in accordance with the

plans and specifications, copies of which are on file.

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
SECOND FLOOR - CITY HALL ANNEX

"A" Application for Permit for Additions, Alterations, Repairs, One-story Structures, Foundations,
Hot Air Systems, Air Conditioning, Signs, Demolitions, Statement of Occupancy, etc.

1-1-98N

NOT TO BE FILLED IN BY APPLICANT				
TYPE	MATERIAL	PRINCIPAL OCCUPANCY	PERMIT NO.	PLAN NO.
Present Bldg.	ALT	F	1228	
New Bldg. or Add.			PER \$ 10-	
<input type="checkbox"/> CONCRETE INSP. <input type="checkbox"/> WELDING INSP. <input type="checkbox"/> ADD'L. PERMIT REQ'D. <input type="checkbox"/> STEEL INSP. <input type="checkbox"/> OTHER				

Date MARCH 6 1959

The undersigned applies for a permit to construct the following described work:

Location: GREEN LANE + RIDGE AVE. N.W. CORNER

Is this application in answer to a violation notice? ☒ None ☐ Fire/Housing ☐ Building

Use of present building? BARBER Proposed use of new altered building or addition? BARBER

Describe proposed work and materials used, (Show section when necessary)

REMOVE EXISTING REFRIGERATOR DOOR & REPLACE WITH NEW ALUMINUM
& CLASS DOUBLE ANGLE EXTERIOR & VESTIBULE DOOR & PERMIA
WARRANT AT EXTERIOR FLUSH W/ VESTIBULE

NO CHANGE IN SIZE OR USE OF BUILDING

TO BE FILLED IN BY APPLICANT WHERE STATEMENT OF OCCUPANCY IS REQUIRED

	No.	Material of Enclosures	Story	Gross Area Each Floor	Occupancy		Number apartments, occupants, seats	Live Load
					Group	Description		
Fire Towers			3rd fl.					
Fire Stairs			1					
Stairs			2					
Exit Stairs	Size		3					
Exit Doors	Size		4					

Sprinklers _____ Standpipes _____

Kind of soil upon which foundation will be laid _____ Soil Load _____

Time of Commencing AT ONCE Estimated Cost \$12,000

All provisions of the building laws and City Ordinances will be complied with, whether specified herein or not.

Owner E. HESTER CO. Address 1500 CHESTNUT ST. Phone _____


Arch. or Eng. _____ Address _____ Reg. No. _____

10454 F

Contractor MURPHY GUILLEY & CO Address 1518 SAMPSON ST. Phone 604-6788
Applicant MURPHY GUILLEY & CO Address 1518 SAMPSON ST. Phone 604-6788

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief.

I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.


Signature of Applicant

SI-3 (Rev. 10/56)

NEWSPAPER CLIPPINGS:

The Philadelphia Inquirer.

Friday, July 21, 1922.

Page 12

SUES PROPERTY OWNERS FOR BREAKING CONTRACT

Would-Be Purchaser Con-
tends Defendants Increased
Price After Agreement

Contending that, following a verbal agreement for the purchase of a property and the payment of \$200 on account, the purchase price was wrongfully increased, Albert L. Wright yesterday brought suit in Common Pleas Court No. 1 against the Roxborough Trust Company, James H. March, Theresa March and William G. Snyder.

March and his wife, Theresa, are owners of a property at 607 Livezey lane, and, according to Snyder, they made an agreement with him to sell him the property for \$4700.

In June Wright applied to the Roxborough Trust Company to purchase a dwelling for himself and family and was informed by the company that it was authorized by Snyder to sell the Livezey lane property.

A price of \$4800 was demanded, which Livezey agreed to pay, he declared, and gave \$200 on account. He received a receipt from which, however, the purchase price was omitted.

Later, Wright alleged, the trust company informed him that Snyder wanted \$5300 for the agreement of sale which he held for the March property, which March refused to pay, contending that under his agreement with the trust company the property should be sold for \$4600.

He asked the Court to compel the defendant to carry out the agreement of sale and to enjoin them from selling the property to anyone else.

The Philadelphia Inquirer.

Saturday, November 18, 1922

Page 26

The Roxborough Trust Company, organized in March, 1918, has recently reached the high point and passed the \$2,000,000 mark in deposits. The company has shown a steady increase yearly both in deposits and earnings.

ROXBOROUGH TRUST OPENS NEW BUILDING TO PUBLIC

Banking House Can Be Inspected
Until 9 O'Clock Tonight

The new building of the Roxborough Trust Company, at Ridge avenue and Green lane, was opened at 9 A. M. today. It will be open for inspection until 9 o'clock tonight.

The trust company opened January 23, 1932, and the bank started business in a small frame building at 1000 Ridge avenue. It was decided to build a new building. The building is of Indiana limestone.

George C. Littlewood is president of the bank. The other officers are Edwin H. Gordon, vice president; Edwin G. Smith, secretary and treasurer; Alfred R. Hine, title and trust officer; Charles W. Lewis, real estate officer, and the following directors: Newton J. Ames, George W. Davis, C. C. McKeen, William E. Henshaw, Alfred R. Hine, George G. Littlewood, Frederick L. Lott, Henry F. Miller, William J. R. Ames, Jr., Charles Schaefer, Edwin M. Wapner, William F. Smith, Edwin G. Smith and Albert Walker.

FIVE BANKS TO PAY BEFORE HOLIDAYS

\$427,000 to Be Distributed
Among Depositors in Closed
Institutions

FROM 5 TO 10 PER CENT.

Christmas disbursements to depositors of five closed banks, three in this city and two in the suburbs, were announced this afternoon by the State Banking Department. The payments to be made either on December 20 or 22.

The return to depositors will total \$427,000, and will represent either the second or third payments the depositors have received since the banks closed about a year ago. The payments range from five to ten per cent. Checks drawn on out-of-town banks will be mailed to the depositors in time for cash for Christmas.

The banks to make disbursements, the percentage of deposits to be paid, and payment dates are: Citizens Title and Trust Company, Broad and Federal sts., 10 per cent, payable December 22; Roxborough Trust Company, 1000 Ridge ave., 10 per cent, payable December 22; Citizens Bank and Trust Company, East Lansdowne, 10 per cent, payable December 20; Glenado Bank and Trust Company, Glenado, 5 per cent, payable December 22.

The holiday payment to \$758 depositors of the Manayunk Trust Co. will total \$124,981.11; to 2,347 accounts of the Roxborough Trust Co. \$108,184.29; to 5,801 depositors of the Citizens Title and Trust Co., \$71,402.00; to 2,074 accounts of the Citizens Bank, East Lansdowne, \$53,517, and to 12,025 depositors of the Glenado Bank, \$47,316.

SEEK BANK REOPENING

Roxborough Trust Depositors Meet

TWO TRUST COS. CLOSE THEIR DOORS

Manayunk and Roxborough Institutions in Hands of State
Banking Department

HYSTERIA IS BLAMED OCT 13 1931

The Manayunk Trust Co. with main offices at 4500 Main st., and branches at 890 Ridge ave. and 1000 Ridge ave., and the Roxborough Trust Co., 1000 Ridge ave., closed their doors today. The State Department of Banking, in a statement, said that the banks were closed because of the hysteria of the public and the unusual amount of withdrawals and notices of withdrawal in the past few days that the Board of Directors have decided to close the Roxborough Trust Co. to protect its deposits.

"The officers and directors believe the bank is solvent and that such is the opinion of the State Banking Department, but owing to the present conditions the directors deem it advisable to suspend payments and further, that the best interests of depositors and creditors would be served by placing the Roxborough Trust Co. in the possession of the Banking Department of the State of Pennsylvania, October 13, 1931."

Charles A. Gordon, vice president of Citizens at 14th and Chestnut sts.,

the Manayunk Trust Co., issued this statement:

"In order to protect the depositors and assets of the company in view of the unreasonable withdrawals made by depositors, it was necessary to place the institution in the hands of the Secretary of Banking."

Statements given out at Harrisburg in behalf of Dr. William D. Gordon, Secretary of Banking, said:

"Manayunk Trust Co.: The total resources of this institution were \$1,000,000, deposits \$1,800,000, capital \$200,000, surplus \$300,000 and undivided profits \$15,000."

"The following are officers of this institution: John A. Brown, president; F. F. Littlewood, vice president; Leola Thomson, treasurer; Charles A. Gordon, secretary and second vice president. This company is not affiliated with any other institution."

"Roxborough Trust Co.: The total resources of this institution were \$2,000,000, deposits \$3,000,000, capital \$300,000, surplus \$100,000 and undivided profits \$2,000."

"The following are officers of this institution: George C. Littlewood, president; Edwin M. Simpson, vice president; Edward C. Snyder, Jr., treasurer, and Seth W. Watson, assistant treasurer. This company is not affiliated with any other institution."

New Officers of Trust Co.

Edward C. Snyder, Jr., cashier of the First National Bank of Lansdowne, has been elected president of the Roxborough Trust Company, in the vacancy created by the resignation of George C. Littlewood. The officer of assistant secretary and treasurer has been elected. It will be filled by Seth W. Watson, secretary of the National Bank of Commerce of Detroit.

NOV. 26 1932

FRANKLIN

ROXBOROUGH TRUST ASSETS OFF \$1,115,000

Appraisal Filed with Prothonotary
Shows Net Value
of \$1,037,957

BANK CLOSED IN OCTOBER

Assets of the closed Roxborough Trust Co., Ridge ave. and 1000 Ridge ave., were appraised, according to the inventory and appraisal of the bank's accounts, as filed today by the Department of Banking with the Prothonotary.

The book value of the assets, as of the day the bank closed, on October 13, 1931, are shown as \$2,700,000.46. The appraisers place a valuation of \$1,115,000.00 on the assets.

Against the appraised value are "debts" amounting to \$807,000.00, leaving a net as appraised of \$1,037,957.46.

The appraisal shows the following:

	Book value	Appraised value
Net on hand	\$40,202.15	\$40,202.15
Due from other banks	18,712.47	18,712.47
Checks and cash	73.14	73.14
Loans & discounts	200,245.00	200,245.00
Receivables	2,400,000.00	1,115,000.00
Accrued interest	45,888.81	39,000.00
Other real estate	100,000.00	100,000.00
Prepaid taxes	10,000.00	10,000.00
Unearned income	21,222.00	21,222.00
Fixed assets	80,000.00	80,000.00
Deposits	45.00	45.00
Other assets	2,000.00	2,000.00
Total	\$2,700,000.46	\$1,115,000.00

"Debt" liability is shown in the account as follows:

Individual deposits	\$100,000.00
Corporate deposits	25,000.00
Unearned income	21,222.00
Unearned interest	39,000.00
Unearned dividends	400.00
Dividends unpaid	10.00
Total debts	\$185,222.00
Net on hand	\$40,202.15
Due from other banks	18,712.47
Checks and cash	73.14
Loans & discounts	200,245.00
Receivables	1,115,000.00
Accrued interest	39,000.00
Other real estate	100,000.00
Prepaid taxes	10,000.00
Unearned income	21,222.00
Fixed assets	80,000.00
Deposits	45.00
Other assets	2,000.00
Total net assets	\$1,037,957.46

DRAFT BANK PLAN

LYMANSON PROPOSED

Committee Hopes to Effect Reopening of Roxborough Trust Co.

A committee of business representatives of Roxborough was appointed this afternoon at a meeting of depositors of the Roxborough Trust Company, which closed its doors October 13, 1931, to present a plan to the State Banking Department for the reopening of the bank.

Charles N. Lymanson, secretary and treasurer of the Bennett textile mill, where the meeting was held, heads the committee. The other members are Wallace Ott, Walter Vanhook, Dr. G. R. White and Lester Shallen.

It is understood that if the depositors agree on the plan already drafted and the meeting this afternoon the committee will then ask Dr. William D. Gordon, State Secretary of Banking, for authority to permit the bank to resume its business.

At a meeting of the representatives of the Roxborough Trust Co. at the Bennett 18th—Horse—art. and Pochin st., plans for re-opening the institution, subject to the approval of the State Banking Department, were discussed. The bank closed October 15.

A committee headed by Charles B. Bennett, secretary and treasurer of the Bennett Mills, will visit as many of the banks' 15,000 depositors as possible in an effort to disburse the funds regarding the depositors' funds.

An early payment on their deposits is hoped for by the depositors in the Roxborough Trust Co., 18th and Race st., which closed September 1. A notice was sent them by the Secretary of Banking asking that deposit books be turned in for settlement.

DEC 10 1931
PUBLISHED DAILY

THE EVENING BULLETIN-PHIL.

BANK TO BE LIQUIDATED

Formal Notice Sent to Roxborough Trust Depositors

Formal notice of liquidation has been sent to depositors of the closed Roxborough Trust Company. Notice has been given by Dr. William

D. Gordon, State Secretary of Banking.

The depositors have been notified to present their pass books at once for audit and verification. Creditors other than depositors were notified to file a formal proof of claims within 30 days.

NOTICE: This receipt is not valid unless countersigned by the proper officer of the State.

RECEIVED
STATE SECRETARY OF BANKING
TREASURER
COMMISSIONER OF REVENUE
COMMISSIONER OF EDUCATION
COMMISSIONER OF LABOR
COMMISSIONER OF AGRICULTURE
COMMISSIONER OF PUBLIC SAFETY
COMMISSIONER OF THE STATE

CLOSED BANKS TO PAY

Disbursements by Five Institutions Announced by Secretary Gordon
Depositors in the closed Citizens' Bank and Trust Company, East Lansdowne, will receive a ten per cent. disbursement immediately. This will reach a distribution of \$25,877 to the 274 depositors.
Disbursements will be made Thursday by the State Banking Department. Secretary William D. Gordon announces, in four other closed banks, as follows: Columbia Title & Trust Company, Broad and Morris sts., ten per cent. to 1,803 depositors, who will receive \$170,154; Roxborough Trust Company, Ridge Ave. and Green Lane, ten per cent. to 9,747 depositors, or \$176,604; Monmouth Trust Company, 454 Main st., seven and one-half per cent. to 4,706 depositors, or \$135,925; and the Glenside Bank & Trust Company, Glenside, five per cent. to 15,650 depositors to receive \$71,428.

BULLETIN—PHILADELPHIA, FRIDAY.

ROXBOROUGH TRUST PAYS

Depositors to Get 15% in Advance—
Three Closed Up-State Banks Pay
An advance payment of 15 per cent. will be made on June 28 to the 3,000 depositors of the closed Roxborough Trust Co., Ridge av. and Green Lane. This bank closed October 13, 1931, with a deposit liability of \$1,399,696. The payment will amount to \$209,954.
Payments to depositors in three up-State banks also announced, follow:
Citizens Trust Co. of Bellevue, Bellevue, Pa., in the Pittsburgh district, closed October 24, 1931; payment of 15 per cent. to 40,808 depositors, amounting to \$186,876. Total deposit liability, \$1,658,385.
Valley View Bank, Valley View, in the Harrisburg district, 30 per cent., or \$106,485, to 1,530 depositors. Total

deposit liability \$1,349,524. Bank closed October 13, 1931.
Payment of 25 per cent. to 300 depositors of Lakesburg State Bank, Lakesburg, in the Harrisburg district, amounting to \$26,225. 1934 deposit liability \$95,931. A first payment of 30 per cent., or \$19,644, was made February 28 last. This bank closed October 22, 1931.

6761-9-3111

ROXBOROUGH TRUST MAY PAY 90 CENTS

Return to Depositors Estimated from Official Statement of Closed Bank's Condition

PROBABLE DEFICIT \$144,001

Depositors of the closed Roxborough Trust Company may receive about 90 per cent. of their claims. This condition has been completed. It was estimated today.

The bank, located at Ridge av. and Green Lane, closed October 13, 1931. The deposit liability amounts to \$1,399,696; and it is expected that \$1,300,000 will be realized eventually from sale of all the assets, leaving a deficit of \$100,000.

Dr. William D. Gordon, State Secretary of Banking, made public today the bank's condition. There is cash on hand, he said, of \$50,000. There are loans with a book value of \$275,000, and an appraised value of \$235,000.

Investments, including stocks and bonds, have a book value of \$141,522. Among the liabilities there are real-estate mortgages of \$44,415, but few of which it is expected to realize about \$25,000.

It is expected there may be a 20 per cent. payment to depositors within 90 days.

Mortgages, including participating mortgages, which have a book value of \$374,504, are valued by the appraiser at \$125,000, while the banking house and other real estate, which has a book value of \$430,750, is now appraised at \$200,000.

Other miscellaneous assets amount to \$1,000. Total assets, which have a

JUN 30 1932

PHILADELPHIA, THURSDAY,

ROXBOROUGH TRUST PAYS

Depositors Are Receiving 15 Per Cent. of Their Accounts

Depositors in the closed Roxborough Trust Co., Ridge av. and Green Lane, are receiving a 15 per cent. disbursement today.

The bank closed October 13 last, and has deposit liabilities of \$1,399,696. The 3,000 depositors receive today about \$209,954.

Other disbursements of closed banks who received disbursements today are those in the Citizens' Trust Co., Bellevue, Pa., 15 per cent.; Valley View Bank, Valley View, Pa., 30 per cent.; Lakesburg State Bank, Lakesburg, Pa., 25 per cent.

Book value of \$1,100,000 & appraised

value of \$1,100,000 & appraised

value of \$1,100,000 & appraised

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TWO CLOSED BANKS TO PAY

City Trust 10% And 3% Roxborough Trust 4% And 2%
Additional disbursements to depositors

\$7,125 SCHOOL SUIT FILED

Wilmington, Del., Reservoir Bank Deposited in Bank
The Wilmington, Del., Reservoir Bank, which closed October 13, 1931, has filed two suits in New Castle, seeking to recover

JUL 8 1932

PHILADELPHIA, FRIDAY.

3 CLOSED BANKS WILL PAY \$1,000,000

Secretary Gordon Announces Distribution to Depositors in City and Suburbs

GOES TO MANY THOUSANDS

Eight closed banks in Philadelphia and suburbs will pay more than \$1,000,000 to depositors within the next four weeks.

This was announced today by Dr. William D. Gordon, State Secretary of Banking.

The 20,000 depositors in the Northern Central Trust Co., Broad st. and Erie av., which closed September 28, 1931, will receive 30 per cent., or \$300,000. This will be paid on August 23. The bank paid 10 per cent. April 1.

Other banks from which payments will be made on the same day are:

Drexel Hill Title & Trust Co., Drexel Hill, Delaware county, which closed December 18, 1931. The 5,000 depositors will receive 14 per cent., or \$70,000.

The Suburban Title & Trust Co., Cypre Dale, which closed May 9, 1931. The 18,000 depositors will receive five per cent., or \$18,000. This bank paid 10 per cent. November 15, last.

The Lansdowne Bank & Trust Co., Lansdowne, which closed December 19, 1931. The 3,500 depositors will receive seven and one-half per cent., or \$26,250.

Citizens Bank and Trust Co., East Lansdowne, which closed December 31, 1931. The 3,000 depositors will receive ten per cent., or \$30,000.

Haverford Township Title & Trust Co., Haverford, Delaware county, which closed May 12, 1931. There are 2,500 depositors who will receive seven and one-half per cent., or \$20,625. This bank paid 10 per cent. November 20, last.

Roxborough Trust Co., Ridge av. and Green Lane, which closed October 13, 1931. The 3,000 depositors will receive five per cent., or \$150,000. This bank paid 15 per cent. June 28.

Monmouth Trust Co., 4th and Market sts., which closed October 1, 1931, will pay ten per cent. to 11,000 depositors on July 26. The amount will be \$110,000.

Payments will be made August 13 to 10,000 depositors of the Agricultural Trust and Savings Co., of Lancaster,

FRIDAY, AUGUST 25, 1932

AUG 25 1932

LETTER-Philadelphia, THURSD.

ROXBOROUGH TRUST TO PAY

Closed Bank to Distribute 7 1/2% to 9,774 Depositors Aug. 23

The fourth payment to depositors of the closed Roxborough Trust Co., making a total of 37 1/2 per cent, will be made on August 23. It was announced today by Dr. William D. Gordon, State Secretary of Banking.

The payment, amounting to \$87,823.21, or 7 1/2 per cent, will be the fourth distribution to the 9,774 depositors. In all, the bank has paid its depositors approximately \$1,300,000 of its deposit liability of \$1,380,000.

The office of the Roxborough Trust Co., it was pointed out in the official announcement, "will not be in a position to cash any of these advance payment checks, and it is urgently requested that the deposi-

tors refrain from bringing their checks to the Roxborough Trust to be cashed."

The bank closed on October 10, 1931, and the first payment to depositors of 15 per cent, was made June 30, 1932. The second, August 29, 1932, was 5 per cent, and the third, December 22, last, was 15 per cent.

AUG 25 1932

CLOSED BANK PAYS AGAIN

Roxborough Trust Co. Distributes \$87,823.21 to 9,774

The closed Roxborough Trust Co. will make a second payment to depositors today.

A five per cent distribution, \$87,823.21, will be paid to 9,774 persons. The first payment, 15 per cent, a total of \$1,300,000, was made June 30.

CLOSED ROXBOROUGH TRUST HAS ASSETS OF \$846,806

Available for Liquidation After 33 Per Cent Distribution

Assets with an appraised value of \$846,806 were available for depositors of the closed Roxborough Trust Co. It is shown in the report of Dr. William D. Gordon, State Secretary of Banking, after 33 per cent of the assets of the bank had been liquidated, to September 19, 1932.

The first and partial account of the institution's affairs, covering the time between closing of the bank, October 10, 1931, until September 19, 1932, was filed with the Reconstruction Finance Corp. today. The bank building is at Ridge av. and Green lane.

In a statement today, explaining the account, Dr. Gordon said:

"The account lists such receipts, during the period, of \$252,308.87 and disbursements of \$999,508.48, included in both receipts and disbursements, however, is an item of \$484,000, representing proceeds from the sale of bonds and collections on loans, pledged to secure bills payable, which liquidation was affected by the liquidator bank. There were also included in both receipts and disbursements, items of \$74,289.20, representing offsets or deposits of balances against their loans.

"Cash disbursements included two advanced payments, one of 15 per cent, on June 30, 1932, amounting to \$1,300,000, and another of five per cent, on August 29, 1932, amounting to \$67,000. At the end of the period covered by the account there was cash on hand of \$77,084.04.

"The account further shows that approximately 33 per cent of the assets have been liquidated to September 19, 1932; the appraised value of the remaining assets on September 19, 1932, was \$846,806.55, as compared with an appraised value at October 10, 1931, of \$1,380,000. Included in the remaining inventory, there are, however, assets with an appraised value of \$40,000.00, which are subject to the legal right of offset. After deducting these there remain assets with an appraised value of \$846,806.55 available to depositors.

"In addition to a detailed record of such receipts and disbursements, during the period, there is included in the account a list of all claims which have been admitted, as well as those claims objected to. The remaining balances due depositors on September 19, 1932, including bal-

FILES TRUST CO. ACCOUNT

Banking Secretary Reports on Closed Roxborough Case

A supplemental account to the first and partial account of the Roxborough Trust Co., which closed October 10, 1931, has been filed in the Reconstruction Finance Corp. today by the State Banking Department.

The latest accounting covers a period from November 18, 1932, to February 15, 1933. On the latter date Dr. William D. Gordon, State Banking Secretary, had remaining cash and other unconverted assets of the bank amounting to \$573,400. Receipts for the period were \$238,431, including a cash balance on hand September 19, 1932, of \$77,084. Disbursements were \$380,586, and assets \$11,201. During the period \$225,420 was used for disbursements.

BANK REPAYS \$20,402

Closed Roxborough Trust Co. Makes Return to 8,800 Depositors

A payment of 7 1/2 per cent, amounting to \$20,402, will be paid to the 8,800 depositors of the closed Roxborough Trust Co. on August 23, Dr. W. D. Gordon, Secretary of Banking, announced today.

This payment will be the sixth since the bank closed on October 10, 1931, and will bring the total paid to depositors to approximately 70 per cent of the deposit liability of \$1,382,000.

BANK REPAYS LOANS

Roxborough Trust Co. Makes Final Payment on \$280,181

Final payment on \$280,181 borrowed for the Roxborough Trust Co. from the Reconstruction Finance Corporation has been made, Luther Marr, Secretary of Banking, said today.

Since October, 1931, when the

BANK'S FINAL PAYMENT

Closed Roxborough Trust Co. Depositors to Get \$113,000

A final liquidating payment of \$113,000, or 8 1/2 per cent, was paid to 9,900 depositors of the closed Roxborough Trust Co. today, it was announced by William D. Gordon, Secretary of Banking.

The payment was the sixth since the bank closed October 10, 1931, and brought to \$1,190,103, or 85 1/2 per cent, the total paid to depositors. The official account made immediately after closing indicated a maximum distribution of 87 1/2 per cent of deposit liability of \$1,382,000.

The account lists such receipts, during the period, of \$252,308.87 and disbursements of \$999,508.48, included in both receipts and disbursements, however, is an item of \$484,000, representing proceeds from the sale of bonds and collections on loans, pledged to secure bills payable, which liquidation was affected by the liquidator bank. There were also included in both receipts and disbursements, items of \$74,289.20, representing offsets or deposits of balances against their loans.

"Cash disbursements included two advanced payments, one of 15 per cent, on June 30, 1932, amounting to \$1,300,000, and another of five per cent, on August 29, 1932, amounting to \$67,000. At the end of the period covered by the account there was cash on hand of \$77,084.04.

"The account further shows that approximately 33 per cent of the assets have been liquidated to September 19, 1932; the appraised value of the remaining assets on September 19, 1932, was \$846,806.55, as compared with an appraised value at October 10, 1931, of \$1,380,000. Included in the remaining inventory, there are, however, assets with an appraised value of \$40,000.00, which are subject to the legal right of offset. After deducting these there remain assets with an appraised value of \$846,806.55 available to depositors.

"In addition to a detailed record of such receipts and disbursements, during the period, there is included in the account a list of all claims which have been admitted, as well as those claims objected to. The remaining balances due depositors on September 19, 1932, including bal-

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This receipt covers the holdings of the
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 NOTICE: This receipt is valid only for the purpose of the above stated collection.

BULLETIN-PHILADELPHIA, WEDNESDAY

3 CLOSED BANKS TO PAY \$739,000

Depositors of Roxborough Trust,
 Mansyunk Trust and Rich-
 mond Trust Benefit
 AUG 1-1934

closed at \$24,995.45, for further
 liquidation.
 Depositors of the North Branch
 Title & Trust Co., Sunbury, will re-
 ceive \$182,228.45 on August 1; the
 Homestead People's Bank, of Pitts-
 burgh, \$100,342.55 on August 18, and
 the Indiana County Deposit Bank,
 Indiana, \$211,594.68 on August 14.

P

The deposit liability has been dis-
 tributed.

ROXBOROUGH TRUST PAYS
 A liquidation payment of 5 per
 cent, amounting to \$52,500.00, was
 paid to the 1000 depositors of the
 Roxborough Trust Co. at
 1000, Cambridge St., Phila-
 delphia, on August 1. The
 payment is the first of the
 bank closed and being the total
 paid to 75 per cent of the deposit
 liability.

90, 12 240 feet

MISCILANIOUS:



Figure 28 - This is a 1927 colour facsimile of a stock certificate for eighty shares in the Roxborough Trust Company.

ROXBOROUGH TRUST COMPANY—Philadelphia, Pa., March 11, 1918. Capital \$150,000. Treasurer, Charles C. Eddleman, 419 Green Lane, **Roxborough, Philadelphia, Pa.** Insurance of owners of real estate, mortgagees and others interested in real estate, from loss by reason of defective titles, liens and incumbrances.

Source:

List of Charters of Corporations Enrolled in the Office of the Secretary of the Commonwealth of Pennsylvania. — p. 173.

JOURNAL
OF THE
COMMON COUNCIL
OF THE
CITY OF PHILADELPHIA



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FROM JANUARY 2, 1919 TO JUNE 26, 1919

VOLUME I

WITH AN APPENDIX

PHILADELPHIA
DUNLAP PRINTING CO., 1315-1329 CHERRY ST.
1919

Also, from the same Committee, presented a further report, with bill annexed entitled "An Ordinance designating and approving the Roxborough Trust Company and the Pennsylvania Bank as depositories of the City's money." (*Appendix No. 20.*)

Which was laid over to be printed.



PHILADELPHIA ARCHITECTS
AND BUILDINGS

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Source Information

Sexton, Randolph Williams. *American Commercial Buildings of Today; Skyscrapers, Office Buildings, Banks, Private Business Buildings, Stores and Shops.* New York: Architectural book publishing co., c1928. , p. 266-267

[View all citations from this source](#)

Project Information from this Source

Project name: Roxborough Trust Company Building

Client name: Roxborough Trust Company

Project types: bank

Cited Architects, Engineers, and Others

- [Heacock & Hokanson \(fl. 1899 - c.1937\)](#) (Architects)

Location

Philadelphia, PA

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