

**REPORT OF THE KIRKBRIDE COMMITTEE  
PHILADELPHIA HISTORICAL COMMISSION  
25 October 2004**

Present

Warren Huff  
Janet Klein  
Harris Steinberg

Jonathan E. Farnham, Historic Preservation Planner  
Laura M. Spina, Historic Preservation Planner

Randall Cotton, Preservation Alliance  
Rose S. DiOttavio, President, CoreCare Systems, Inc.  
Thomas T. Fleming, Chairman, CoreCare Systems, Inc.  
R. Gardner Kahoe, Corporate Counsel, CoreCare Systems, Inc

**4865 Market Street, a.k.a. 111 North 49<sup>th</sup> Street, Pennsylvania Hospital for the Insane, Kirkbride Center**

Kirkbride Realty Corporation, Owner

Date: 1854-59, Samuel Sloan, architect with Dr. Thomas Story Kirkbride; addition, 1929; service buildings, c. 1920; hospital building, 1959

On 25 October 2004, a sub-committee of the Committee on Historic Designation met at the former Pennsylvania Hospital for the Insane to formulate a recommendation for the bounds of the Historical Commission's jurisdiction over the buildings, site, and appurtenances at 4865 Market Street. The Commission charged the sub-committee with the task at its 8 October 2004 meeting. Members of the Commission's staff and Randall Cotton of the Preservation Alliance, which submitted the nomination, also attended the meeting.

Thomas Fleming, the chairman of CoreCare Systems, Inc., provided a brief history of his company's ownership of the property and its future plans for the facility. When the for-profit company acquired the property from Pennsylvania Hospital only 11 patients remained on site; the facility now includes a hospital for more than two hundred patients in the 1959 building, a school and hospital in the 1859 building, and a shelter for several hundred homeless people in the 1929 building. In 1997, his company subdivided the property, selling the southwest corner of the site for development as a CVS Pharmacy. Councilwoman Blackwell has asked CoreCare to reserve the southeast portion of the site along Market Street for further development. Committee and staff members assured Mr. Fleming and Rose DiOttavio, the president of CoreCare, that the Commission does not have jurisdiction over interiors.

Gardner Kahoe, also of CoreCare, escorted the group on a tour of the site. The Committee noted several important facts about the buildings and site.

1. The original stone wall survives in many areas along the south, north and west, but has been removed at the east along 48<sup>th</sup> Street and at the southwest corner, where the pharmacy stands.
2. Open space survives at around much of the 1859 building.
3. In 1929, the hospital added what is now called the Center Building and built the sunken garden. The hospital later added a pool to the south of the sunken garden, to the west of the main entrance to the 1859 building. The pool was funded by a patient, a member of the Anheuser beer family, who liked to be near the water.
4. The East Service Building and Cafeteria building at the northeast corner of the site date to the 1920s. They are Colonial Revival in style and feature fanlights and multi-light windows. They are secondary buildings at the complex.
5. The 1959 building is linked to the 1929 building by a narrow, one-story glass corridor, but otherwise stands on its own.

Using a map of the site provided by Mr. Fleming, the Committee suggested the following boundaries for the Historical Commission's jurisdiction:

1. N. 48<sup>th</sup> Street at the east
2. N. 49<sup>th</sup> Street at the west
3. At the south, a boundary line running from 48<sup>th</sup> Street to 49<sup>th</sup> Street, parallel and 15<sup>th</sup> feet south of the southernmost east-west façade of the 1859 building
4. At the north, a boundary line running between 48<sup>th</sup> Street and 49<sup>th</sup> Street; it runs west from 48<sup>th</sup> Street to the parking lot along the hedges separating the Mill Creek School from the East Service Building; then south and west along the parking lot to the driveway; then south and west along the driveway and sidewalk to the east façade of the glass connecting corridor; then, from the west facade of the glass connecting corridor, along the northern edge of the parking lot to 49<sup>th</sup> Street.

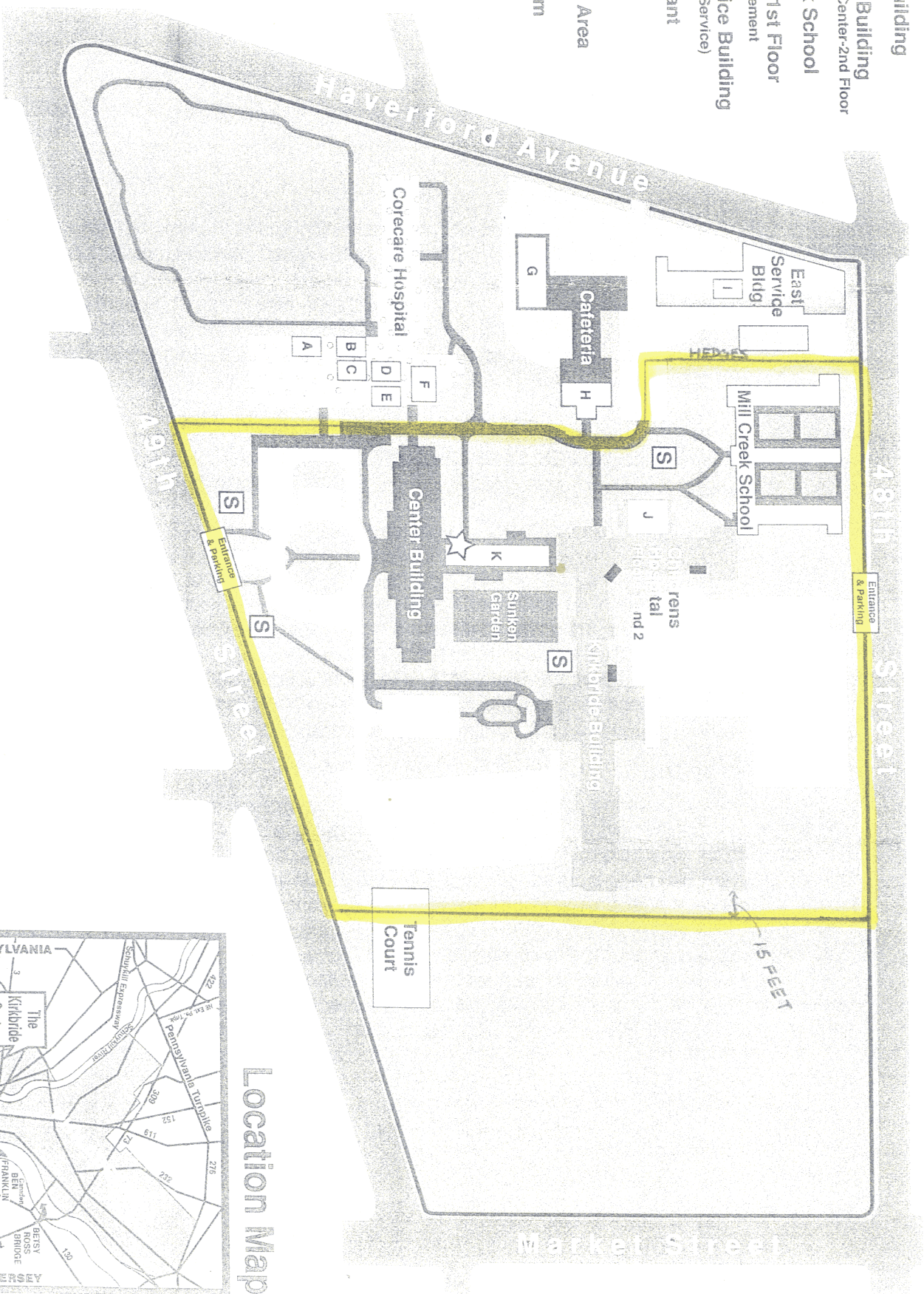
This section of the CoreCare campus within the above-defined bounds includes the 1859 Samuel Sloan building (now the Kirkbride Building) with its original one-story wing at the northeast (now the Mill Creek School) and the 1929 building (now the Center Building).

Respectfully submitted,

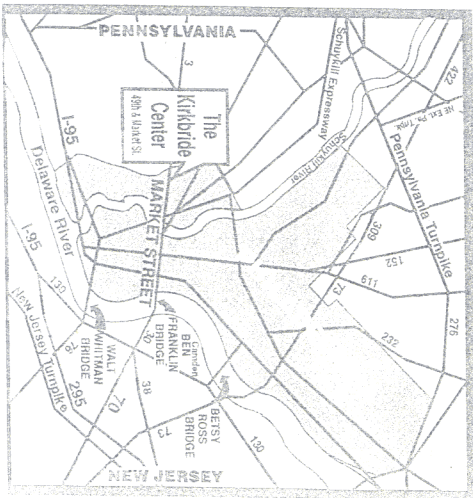
Laura M. Spina  
Historic Preservation Planner

# CORECARE SYSTEMS, INC.

- Corecare Hospital
- Center Building
- Kirkbride Building
- Conference Center-2nd Floor
- Mill Creek School
- Cafeteria-1st Floor
- Laundry-Basement
- East Service Building (Mechanical Service)
- Chiller Plant
- Parking
- Smoking Area
- Mail Room
- 27 Total Acres
- A - Gift Shop
- B - Cafeteria
- C - Gymnasium
- D - Security
- E - Hospital Admissions
- F - Indoor Pool
- G - Laundry (Basement)
- H - Cafeteria
- I - Facilities Management
- J - Auditorium
- K - Executive Area



Location Map



THE KIRKBRIDE CENTER PROPERTY