

**APPENDIX B:
PENNSYLVANIA HISTORIC
RESOURCE SURVEY FORMS**

Appendix B: Pennsylvania Historic Resource Survey Forms

Pennsylvania survey forms are attached for the following resources:

Survey # AE-01 McCoy Quarry

Survey # AE-02 Brandywine Village

Survey # AE-03 King of Prussia Arms Apartments

Survey # AE-04 Elwood Powell House

BHP Key# 097653/

Survey # AE-05 Wills Building

Survey # AE-06 Gatti Morrison Construction Materials

Survey # AE-07 Southern Wine and Spirits of Pennsylvania

Survey # AE-08 ProMetrics

Survey # AE-09 Arkema Campus

Survey # AE-010 Devon International Group

Survey # AE-011 American Baptist Churches U.S.A. Mission Center

**McCoy Quarry
(Survey #AE-01)**

**Abbreviated Historic Resource Survey Form
Pennsylvania Historical & Museum Commission**

IDENTIFICATION AND LOCATION

ER #: 2013-1006-091-A

Survey Code: AE-01 Tax Parcel: 580006262007, 580006265004

County: Montgomery Municipality: Upper Merion Township

Address: 200 Saulin Blvd., King of Prussia, PA 19406

Historic/Other Name: McCoy Quarry

Owner Name/Address: Glasgow Quarry Inc.
P.O. Box 1089, Glenside, PA 19038

Owner Category: Private

USGS Quad: Norristown PA

UTM: Zone 18 N 4438165 E 530366 Or Lat /Long

PHYSICAL DESCRIPTION

Resource Classification: Building # Resources 4

Historic Property Function: Industry/Processing/Extraction; Extractive Facility

Current Property Function: Industry/Processing/Extraction; Extractive Facility

Year Built: ca. 1940

Architectural Style: No style

Materials: Foundation: Concrete

Walls: Brick

Roof: Metal

Width in Bays: 4 Stories: 2

SURVEYOR INFORMATION

Name: Katherine Farnham, Senior Architectural Historian

Project Name: King of Prussia Rail Project Date: April 2016

Project Location: W of Norristown High Speed Line; E of N. Gulph Road

Organization Name: AECOM

Organization Address: 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428

Previous Survey(s): None

PHMC Key No.

Surveyor Eligibility Recommendation: Not Eligible

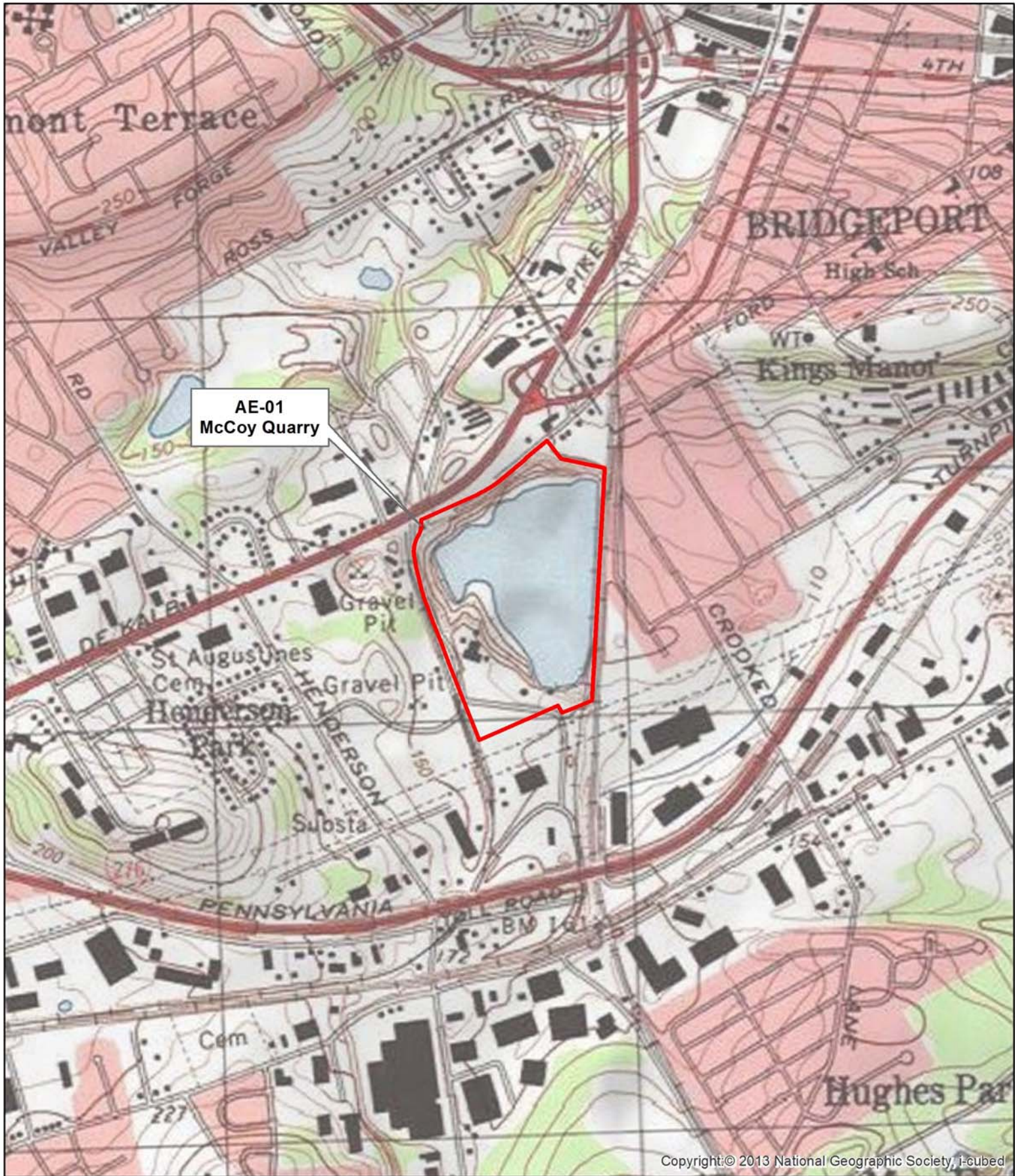
- Lack of integrity Lack of significance
 Insufficient information to make a recommendation



Caption: Photograph 1. View looking north-northeast toward McCoy Quarry complex from Saulin Blvd.



Caption: Photograph 2. View looking northeast toward west elevation of main building (ca. 1940) with semicircular front addition (ca. 1965).



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AECOM
 AE-01
 McCoy Quarry
 200 Saulin Blvd.
 Upper Merion Twp.
 Montgomery County

Legend

Resource Boundary

0 500 1,000 ft.

0 200 400 m

Base Map: 1:12,000 USGS Norristown, PA Quad

N

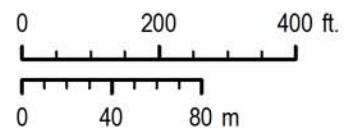


AECOM

AE-01
 McCoy Quarry
 200 Saulin Blvd.
 Upper Merion Twp.
 Montgomery County

Legend

- Resource Boundary
- ↓ Photo Location





Photograph 3. View looking northeast toward west (left) and south (right) elevations of main building, with additions (ca. 1965) on left and right of the 2-story circa-1940 main block.



Photograph 4. View looking northwest toward main building (ca. 1940).



Photograph 5. View looking northwest from east side of property toward the south (left) and east (right) elevations of the circa-1940 main building.



Photograph 6. View looking northeast toward the south elevation of the circa-1955 scale house.



Photograph 7. View looking southwest toward the circa-1975 pump house.



Photograph 8. View looking north from the southwest corner of the property with the circa-1975 pump house in foreground.



Photograph 9. View looking east toward the circa-1970 above-ground tank.



Photograph 10. View looking northeast toward the west (left) and south (right) elevations of the circa-1940 metal quarry shed.



Photograph 11. View looking northeast toward the west (center) and south (right) elevations of the circa-1940 quarry shed.



Photograph 12. View looking southeast across the McCoy Quarry pit from its northwest corner toward the building complex, with the circa-1940 main building at left and the circa-1940 quarry shed at right.



Photograph 13. View looking southeast across the McCoy Quarry pit from its northeast corner toward the Norristown High Speed Line.



Photograph 14. View looking south-southeast into the McCoy Quarry pit from its northeast corner.

Brandywine Village
(Survey #AE-02)

Historic Resource Survey Form

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
Bureau for Historic Preservation

Key # _____
ER# <u>2013-1006-091-A</u>

Name, Location and Ownership *(Items 1-6; see Instructions, page 4)*

HISTORIC NAME Brandywine Village
 CURRENT/Common NAME Brandywine Village
 STREET ADDRESS _____ ZIP 19406
 LOCATION Northeast side of Route 202 (W. DeKalb Pike), between N. Henderson and Allendale Roads
 MUNICIPALITY Upper Merion Township COUNTY Montgomery
 TAX PARCEL #/YEAR _____ USGS QUAD Valley Forge & Norristown, PA
 OWNERSHIP Private
 Public/Local Public/County Public/State Public/Federal
 OWNER NAME/ADDRESS _____
 CATEGORY OF PROPERTY Building Site Structure Object District
 TOTAL NUMBER OF RESOURCES 175

Function *(Items 7-8; see Instructions, pages 4-6)*

Historic Function	Subcategory	Particular Type
<u>Domestic</u>	<u>Single Dwelling</u>	<u>Houses</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Current Function	Subcategory	Particular Type
<u>Domestic</u>	<u>Single Dwelling</u>	<u>Houses</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Architectural/Property Information *(Items 9-14; see Instructions, pages 6-7)*

ARCHITECTURAL CLASSIFICATION

<u>Other</u>	<u>Minimal Traditional</u>
_____	_____
_____	_____

EXTERIOR MATERIALS and STRUCTURAL SYSTEM

Foundation	<u>Concrete</u>	_____
Walls	<u>Vinyl</u>	<u>Asbestos</u>
Roof	<u>Asphalt</u>	_____
Other	_____	_____
Structural System	<u>Wood</u>	_____

WIDTH _____ (feet) or 3 (# bays) DEPTH _____ (feet) or 2 (# rooms) STORIES/HEIGHT 1

Property Features (Items 15-17; see Instructions, pages 7-8)

Setting City/town neighborhood

Ancillary Features

Driveways _____

Acres 43 (round to nearest tenth)

Historical Information (Items 18-21; see Instructions, page 8)

Year Construction Began 1950 Circa Year Completed 1952 Circa

Date of Major Additions, Alterations 1980s Circa 1990s Circa 2000s Circa

Basis for Dating Documentary Physical

Explain Dating is based on deed research, historic aerial photographs, historical research, and physical evidence.

Cultural/Ethnic Affiliation(s) _____

Associated Individual(s) _____

Associated Event(s) _____

Architect(s) _____

Builder(s) Alex H. Alessi

Submission Information (Items 22-23; see Instructions, page 8)

Previous Survey/Determinations None

Threats None Neglect Public Development Private Development Other

Explain This resource is within the Area of Potential Effects (APE) for the King of Prussia Rail Project.

This submission is related to a non-profit grant application business tax incentive
 NHPA/PA History Code Project Review other

Preparer Information (Items 24-30; see Instructions, page 9)

Name & Title Courtney Clark, Architectural Historian

Date Prepared April 2016

Project Name King of Prussia Rail Project

Organization/Company AECOM

Mailing Address 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428

Phone 610-832-3500

Email katherine.farnham@aecom.com

National Register Evaluation (Item 31; see Instructions, page 9)
(To be completed by Survey Director, Agency Consultant, or for Project Reviews ONLY.)

- Not Eligible (due to lack of significance and/or lack of integrity)
 Eligible Area(s) of Significance _____
Criteria Considerations _____ Period of Significance _____
 Contributes to Potential or Eligible District District Name _____

Bibliography (Item 32; cite major references consulted. Attach additional page if needed. See Instructions, page 9.)

Ames, David L. and Linda Flint McClelland

2002 *National Register Bulletin*: "Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places." United States Department of the Interior, Washington, D.C.

Anonymous

2013 *The King of Prussia Gazette: Remembering William Walker*. The King of Prussia Historical Society newsletter, Volume two, Number three, Fall 2013, page 5-8.

Anonymous

2015 *Pennsylvania's Historic Suburbs: Suburbs Field Guide*. Pennsylvania Historical & Museum Commission (PHMC), <http://www.phmc.state.pa.us/portal/communities/pa-suburbs/index.html>. Obtained March 2016.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Continued on **Bibliography** Continuation page.

Additional Information

The following must be submitted with form. Check the appropriate box as each piece is completed and attach to form with paperclip.

- Narrative Sheets—Description/Integrity and History/Significance (See Instructions, pages 13-14)
 Current Photos (See Instructions, page 10)
 Photo List (See Instructions, page 11)
 Site Map (sketch site map on 8.5x11 page; include North arrow, approximate scale; label all resources, street names, and geographic features; show exterior photo locations; See Instructions, page 11)
 Floor Plan (sketch main building plans on 8.5x11 page; include North arrow, scale bar or length/width dimensions; label rooms; show interior photo locations; See Instructions, page 11)
 USGS Map (submit original, photocopy, or download from TopoZone.com; See Instructions, page 12)

Send Completed Form and Additional Information to:

National Register Program
Bureau for Historic Preservation/PHMC
Keystone Bldg., 2nd Floor
400 North St.
Harrisburg, PA 17120-0093

Bibliography (Continued)

Montgomery County Deed Book (MCDB)
Various Recorder of Deeds, Norristown, Pennsylvania.

National Parks Service

1997 National Register Bulletin 15: *“How to Apply the National Register Criteria for Evaluation.”* United States Department of the Interior, Washington, D.C.

Nationwide Environmental Title Research (NETR)

1950 Historic Aerial Photograph. Electronic document, <http://www.historicaerials.com/>, Accessed on March 15, 2016.

1958 Historic Aerial Photograph. Electronic document, <http://www.historicaerials.com/>, Accessed on March 15, 2016.

1965 Historic Aerial Photograph. Electronic document, <http://www.historicaerials.com/>, Accessed on March 15, 2016.

1967 Historic Aerial Photograph. Electronic document, <http://www.historicaerials.com/>, Accessed on March 15, 2016.

Pennsylvania Geological Survey.

1942 Penn Pilot Historic Aerial Photographs of Pennsylvania. Available online at www.pennpilot.psu.edu. Accessed March 8, 2016.

1958 Penn Pilot Historic Aerial Photographs of Pennsylvania. Available online at www.pennpilot.psu.edu. Accessed March 8, 2016.

1971 Penn Pilot Historic Aerial Photographs of Pennsylvania. Available online at www.pennpilot.psu.edu. Accessed March 8, 2016.

Physical Description and Integrity (Item 38)

Brandywine Village is a mid-twentieth-century, sprawling, middle-class residential subdivision of detached single-family dwellings, located immediately northeast of the commercialized area of King of Prussia. The entire development is bounded by U.S. Route 202 (DeKalb Pike) to the southeast, Henderson Road to the northeast, State Route 23 to the northwest, and the Pennsylvania Turnpike (Interstate 276) to the southwest. Housing and commercial developments are located to the east, and an adjacent single-family subdivision called Candlewood abuts Brandywine Village on the north. Along the western side of the southernmost section of the neighborhood, to the north side of the Pennsylvania Turnpike, is a community park, Walker Field, owned and maintained by Upper Merion Township's Parks and Recreational Department. The park consists of 25.03 acres of outdoor recreational space, including four baseball fields, one lighted football field, a community building, a lighted basketball court, playground, monument, stream and open space. This park is accessed via the Brandywine Village development (at Williams and Old Fort Roads). Immediately southeast of the park stands the King of Prussia Arms Apartments, a complex of three circa-1962 low-rise garden apartment buildings.

The main/original entry into the development is from Route 202 onto Brandywine Lane, the oldest section of the neighborhood. A single wrought iron sign, with suspended floodlight lighting for the evening, stands along the northwest right-of-way of US Route 202 denoting the neighborhood's location and entrance. The sign reads, "Brandywine Village, King of Prussia, P.A." (Photograph 1). Secondary access is provided through the adjacent Candlebrook development from Henderson and Keebler Roads, which meander through late twentieth century development and eventually connect to the original Brandywine Village development. Curvilinear roads characterize Brandywine Village, measuring approximately 32 feet in width with simple concrete curbing fronting each property's front lawn spaces; there are no sidewalks. The street names to the original development are still the same as the street names noted today – Hill View Road, Rebel Road, Rebel Circle, Brandywine Lane, Walker Lane, Williams Road, and Nancy's Lane. Near the center of the development, along Rebel Road, is a semi-circular loop and island of landscaping. The development consists of 175 dwellings, constructed using four base models. Parcel sizes are generally one-fifth and one-sixth of an acre in size. All of the properties within the development contain front and rear lawn areas similar in size and space, highlighted by a variety of mature shade trees and plantings throughout. The majority of the dwellings are situated at the center of each property. The front yards are primarily open with only a few having side lawn fencing. The setback of all the houses is uniform, situated approximately 40 feet from the road, and most have driveways abutting one side of the lot. In some cases, garage additions now extend from the sides of houses, and some properties contain small detached garages/sheds at the end of the driveways (Photographs 2-5).

The orientation of the houses to the roadway varies, based on the model used. Some are situated with their eaves parallel to the street, and others with their gable ends facing the street. Homes on corner lots are placed diagonally. Upon their original construction, the homes within the development were small, one-story wood-framed dwellings with gabled roofs and asymmetrical facades, built in the Minimal Traditional style. Over the years, many of the dwellings have undergone the construction and attachment of additions and expansions, and varying exterior alterations, including the addition of second stories in some cases.

Exterior siding on the majority of the houses is generally one of three materials: asbestos, aluminum or vinyl. Asphalt shingles cover the rooftops. The main/original main block of the majority of the homes generally measure two-to-three bays in width by two-to-three bays in depth. The side-gabled dwellings tend to feature their main entrance along the façade, on the side or within an inset corner of a gabled or shed-roofed extension. The front-gabled homes feature entrances at the front, side corners, close to the driveway. With all the modern modifications throughout the development, it is difficult to detect the original/typical fenestration patterns and types, though it is believed to have been double-hung, wood-framed, six or eight-over-one sash. Presently, the majority of houses have double-hung vinyl-framed one-over-one replacement sash. A few homes have pairs of double-hung openings and some feature an occasional extended decorative or garden bay window. None of the homes appear to show evidence of having basements. The homes are built at-grade and have no visible lower-level openings below the main entrance level. Additionally, none have chimneys or fireplaces. Nearly all have exhaust pipes rising from the center of the roof ridge (Photographs 6-11).

Integrity

Brandywine Village retains integrity of location. The 175 dwellings and associated roads and improvements are all in their original locations. The subdivision retains integrity of design. The basic pattern of modest detached suburban houses set at the center of small lots along curving streets is still present and visible, although on an individual level, most houses have experienced some degree of alteration. Brandywine Village lacks integrity of materials and workmanship. The houses have mostly been altered with modern materials and replacement elements, eliminating visible historic materials and workmanship. The subdivision retains integrity of setting. As one of the first of several adjacent residential subdivisions in the vicinity, Brandywine Village was part of the explosive residential and commercial development that transformed King of Prussia in the second half of the twentieth century. The farmland surrounding it at the time of construction disappeared almost immediately, and the extant adjacent post-1950 residential and commercial development formed the subdivision's surroundings throughout most of its existence. Brandywine Village lacks integrity of feeling and association. Although still recognizable as a post-World War II residential subdivision, the widespread alteration and modernization of most of the houses in the neighborhood has eliminated a clear feeling and association with the 1950s as the original historic period.

The postwar housing boom, manifested in the so-called "freeway" or "bedroom" suburbs, was fueled by increased automobile ownership, advances in building technology, and the Baby Boom. A critical shortage of housing and the availability of low-cost, long-term mortgages, especially favorable to veterans, greatly spurred the increase of home ownership.

By the late 1950s, the interstate system began to take form and already exerted considerable influence on patterns of suburbanization. As the network of high-speed highways opened new land for development, residential subdivisions and multiple family apartment complexes materialized on a scale previously unimagined. Increasing national prosperity, the availability of low-cost, long-term mortgages, and the application of mass production and prefabrication methods created favorable conditions for home building and home ownership. These factors gave rise to merchant builders, who with loan guarantees and an eager market, were able to develop extensive tracts of affordable, mass-produced housing at unprecedented speeds (Ames and McClelland 2002).

The land where Brandywine Village and the Valley Forge Shopping Center now stand was once owned by William Walker. William (Billy) Walker, a longtime resident of Upper Merion, was in the butcher business. Around 1910, he and Fred Anderson started working together, driving cattle around, butchering a little bit, and eventually going into the hide and tallow business. They picked up dead animals around the countryside, processed them, and sold the tallow, suet, and hides. By 1918 Billy had saved up enough money to buy a one hundred and fifty-two acre farm of his own. He paid one hundred and fifty dollars an acre shortly after the First World War.

At the time Mr. Walker purchased the farm its location was identified as a white residential and farm section. Over a period of a few years many of the acres would be subdivided and developed into building lots. Shortly after the Second World War, a northeast section of the farm was sold off and became what is now Brandywine Village. Billy sold forty acres at \$1,000.00 an acre. This development consisted of 175 homes built ca. 1950-1952. Adjoining Brandywine Village on the north is the Candlebrook development consisting of 120 houses built in the spring of 1954 (Anonymous 2013). To the south of Brandywine Village, separated by the Pennsylvania Turnpike and U.S. Route 202 crossing, is the Valley Forge Homes subdivision, which was among the first suburban developments in the vicinity.

The 1950 plat map record on file on the Montgomery County Courthouse for this development noted the approval and recordation of the deed and plan to "Brandywine Village" by Alex H. Alessi, Builder. M.R. and J. B. Yerkes were the civil engineers and surveyors for the 43-acre neighborhood. There were five streets, noted between 50-60 feet wide, and two undeveloped roadways that ended at the edge of the subdivision and led to nowhere at the time of this development. The fully developed thoroughfares included Hill View and Rebel Roads, Rebel Circle, and Brandywine, Walker, and Nancy's Lanes. The two undeveloped roadways were William (now Williams) Road and Country Lane (Figure 1)(MCDB 2083:601). From field observation, it appears the builder erected four different forms of the Minimal Traditional style dwelling.

The Minimal Traditional style flourished in the 1940s and 50s and may be the most popular of all the mid-20th century housing styles. Many of these affordable homes were built in the years before and after World War II. This pared down traditional form house is considered to be a no frills version of earlier eclectic house styles. Usually offering just two bedrooms and one bath, these were seen as inexpensive, small homes for small families (Anonymous 2015). This house type was built in great numbers in large suburban tract-housing developments during this time. The homes commonly lacked decorative detailing, had low or intermediate roof pitches, had large chimneys, and featured front-facing gables (McAlester and McAlester 1984:478).

Aerial images from the mid-twentieth century were helpful in understanding the chronology of the property. Historic aerial photographs from 1942 to 1950 showed the property functioning as a single residential property – the Walker Farm – having a large farmhouse, with surrounding outbuildings and at least two secondary dwellings, and a swimming pool, surrounded by open agricultural fields (Figure 2) (NETR 1950; Pennsylvania Geological Survey 1942). Eight years later, by 1958, a historic aerial showed the large Walker farmhouse with surrounding outbuildings, the swimming pool to the northwest, a baseball field to the north, and the newly, fully developed Brandywine Village community to the immediate northeast. One of the former secondary farm dwellings (a dwelling along DeKalb Pike)

stands in Brandywine Village amongst the other newly constructed dwellings/development. The land around the former farmhouse and outbuildings was open, and the Pennsylvania Turnpike appears fully constructed to the immediate south side of the house (Figure 3) (NETR; Pennsylvania Geological Survey 1958).

Key # _____
ER# 2013-1006-091-A

In a deed filed in October 3, 1955, William W. and Helen B. Walker granted the last remains of their former farm property to Dominick D. and James Pasquale and Cosimo DeCicco for \$30,000.00 (MCRD 2619:365). Four years later, the Pasquales and DeCiccos sold the property to Upper Merion Township for \$65,000.00 (MCRD 3032:47). The Walker farmhouse, outbuildings, and swimming pool were all demolished by 1965. In the vicinity of the former farmhouse, a developer built three rectangular-shaped apartment buildings, standing perpendicular to the Turnpike, ca. 1962. Williams Road, a former dead-end road on the west side of Brandywine Village (which originated as a private drive to the Walker farmhouse), was extended to travel north through the township's new public park area (Walker Field) and connect to a larger residential neighborhood area immediately north of Brandywine Village (NETR 1965). Between 1967 and 1971, Walker Field was fully landscaped with ballfields and aerial views show it as more defined and maintained than in 1965, looking almost identical to how it appears today (figure 4) (NETR 1967; Pennsylvania Geological Survey 1971). Between the legal transfer of the Walker Field property and the visual chronology of the property as seen in the historic aerials, as well as its exclusion from the original Brandywine Village subdivision plan, it is concluded that Walker Field was not a part of the planned Brandywine Village development.

National Register Evaluation

Brandywine Village was evaluated according to the criteria outlined in the *National Register Bulletin 15: "How to Apply the National Register Criteria for Evaluation"* (National Park Service 1997). Brandywine Village was planned and developed in the 1950s, during the Freeway Suburb Era, following the conclusion of World War II.

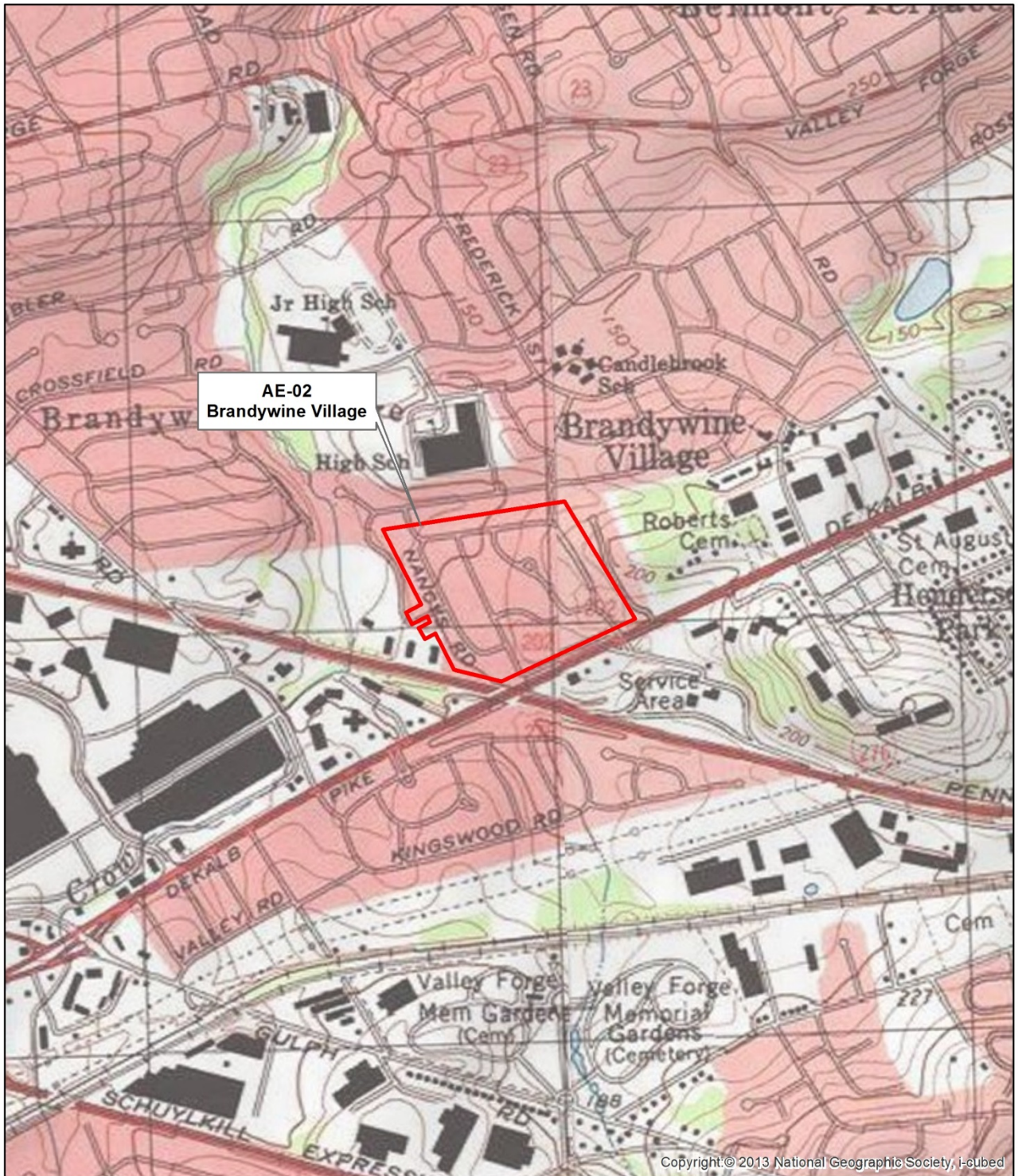
The development does appear to be representative of a broad trend in our history, being suburbanization, and does represent an expansion of housing associated with postwar necessities. However, the development lacks the recognition of being the first in the area, and lacks a common characteristic associated with subdivisions from this period of development: community amenities, such as parks, playgrounds, or space for schools. Walker Field is a recreational area adjacent to the west side of the development, but research revealed that this township facility developed separately, and years later from the residential development. Brandywine Village is, therefore, recommended not eligible under Criterion A.

Research has not revealed that the development is associated with any persons of local, state, or national significance. Therefore, it is recommended not eligible under Criterion B.

Brandywine Village is composed of dwellings constructed during the early to mid-1950s, constructed all in the Minimal Traditional style. The majority of the dwellings have been altered with non-period, replacement building materials such as exterior siding, windows, doors, and additions. Modern infill also exists on a few lots within the development, and some houses have been radically transformed with new second stories and large additions. In its current condition, Brandywine Village lacks integrity and is not a good example of a period subdivision. Collectively, the lack of integrity of materials, workmanship, feeling, and association, means that Brandywine Village does not appropriately convey its historic character. The subdivision lacks distinctive features and high artistic values, and does not appear to embody significance as an example of its type. Brandywine Village is, therefore, recommended not eligible under Criterion C.

No archaeological investigations have been conducted in Brandywine Village to date; therefore Criterion D cannot be assessed at this time.

Location Map (Item 34)



<p>AECOM AE-02 Brandywine Village Upper Merion Twp. Montgomery County</p>	<p>Legend</p> <p> Resource Boundary</p>	<p>0 500 1,000 ft. 0 200 400 m Base Map: 1:12,000 USGS Valley Forge and Norristown, PA Quads</p> <p style="text-align: right;">N </p>
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Site Plan (Item 34)



<p>AECOM AE-02 Brandywine Village Upper Merion Twp. Montgomery County</p>	<p>Legend</p> <ul style="list-style-type: none"> Resource Boundary ↓ Photo Location 	<p>0 200 400 ft. N</p> <p>0 40 80 m</p>
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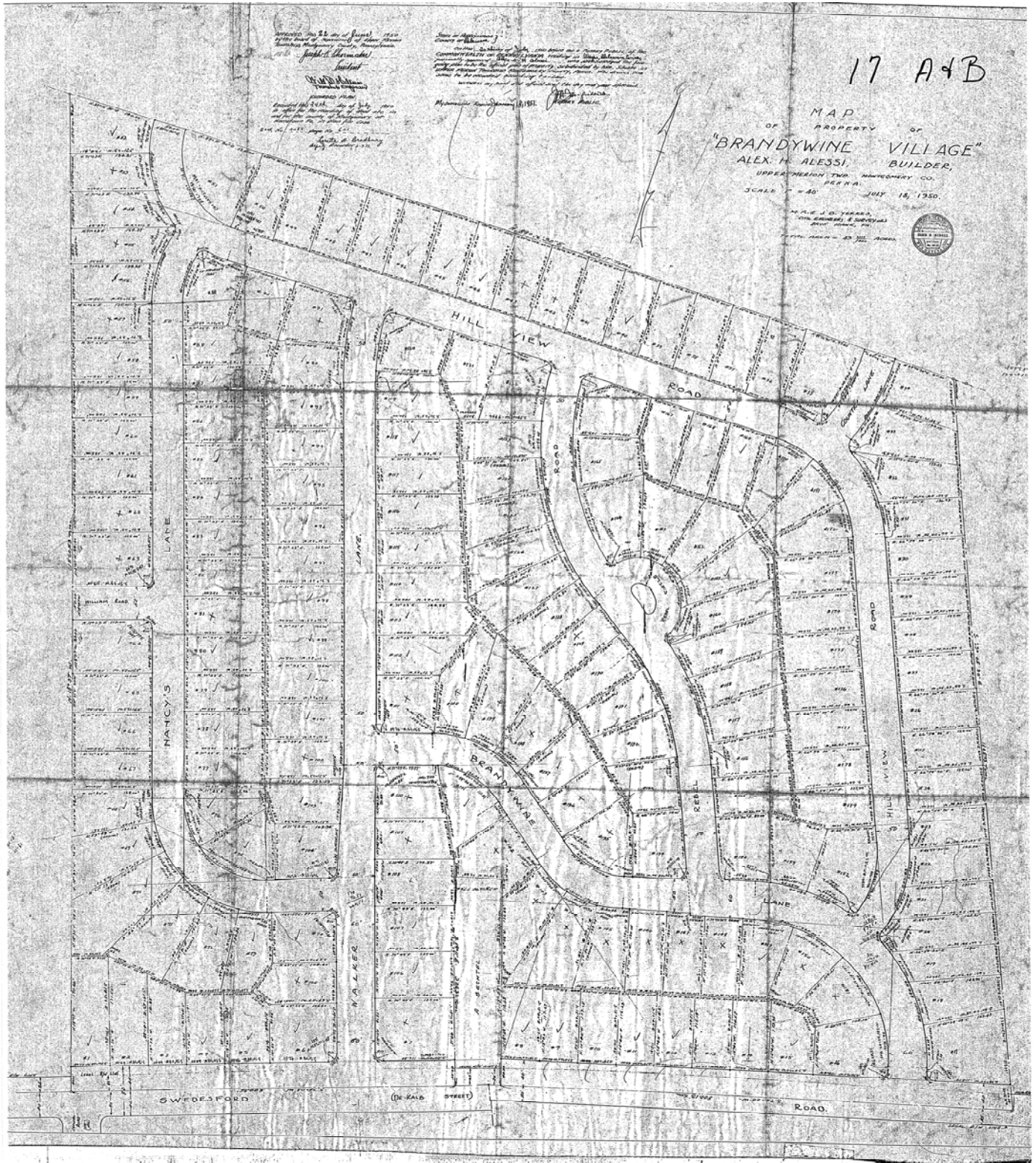


Figure 1. 1950 Plat map of "Brandywine Village" (MCDB 2083:601).



Figure 2. A 1942 aerial photograph showing the Walker Farm (Pennsylvania Geological Survey).



Figure 3. A 1958 aerial photograph showing the Walker Farm and Brandywine Village (Pennsylvania Geological Survey).

Historic Map (continued)



Figure 4. A 1971 aerial photograph showing Walker Field, the King of Prussia Arms Apartments, and Brandywine Village (Pennsylvania Geological Survey).

Photo List (Item 33)

Key # _____
ER# 2013-1006-091-A

Photographer name Courtney Clark and Katherine Farnham

Date March 2016

Location Negatives/Electronic Images Stored AECOM, 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428

Photo #	Photo Subject/Description	Camera Facing
1	Wrought iron signage denoting neighborhood location and entrance.	NE
2	Streetscape of Brandywine Village along Brandywine Lane	N
3	Streetscape of Brandywine Village along Nancy's Lane.	N
4	Streetscape of Brandywine Village along Rebel Road.	S
5	Streetscape of Brandywine Village along Nancy's Lane.	SW
6	Typical Brandywine Village dwellings, along Nancy's Lane showing common exterior alterations such as replacement siding and windows.	N
7	Typical Brandywine Village dwellings, along Nancy's Lane. Dwelling on the left illustrates common addition/expansion alterations.	NW
8	Typical corner lot dwelling in Brandywine Village, at Brandywine and Walker Lanes showing common exterior alterations such as replacement siding and windows.	SW
9	Typical corner lot dwelling in Brandywine Village, at Walker and Nancy's Lanes.	NW
10	Typical Brandywine Village dwellings, along Rebel Road. Dwelling in the center shows common side additions with porch.	SE
11	Typical Brandywine Village dwellings, along Hillview Road. Second dwelling from the right illustrates common addition/expansion alterations.	N

Photographs

Key # _____
ER# 2013-1006-091-A



Photograph 1. Wrought iron signage denoting neighborhood location and entrance, looking northeast.



Photograph 2. Streetscape of Brandywine Village along Brandywine Lane, looking north.

Photographs (continued)



Photograph 3. Streetscape of Brandywine Village along Nancy's Lane, looking north.



Photograph 4. Streetscape of Brandywine Village along Rebel Road, looking south.

Photographs (continued)



Photograph 5. Streetscape of Brandywine Village along Nancy's Lane, looking southwest.



Photograph 6. Typical Brandywine Village dwellings, along Nancy's Lane showing common exterior alterations such as replacement siding and windows, looking north.

Photographs (continued)

Photograph 7. Typical Brandywine Village dwellings, along Nancy's Lane. Dwelling on the left illustrates common addition/expansion alterations, looking northwest.



Photograph 8. Typical corner lot dwelling in Brandywine Village, at Brandywine and Walker Lanes showing common exterior alterations such as replacement siding and windows, looking southeast.

Photographs (continued)



Photograph 9. Typical corner lot dwelling in Brandywine Village, at Walker and Nancy's Lanes, looking northwest.



Photograph 10. Typical Brandywine Village dwellings, along Rebel Road. Dwelling in the center shows common side additions with porch, looking southeast.

Photographs (continued)

Photograph 11. Typical Brandywine Village dwellings, along Hillview Road. Second dwelling from the right illustrates common addition/expansion alterations, looking north.

**King of Prussia Arms Apartments
(Survey #AE-03)**

**Abbreviated Historic Resource Survey Form
Pennsylvania Historical & Museum Commission**

IDENTIFICATION AND LOCATION

ER #: 2013-1006-091-A
Survey Code: AE-03 Tax Parcel: 580020836004
County: Montgomery Municipality: Upper Merion Township
Address: 523 Williams Road, King of Prussia, PA, 19406
Historic/Other Name: King of Prussia Arms Apartments
Owner Name/Address: Upper Merion Investments LP
519 Williams Road, Apt A-7, King of Prussia, PA, 19406
Owner Category: Private
USGS Quad: Valley Forge PA
UTM: Zone 18 N 4437968 E 532322 Or Lat /Long

PHYSICAL DESCRIPTION

Resource Classification: Building # Resources 3
Historic Property Function: Domestic; Multiple Dwelling
Current Property Function: Domestic; Multiple Dwelling
Year Built: ca. 1962
Architectural Style: No style
Materials: Foundation: Concrete
Walls: Brick
Roof: Asphalt
Width in Bays: 9 Stories: 3

SURVEYOR INFORMATION

Name: Kaitlin Pluskota and Katherine Farnham, Architectural Historians
Project Name: King of Prussia Rail Date: April 2016
Project Location: W of Norristown High Speed Line; E of N. Gulph Road
Organization Name: AECOM
Organization Address: 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428
Previous Survey(s): None
PHMC Key No.

Surveyor Eligibility Recommendation: Not Eligible

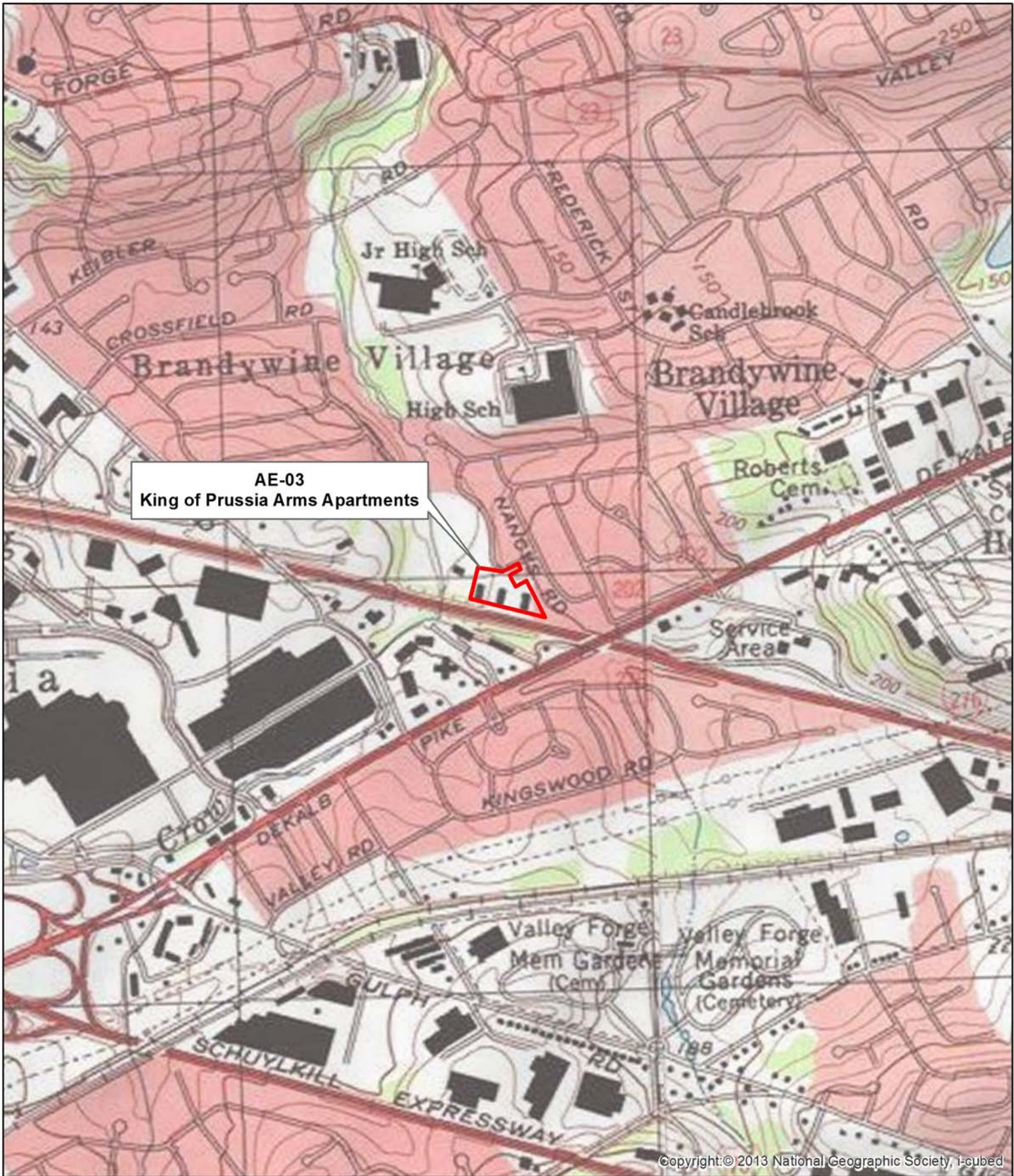
- Lack of integrity Lack of significance
 Insufficient information to make a recommendation



Caption: Photograph 1. North (left) and west (center) elevations of the circa-1962 apartment building A, view to southeast.



Caption: Photograph 2. North (left) and west (right) elevations of the circa-1962 apartment building B, view to southeast.



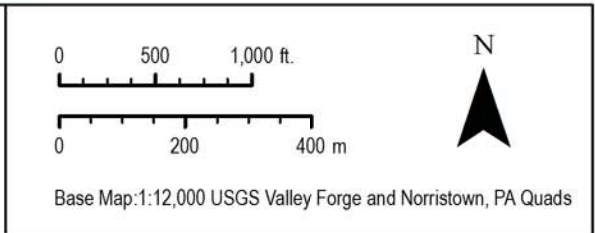
AE-03
King of Prussia Arms Apartments



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AECOM
 AE-03
 King of Prussia Arms Apartments
 519 Williams Rd.
 Upper Merion Twp.
 Montgomery County

Legend
 Resource Boundary





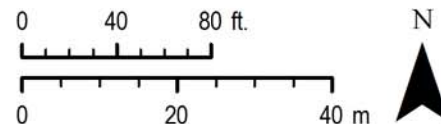
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

AECOM

AE-03
 King of Prussia Arms Apartments
 519 Williams Rd.
 Upper Merion Twp.
 Montgomery County

Legend

- Resource Boundary
- ↓ Photo Location





Photograph 3. View looking southwest toward the east (center) and north (right) elevations of the circa-1962 apartment building C in the King of Prussia Arms Apartments.



Photograph 4. View looking southeast toward King of Prussia Arms Apartments from Walker Field, with building C in foreground and building B at left rear.

Elwood Powell House
(Survey #AE-04)

**Abbreviated Historic Resource Survey Form
Pennsylvania Historical & Museum Commission**

IDENTIFICATION AND LOCATION

ER #: 2013-1006-091-A
Survey Code: AE-04 Tax Parcel: 580000358007
County: Montgomery Municipality: Upper Merion Township
Address: 158 Allendale Road, King of Prussia, PA, 19406
Historic/Other Name: Elwood Powell House
Owner Name/Address: Ellwood M. Powell Jr.
158 Allendale Road, King of Prussia, PA, 19406

Owner Category: Private
USGS Quad: Valley Forge PA
UTM: Zone 18 N 4437843 E 532651 Or Lat /Long

PHYSICAL DESCRIPTION

Resource Classification: Building # Resources 2
Historic Property Function: Domestic; Single Dwelling
Current Property Function: Domestic; Single Dwelling
Year Built: ca. 1860
Architectural Style: No style
Materials: Foundation: Stone
Walls: Stucco
Roof: Asphalt
Width in Bays: 5 Stories: 2

SURVEYOR INFORMATION

Name: Kaitlin Pluskota and Katherine Farnham, Architectural Historians
Project Name: King of Prussia Rail Date: April 2016
Project Location: W of Norristown High Speed Line; E of N. Gulph Road
Organization Name: AECOM
Organization Address: 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428
Previous Survey(s): None
PHMC Key No.

Surveyor Eligibility Recommendation: Not Eligible

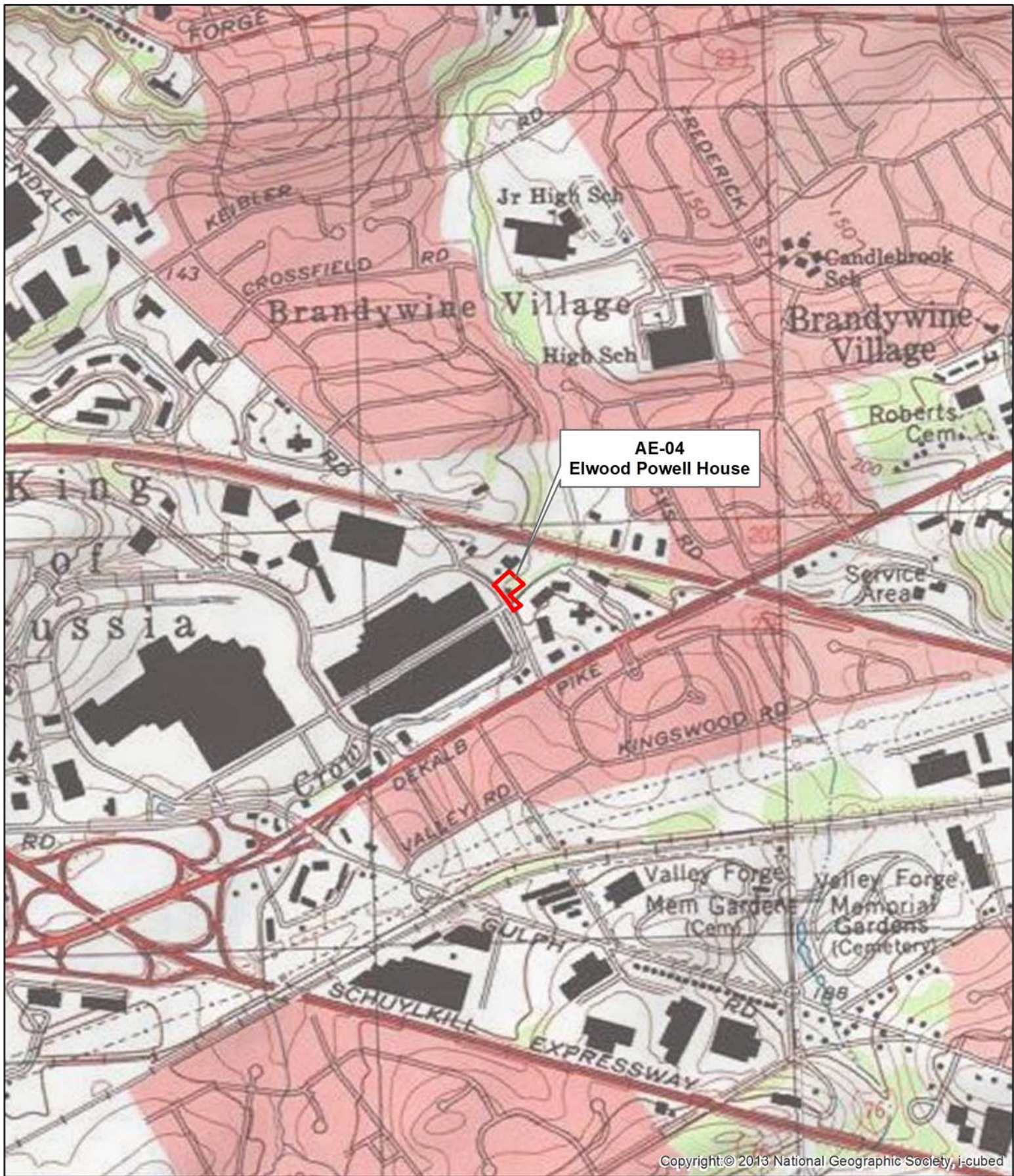
- Lack of integrity Lack of significance
 Insufficient information to make a recommendation



Caption: Photo 1. Southwest (left) and southeast (right) elevations of circa-1860 dwelling, view to north.



Caption: Photo 2. Southwest elevation of circa-1860 dwelling, view to northeast.

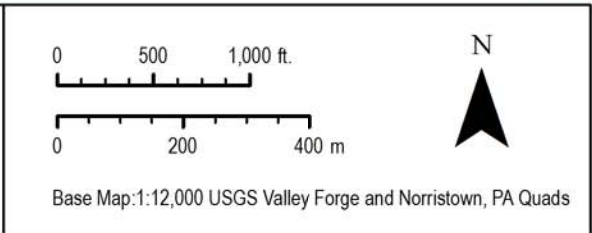


AE-04
Elwood Powell House

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AECOM
 AE-04
 Elwood Powell House
 158 Allendale Rd.
 Upper Merion Twp.
 Montgomery County

Legend
 Resource Boundary





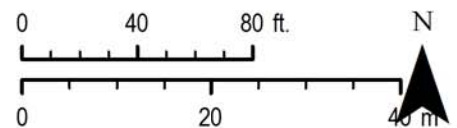
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



AE-04
 Elwood Powell House
 158 Allendale Rd.
 Upper Merion Twp.
 Montgomery County

Legend

- Resource Boundary
- ↓ Photo Location





Photograph 3. View looking southeast toward the northwest (center) and southwest (right) elevations of the circa-1860 dwelling.



Photograph 4. View looking northeast toward the circa-1950 garage.

Wills Building
(BHP Key#097653/Survey #AE-05)

**Abbreviated Historic Resource Survey Form
Pennsylvania Historical & Museum Commission**

IDENTIFICATION AND LOCATION

ER #: 2013-1006-091-A

Survey Code: AE-05

Tax Parcel: 580000340007

County: Montgomery

Municipality: Upper Merion

Township

Address: 206 Allendale Road, King of Prussia, PA, 19406

Historic/Other Name: Wills Building

Owner Name/Address: 206 Allendale LP

275 Glenmoor Road, Gladwyne, PA, 19035

Owner Category: Private

USGS Quad: Valley Forge PA

UTM: Zone 18 N 4437964 E 532754 Or Lat /Long

PHYSICAL DESCRIPTION

Resource Classification: Building # Resources 1

Historic Property Function: Domestic; Single Dwelling

Current Property Function: Commerce/Trade; Business

Year Built: ca. 1945

Architectural Style: Colonial Revival

Materials: Foundation: Concrete

Walls: Stucco

Roof: Asphalt

Width in Bays: 3

Stories: 2

SURVEYOR INFORMATION

Name: Kaitlin Pluskota and Katherine Farnham, Architectural Historians

Project Name: King of Prussia Rail

Date: April 2016

Project Location: W of Norristown High Speed Line; E of N. Gulph Road

Organization Name: AECOM

Organization Address: 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428

Previous Survey(s): None

PHMC Key No. 097653

Surveyor Eligibility Recommendation: Not Eligible

Lack of integrity

Lack of significance

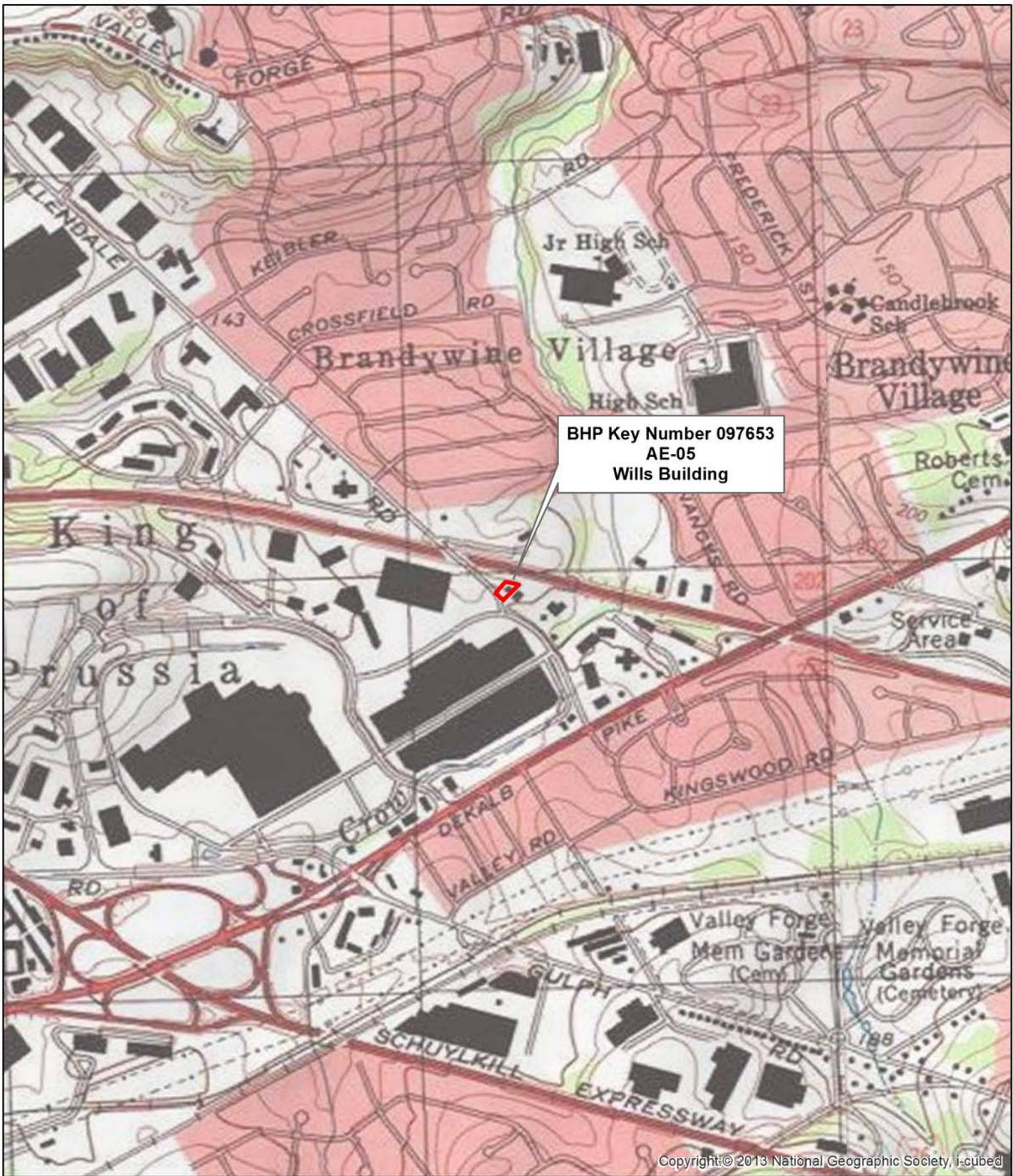
Insufficient information to make a recommendation



Caption: Photograph 1. Northwest (left) and southwest (center) elevations of the circa-1945 dwelling, view to east.



Caption: Photograph 2. Southwest (center) and northeast (right) elevations of the circa-1945 dwelling, view to northeast.



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AECOM

BHP Key Number 097653

AE-05

Wills Building

206 Allendale Rd.

Upper Merion Twp.

Montgomery County

Legend

 Resource Boundary

0 500 1,000 ft.



0 200 400 m



Base Map: 1:12,000 USGS Valley Forge and Norristown, PA Quads



AECOM

BHP Key Number 097653

AE-05

Wills Building

206 Allendale Rd.

Upper Merion Twp.

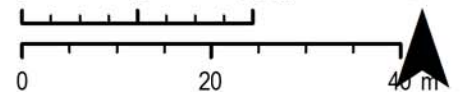
Montgomery County

Legend

 Resource Boundary

 Photo Location

0 40 80 ft.



N





Photograph 3. View looking west toward the southeast (left) and northeast (right) elevations of the circa-1945 dwelling.

**Gatti Morrison Construction
Materials
(Survey #AE-06)**

**Abbreviated Historic Resource Survey Form
Pennsylvania Historical & Museum Commission**

IDENTIFICATION AND LOCATION

ER #: 2013-1006-091-A
Survey Code: AE-06 Tax Parcel: 580006859004
County: Montgomery Municipality: Upper Merion Township
Address: 801 1st Avenue, King of Prussia, PA, 19406
Historic/Other Name: Gatti Morrison Construction Materials
Owner Name/Address: GMB Realty LP
801 1st Avenue, King of Prussia, PA, 19406
Owner Category: Private
USGS Quad: Valley Forge PA
UTM: Zone 18 N 4438519 E 533925 Or Lat /Long

PHYSICAL DESCRIPTION

Resource Classification: Building # Resources 1
Historic Property Function: Commerce/Trade; Warehouse
Current Property Function: Commerce/Trade; Warehouse
Year Built: c. 1965
Architectural Style: Modern Movement
Materials: Foundation: Concrete
Walls: Concrete
Roof: Other
Width in Bays: 16 Stories: 1

SURVEYOR INFORMATION

Name: Kaitlin Pluskota and Katherine Farnham, Architectural Historians
Project Name: King of Prussia Rail Date: April 2016
Project Location: W of Norristown High Speed Line; E of N. Gulph Road
Organization Name: AECOM
Organization Address: 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428
Previous Survey(s): None
PHMC Key No.

Surveyor Eligibility Recommendation: Not Eligible

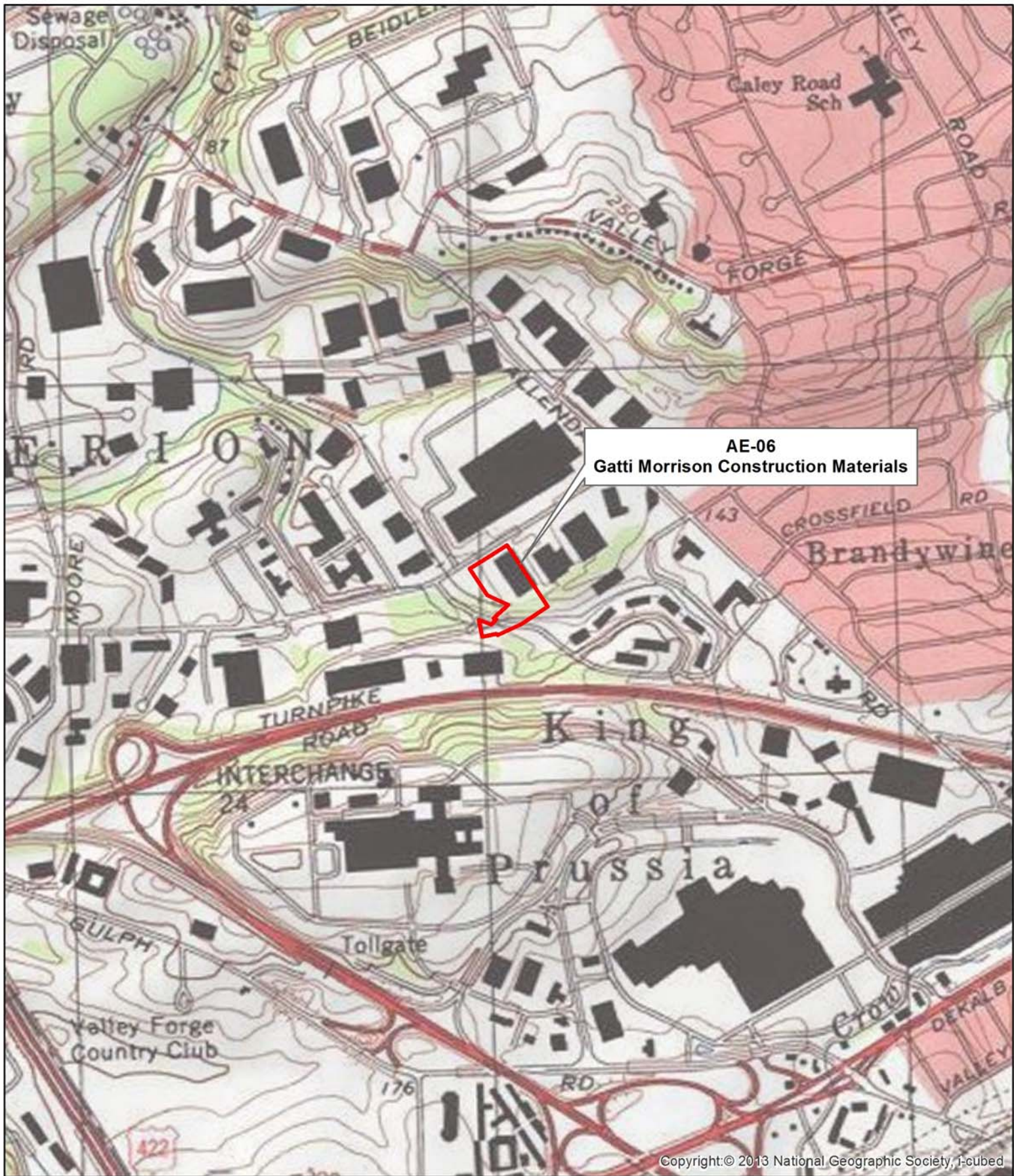
- Lack of integrity Lack of significance
 Insufficient information to make a recommendation



Caption: Photograph 1. Northwest (left) and southwest (right) elevations of circa 1965 warehouse building, view to east.



Caption: Photograph 2. Northwest (left) and southwest (right) elevations of circa 1965 warehouse building, closer view to east.






AE-06
Gatti Morrison Construction Materials

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AECOM
 AE-06
 Gatti Morrison Construction Materials
 801 First Ave.
 Upper Merion Twp.
 Montgomery County

Legend
 Resource Boundary

0 500 1,000 ft.

 0 200 400 m

 Base Map: 1:12,000 USGS Valley Forge, PA Quad

N


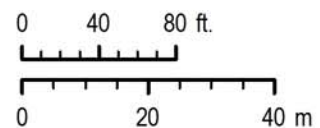


AECOM

AE-06
 Gatti Morrison Construction Materials
 801 First Ave.
 Upper Merion Twp.
 Montgomery County

Legend

- Resource Boundary
- ↓ Photo Location





Photograph 3. View looking south toward the northeast (left) and northwest (right) elevations of the circa-1965 warehouse.



Photograph 4. View looking southwest toward the northeast (left) and northwest (right) elevations of the circa-1965 warehouse.

**Southern Wine and Spirits of
Pennsylvania
(Survey #AE-07)**

**Abbreviated Historic Resource Survey Form
Pennsylvania Historical & Museum Commission**

IDENTIFICATION AND LOCATION

ER #: 2013-1006-091-A

Survey Code: AE-07

Tax Parcel: 580000406004

County: Montgomery

Municipality: Upper Merion

Township

Address: 460 American Avenue, King of Prussia, PA, 19406

Historic/Other Name: Southern Wine and Spirits of Pennsylvania

Owner Name/Address: Pennsylvania Property Partners LTD
1600 NW 163rd Street, Miami, Florida, 33269

Owner Category: Private

USGS Quad: Valley Forge PA

UTM: Zone 18 N 4438282 E 533998 Or Lat /Long

PHYSICAL DESCRIPTION

Resource Classification: Building # Resources 1

Historic Property Function: Commerce/Trade; Warehouse

Current Property Function: Commerce/Trade; Warehouse

Year Built: ca. 1970

Architectural Style: Modern Movement

Materials: Foundation: Concrete

Walls: Concrete

Roof: Other

Width in Bays: 25

Stories: 2

SURVEYOR INFORMATION

Name: Kaitlin Pluskota and Katherine Farnham, Architectural Historians

Project Name: King of Prussia Rail Project

Date: April 2016

Project Location: W of Norristown High Speed Line; E of N. Gulph Road

Organization Name: AECOM

Organization Address: 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428

Previous Survey(s): None

PHMC Key No.

Surveyor Eligibility Recommendation: Not Eligible

Lack of integrity

Lack of significance

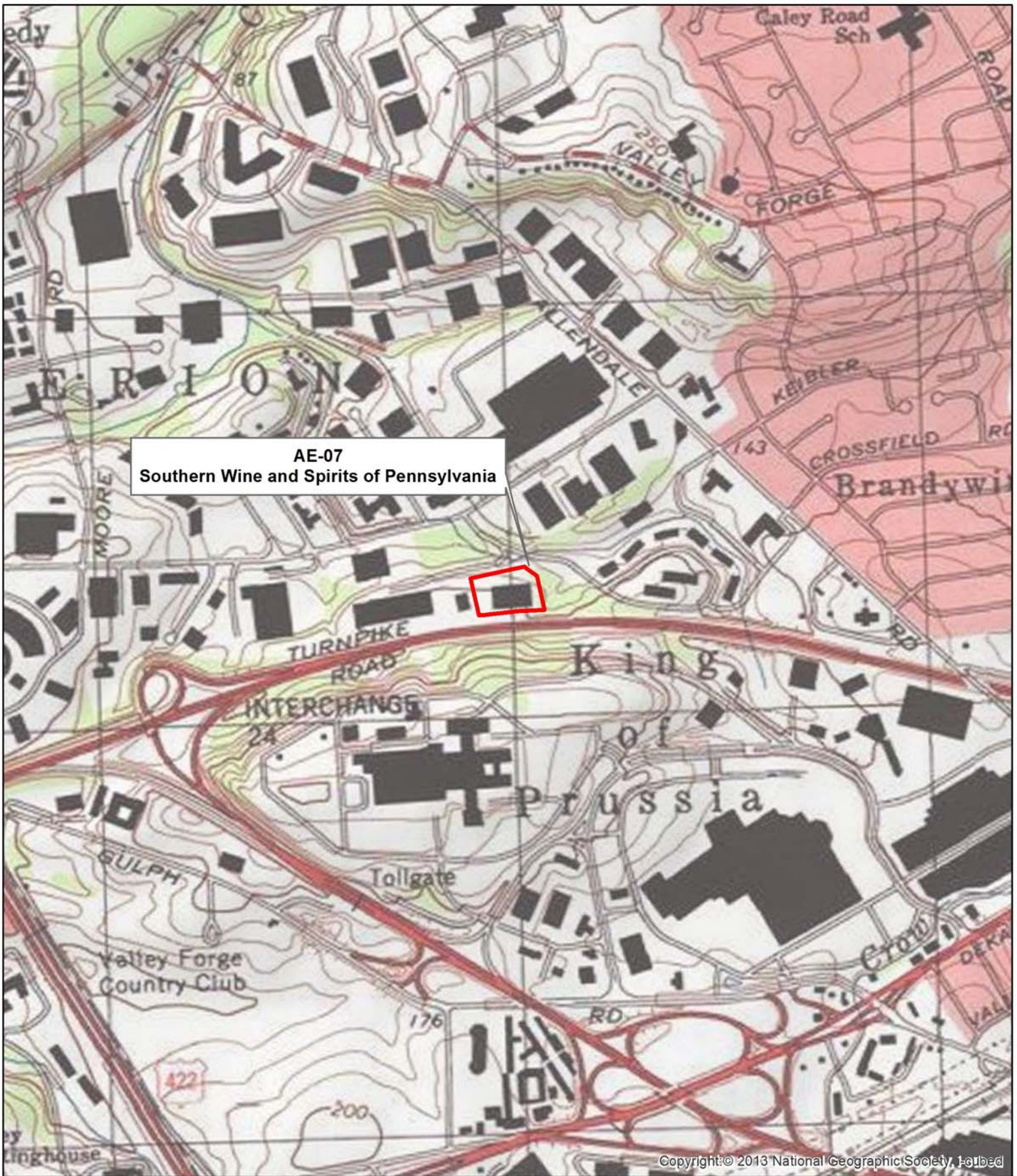
Insufficient information to make a recommendation



Caption: Photo 1. North (left) and west (right) elevations of circa-1970 warehouse, view to southeast.



Caption: Photo 2. Detail view of wing at west end of warehouse, view to southeast.

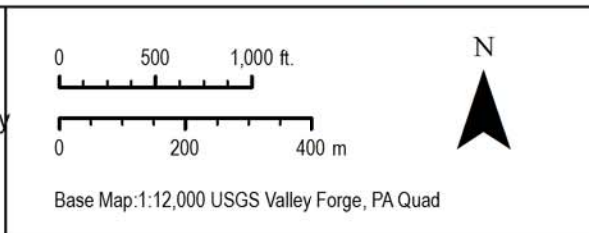


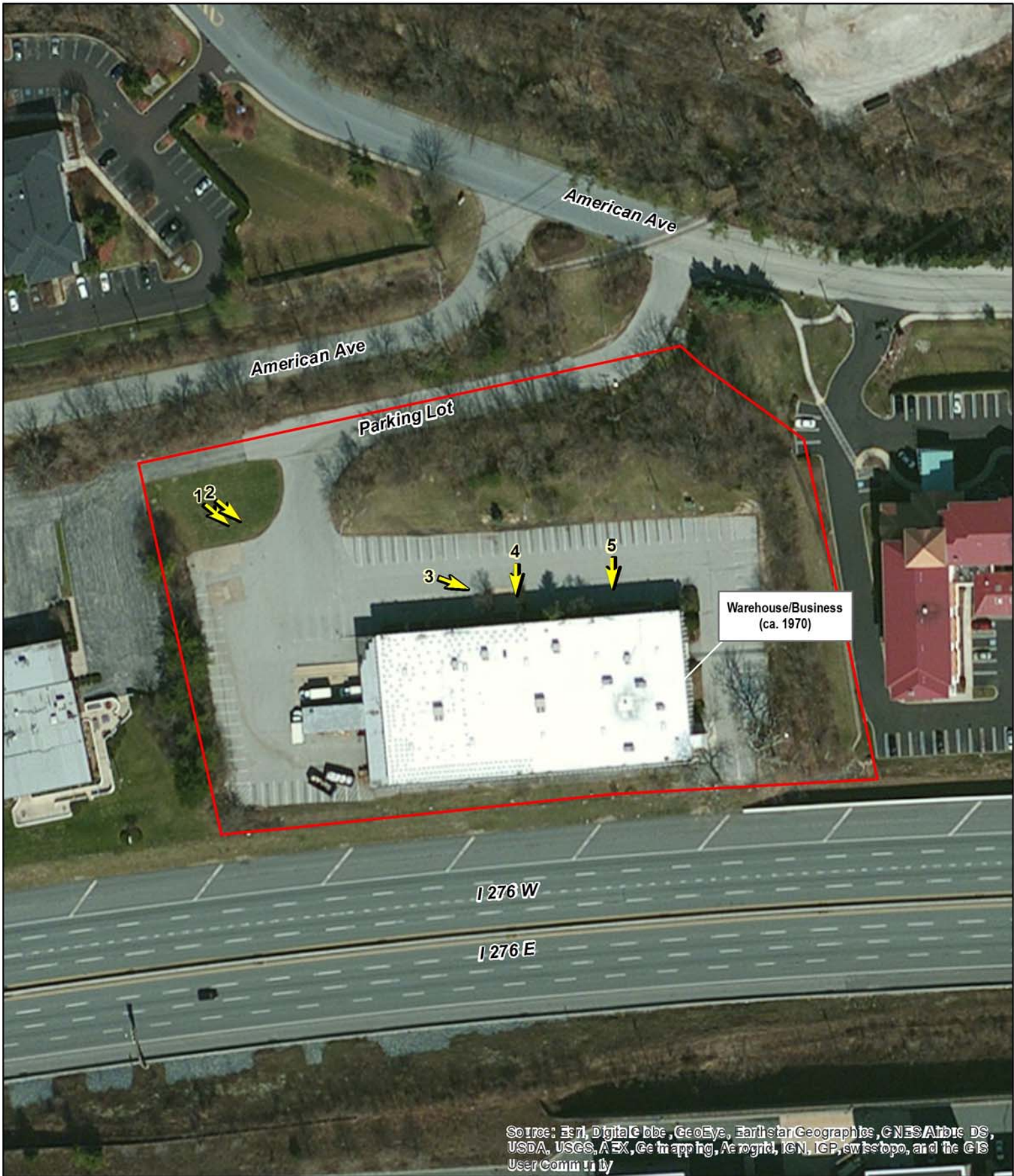
AE-07
 Southern Wine and Spirits of Pennsylvania

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AECOM
 AE-07
 Southern Wine and Spirits of Pennsylvania
 460 American Ave.
 Upper Merion Twp.
 Montgomery County

Legend
 Resource Boundary





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

AECOM

AE-07
 Southern Wine and Spirits of Pennsylvania
 460 American Ave.
 Upper Merion Twp.
 Montgomery County

Legend

- Resource Boundary
- ↓ Photo Location

0 40 80 ft.



0 20 40 m



N





Photograph 3. View looking southeast toward the north elevation of the circa-1970 warehouse, showing the two front entrances.



Photograph 4. View looking south toward the main (center) entrance in the north elevation of the circa-1970 warehouse.



Photograph 5. View looking south toward the secondary (east) entrance in the north elevation of the circa-1970 warehouse.

ProMetrics
(Survey #AE-08)

**Abbreviated Historic Resource Survey Form
Pennsylvania Historical & Museum Commission**

IDENTIFICATION AND LOCATION

ER #: 2013-1006-091-A
Survey Code: AE-08 Tax Parcel: 580000404006
County: Montgomery Municipality: Upper Merion Township
Address: 480 American Avenue, King of Prussia, PA, 19406
Historic/Other Name: ProMetrics
Owner Name/Address: Duce Management
480 American Avenue, King of Prussia, PA, 19406
Owner Category: Private
USGS Quad: Valley Forge PA
UTM: Zone 18 N 4438279 E 534123 Or Lat /Long

PHYSICAL DESCRIPTION

Resource Classification: Building # Resources 1
Historic Property Function: Commerce/Trade; Business
Current Property Function: Commerce/Trade; Business
Year Built: ca. 1970
Architectural Style: Modern Movement
Materials: Foundation: Concrete
Walls: Ceramic Tile
Roof: Other
Width in Bays: 6 Stories: 2

SURVEYOR INFORMATION

Name: Kaitlin Pluskota and Katherine Farnham, Architectural Historians
Project Name: King of Prussia Rail Date: April 2016
Project Location: W of Norristown High Speed Line; E of N. Gulph Road
Organization Name: AECOM
Organization Address: 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428
Previous Survey(s): None
PHMC Key No.

Surveyor Eligibility Recommendation: Not Eligible

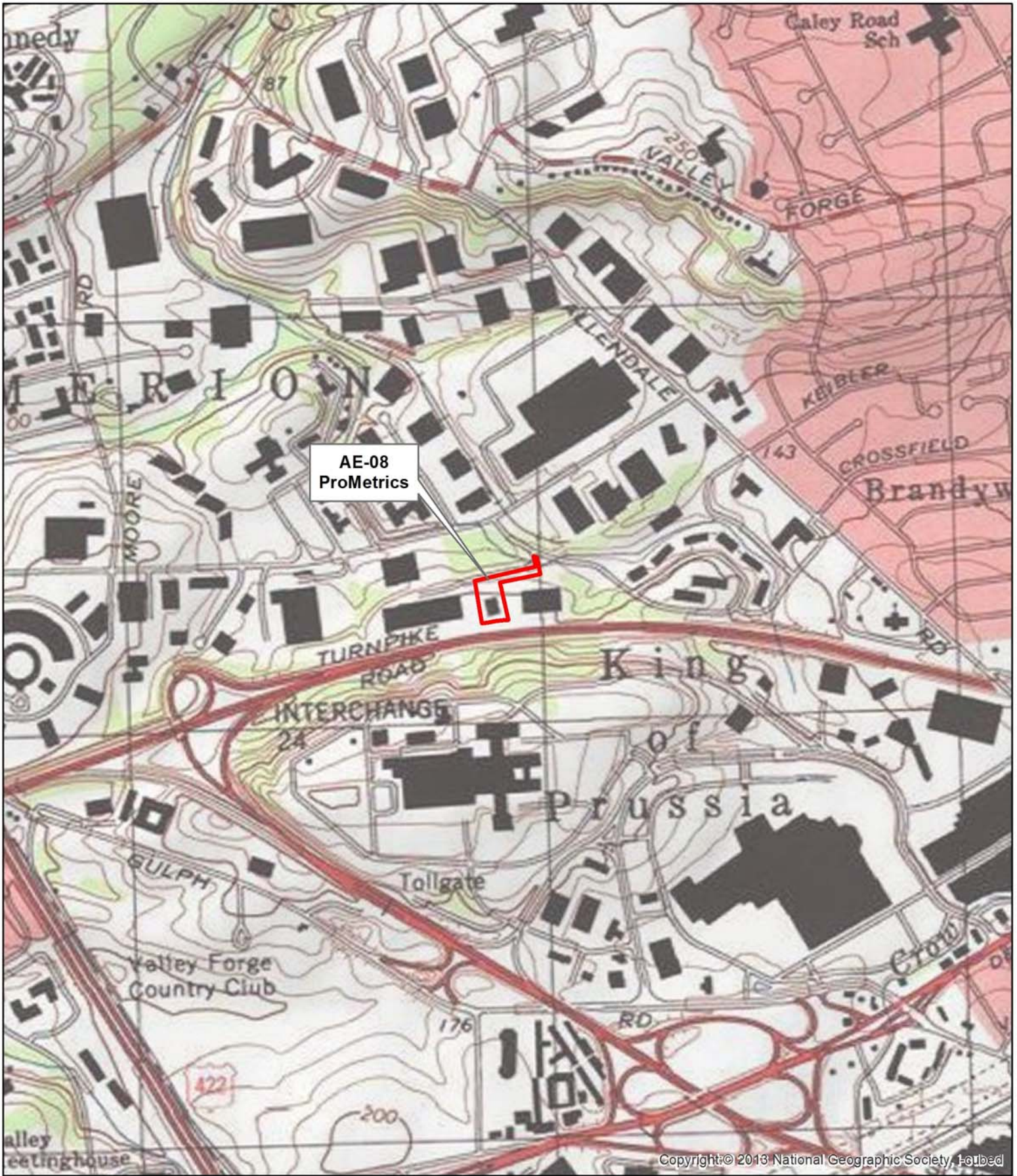
- Lack of integrity Lack of significance
 Insufficient information to make a recommendation



Caption: Photograph 1. East (left) and north (center) elevations of circa-1970 building, view to southwest.



Caption: Photograph 2. North elevation of circa-1970 building, view to southeast.



AE-08
ProMetrics

AECOM

AE-08
ProMetrics
480 American Ave.
Upper Merion Twp.
Montgomery County

Legend

 Resource Boundary

0 500 1,000 ft.



0 200 400 m



Base Map: 1:12,000 USGS Valley Forge, PA Quad





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AECOM

AE-08
 ProMetrics
 480 American Ave.
 Upper Merion Twp.
 Montgomery County

Legend

- Resource Boundary
- ↓ Photo Location

0 40 80 ft.



0 20 40 m



N





Photograph 3. East (center) and north (right) elevations of the circa 1970 building.



Photograph 4. Detail view of loading dock and entrance in east elevation of the circa-1970 building; note ceramic tile exterior cladding.

**Arkema Campus
(Survey #AE-09)**

Historic Resource Survey Form

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
Bureau for Historic Preservation

Key # _____
ER# <u>2013-1006-091-A</u>

Name, Location and Ownership *(Items 1-6; see Instructions, page 4)*

HISTORIC NAME Pennsalt Technological Center
 CURRENT/Common NAME Arkema Campus
 STREET ADDRESS 900 First Avenue, King of Prussia, PA ZIP 19406
 LOCATION _____
 MUNICIPALITY Upper Merion Township COUNTY Montgomery
 TAX PARCEL #/YEAR 580006826001/2016 USGS QUAD Valley Forge PA
 OWNERSHIP Private
 Public/Local Public/County Public/State Public/Federal
 OWNER NAME/ADDRESS Atofina Chemicals Inc., aka Arkema Inc., 900 1st Avenue, King of Prussia, PA 19406
 CATEGORY OF PROPERTY Building Site Structure Object District
 TOTAL NUMBER OF RESOURCES 15 (7 modern)

Function *(Items 7-8; see Instructions, pages 4-6)*

Historic Function	Subcategory	Particular Type
<u>Commerce/Trade</u>	<u>Business</u>	<u>Corporate Campus</u>
<u>Education</u>	<u>Research Facility</u>	<u>Research Laboratories</u>
<u>Industry/Processing/Extraction</u>	<u>Manufacturing Facility</u>	<u>Pilot Plant</u>
_____	_____	_____
_____	_____	_____
Current Function	Subcategory	Particular Type
<u>Commerce/Trade</u>	<u>Business</u>	<u>Corporate Headquarters</u>
<u>Education</u>	<u>Research Facility</u>	<u>Research Laboratories</u>
<u>Industry/Processing/Extraction</u>	<u>Manufacturing Facility</u>	<u>Pilot Plant</u>
_____	_____	_____
_____	_____	_____

Architectural/Property Information *(Items 9-14; see Instructions, pages 6-7)*

ARCHITECTURAL CLASSIFICATION

Other (Modernist) _____

No Style _____

_____ _____

EXTERIOR MATERIALS and STRUCTURAL SYSTEM

Foundation	<u>Concrete</u>	_____
Walls	<u>Brick</u>	<u>Concrete</u>
Roof	<u>Synthetics</u>	_____
Other	<u>Metal</u>	_____
Structural System	<u>Steel frame</u>	_____

WIDTH _____(feet) or _____ (# bays) DEPTH _____(feet) or _____ (# rooms) STORIES/HEIGHT _____

National Register Evaluation *(Item 31; see Instructions, page 9)*
(To be completed by Survey Director, Agency Consultant, or for Project Reviews ONLY.)

- Not Eligible (due to lack of significance and/or lack of integrity)
 Eligible Area(s) of Significance _____
Criteria Considerations _____ Period of Significance _____
 Contributes to Potential or Eligible District District Name _____

Bibliography *(Item 32; cite major references consulted. Attach additional page if needed. See Instructions, page 9.)*

See continuation sheet.

Additional Information

The following must be submitted with form. Check the appropriate box as each piece is completed and attach to form with paperclip.

- Narrative Sheets—Description/Integrity and History/Significance (See Instructions, pages 13-14)
 Current Photos (See Instructions, page 10)
 Photo List (See Instructions, page 11)
 Site Map (sketch site map on 8.5x11 page; include North arrow, approximate scale; label all resources, street names, and geographic features; show exterior photo locations; See Instructions, page 11)
 Floor Plan (sketch main building plans on 8.5x11 page; include North arrow, scale bar or length/width dimensions; label rooms; show interior photo locations; See Instructions, page 11)
 USGS Map (submit original, photocopy, or download from TopoZone.com; See Instructions, page 12)

Send Completed Form and Additional Information to:

National Register Program
Bureau for Historic Preservation/PHMC
Keystone Bldg., 2nd Floor
400 North St.
Harrisburg, PA 17120-0093

Bibliography (Item 32)

Key # _____
ER# 2013-1006-091-A

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- 2016a Arkema Inc. History. Available online at <http://www.arkema-america.com/en/arkema-america/arkema-inc-history/>, accessed March 3, 2016.
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- 1951 1951 aerial view of Upper Merion Township, available online at <http://www.historicaerials.com/>, accessed March 21, 2016.
- 1965 1968 aerial view of Upper Merion Township, available online at <http://www.historicaerials.com/>, accessed March 21, 2016.
- 1992 1992 aerial view of Upper Merion Township, available online at <http://www.historicaerials.com/>, accessed March 21, 2016.
- 1999 1999 aerial view of Upper Merion Township, available online at <http://www.historicaerials.com/>, accessed March 21, 2016.
- 2002 2010 aerial view of Upper Merion Township, available online at <http://www.historicaerials.com/>, accessed March 21, 2016.

2012 2012 aerial view of Upper Merion Township, available online at <http://www.historicaerials.com/>, accessed March 21, 2016.

Pennsalt Chemicals Corporation

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1962 *1961 Annual Report*. Pennsalt Chemicals Corporation, Philadelphia, Pennsylvania. On file at Hagley Library, Wilmington, Delaware.

1963 *1962 Annual Report*. Pennsalt Chemicals Corporation, Philadelphia, Pennsylvania. On file at Hagley Library, Wilmington, Delaware.

1964 *1963 Annual Report*. Pennsalt Chemicals Corporation, Philadelphia, Pennsylvania. On file at Hagley Library, Wilmington, Delaware.

Shore, Ray (Arkema site director)

2016 Personal communication with Katherine Farnham, March 10, King of Prussia, Pennsylvania.

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2003 *Images of America: Building Route 128*. Arcadia Publishing, Charleston, SC.

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1957 Aerial photograph, dated October 4, 1957, filename montgomery_100457_aho_2r_30. Available online at <http://www.pennpilot.psu.edu/>, accessed March 16, 2016.

1971 Aerial photograph, dated August 6, 1971, filename montgomery_080671_aho_2mm_71. Available online at <http://www.pennpilot.psu.edu/>, accessed March 16, 2016.

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1992a *Norristown, PA*. Topographic 7.5-minute quadrangle. USGS, Reston, Virginia.

1992b *Valley Forge, PA*. Topographic 7.5-minute quadrangle. USGS, Reston, Virginia.

Physical Description and Integrity (Item 38)

The Arkema Campus, formerly known as the Pennsalt Technological Center, is a 41.35-acre corporate research and development campus located on the north side of First Avenue, at a midway point between Moore Road on the west and Clark Avenue on the east (Figure 1). The property is surrounded on all sides by newer office parks and light industrial properties. The campus slopes uphill toward the north, where Maschellmac Creek forms the northwest boundary. The campus is mostly open, with a wooded buffer around the perimeter which partly screens it from abutting properties. Rows of widely spaced deciduous trees are planted along many of the driveways (Photographs 1-4).

The buildings and roads of the campus are oriented on a northwest-southeast trajectory (Figure 2). The campus has a deep, oblong, mall-like, formal front center lawn flanked by long parallel driveways from First Avenue (Photographs 1-2). Both driveways are lined with mature deciduous trees on each side, and terminate at a perpendicular driveway in front of Building A, where a flagpole is located in the center of the lawn (Photographs 5-8). These driveways connect to an interior access drive looping around to the northwest and providing access to a large parking lot at the rear of the complex. A third driveway off First Avenue is located at the eastern side of the property, and runs along the east boundary of the campus to access the pilot plant area located in the northeast section of the campus. Additional parking areas of various sizes are situated adjacent to the buildings and along the east side of the east driveway. Paved sidewalks surround the buildings and provide pedestrian access between them. Signs for a campus walking trail are located in several spots along the sidewalks. An outdoor picnic area is located between Buildings 2 and 9, and a landscaped terrace is located between Buildings 1 and 2, on the southwest side of their connecting hyphen. At the rear of the complex is a small solar panel array.

The campus includes 15 buildings, the oldest of which date from ca. 1960-1962 and were built by Pennsalt Chemicals Corporation as a research and development campus. Later buildings were constructed by Pennsalt's successor companies (Pennwalt Corp., and then Elf-Atochem North America). Most of the buildings are identified by numbers. Four buildings (4, 5, 9, and 2) are aligned along the northeast and northwest sides of the front mall (Photographs 1-2), and the rest are situated uphill to the northwest and northeast of these four. Arkema's facilities office provided access to the mall area for photography, but the remainder of the campus was off limits to visitors and photography of these areas was not permitted. Due to the site restrictions, aerial bird's-eye images are included to supplement field photos of the campus, but not all elevations of some buildings can be seen in these images.

The original 1960s-era buildings (Buildings 1-8) are all flat-roofed Modernist-style buildings of concrete-block construction, set on concrete foundations and faced with red brick and contrasting flat gray concrete panels. The larger modern buildings (Buildings 9, 10, 12, and 14) are of concrete-block construction and all except Building 14 are clad in red brick veneer. Other modern buildings include three small storage buildings/sheds near the pilot plant. The building names reflect their original functions; current uses of some of the buildings may have changed in recent years. According to the site director, some of the original laboratories were converted to office use when Arkema relocated its North American headquarters to this property in 2009 (Shore 2016).

Building 1 – Technical Division Laboratory (ca. 1962)

Building 1 was the largest of the original buildings in the complex, originally housing technical laboratory space and a greenhouse (the greenhouse is no longer extant). It is located at the top of a slope at the center of the building complex, and oriented parallel to First Avenue (Photographs 7, 9; Bird's Eye Views 1-2). The main block of the building is banked into the hillside so that its basement level is partly exposed on the southeast elevation. Building 1 is connected to Building 2, located southeast of it, by a two-story hyphen, and to Building 12, located northwest of it, by a one-story hyphen.

Building 1 is a two-story oblong building with a perpendicular, offset two-story rear wing. The flat roof contains a windowless one-story, flat-roofed utility tower for HVAC equipment. This tower is set back from the roof edges but occupies much of the top of the main block and wing. The roof is surrounded by a raised parapet of flat concrete panels with a narrow, projecting band course around its base. Below the parapet, the building walls are clad in a

combination of Flemish-bond red brick veneer and flat concrete panels in a pattern that is continuous around all elevations of the building. The corners of the building have narrow full-height flat concrete pilasters, and additional concrete pilasters are interspersed at regular intervals along each elevation. The pilasters are flanked by single windows in the first and second stories. These windows have flat concrete spandrels above and below, creating vertical gray “stripes” across each elevation. Between each concrete section is a wide full-height expanse of red brick, with paired windows in the first and second stories. Windows throughout the building are original vertical, rectangular, three-light metal windows, consisting of a large fixed center panel with a small fixed transom light at the top and a small operable awning light at the bottom. The southeast elevation of the main block is 26 bays long, the southwest and northeast ends of the main block are each three bays wide, and the northwest elevation of the main block is 20 bays long. Part of the northwest elevation is covered by the perpendicular rear wing, which is nine bays long and three bays wide. A one-story, flat-roofed, brick-clad wing occupies the area formed by the northwest side of the main block and the offset of the rear wing. Loading docks with a projecting flat-roofed continuous canopy are located along the northeast elevations of the main block and much of the one-story wing.

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The two-story hyphen between Buildings 1 and 2 occupies the first story and exposed basement of the southeast elevation. It has a flat roof and both sides are metal and glass curtain walls with continuous bands of narrow vertical windows. The hyphen is original to the complex.

Building 2 - Administration Wing (ca. 1962)

Building 2 was constructed as administrative offices for the facility, and its front lobby is still considered to be the main lobby for the complex. It is located southeast of Building 1 and forms the northwest end of the front lawn (Photographs 7, 9, 10; Bird’s Eye Views 1-2). It originally had its own small front lawn and curved sidewalks abutting its front wall, but now has a small paved parking area in front of it, accessed by a one-way driveway. The center flagpole on the lawn is located opposite the front entrance of this building. The topography puts its first story on the same level as Building 1’s basement.

Building 2 is an oblong, two-story, flat-roofed building oriented facing southeast and parallel to First Avenue. It has a windowless one-story HVAC tower on its roof, set back from the roof edges on the northeast, southeast, and southwest sides and flush with the northwest edge of the roof. The exterior of the building is clad in contrasting red brick veneer and concrete panels in a style identical to Building 1’s exterior. Windows throughout the building are original three-light metal windows.

The southeast elevation of Building 2 is 13 bays wide. It features a center entrance in the first story, sheltered by a wide, projecting flat-roofed hood. The entire entrance area is modernized with a brown metal and glass curtain wall with modern paired glass entrance doors. Above the hood, the façade wall surrounding the three center window bays is clad with concrete panels. The southwest and northeast end elevations of the building are seven bays wide, and the northwest elevation contains six bays, plus the wide hyphen connecting to Building 1.

Building 3 – Engineering Laboratory/Pilot Plant (ca. 1962)

Building 3 serves as the pilot plant for the complex, where test batches of company products are created. It is located in the northeastern sector of the campus, uphill some distance from the other older buildings, and has its own driveway and parking lot (Bird’s Eye Views 3-4). A cooling tower is located to the south across the driveway, and three storage buildings for the pilot plant surround the Building 3 parking lot. Building 3 is banked against a hillside to the southwest, and its first story is below ground on that side, but exposed on the northwest, northeast, and part of the southeast elevations.

Building 3 is two stories in height with a T-shaped plan. The short end of the T faces southeast and forms the main block. This section has a raised concrete-clad parapet around the flat roof. To the northwest of the main block is a windowless, square, one-story utility tower occupying the southeast section of the rear wing. The remainder of the rear wing has numerous vents, exhaust pipes, and other equipment on its roof. The main block is three bays wide on its southwest and northeast elevations, and approximately six bays long on its southeast elevation. Most of the northwest elevation is covered by the rear wing, which is three bays wide and seven bays long. The first story of the building’s main block and most of the rear wing is clad in flat concrete panels, and the second story has contrasting brick and concrete sections as seen on Buildings 1 and 2. The northwest end of the rear wing is clad in brick with a center full-height concrete panel section. The building has two entrances. One is located in the second story at the southwest end of the main block, accessing the driveway adjacent to Building 14. This entrance has a flat-roofed hood

above it and paired glass doors. The other entrance is in the first story at the northwest end of the rear wing, accessing the parking lot. A gabled metal shed is positioned to the right of this entrance.

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Pilot Plant Storage Building (ca. 1985)

This storage building is located a short distance northwest of Building 3 in the pilot plant area, and is set at the northwest edge of the parking lot (Bird's Eye Views 3-4). It is a one-story, flat-roofed concrete-block building set on a concrete foundation. The main section of the building has one large garage bay and one entrance door in its southeast elevation. There is a full-width circa-1995 shed-roofed addition on the southwest elevation. The addition has a metal roof, metal siding, and is open on its southeast side facing the parking lot.

Shed 1 (ca. 1990)

Shed 1 is located on the northeast edge of the pilot plant parking lot, southeast of the Pilot Plant Storage building and north of Building 3 (Bird's Eye Views 3-4). It is a shed-roofed building with metal siding and a metal roof, set on a concrete foundation. Shed 1 is open on its southwest side, with two large open bays facing the parking lot and Building 3. There are no openings in its other elevations.

Shed 2 (ca. 1990)

Shed 2 is located a short distance southeast of Shed 1 and northeast of Building 3 (Bird's Eye Views 3-4). It is similar to Shed 1, with metal cladding and a metal roof and an open southeast side.

Building 4 – Technical Services Laboratory (ca. 1960)

Building 4 is located along the northeast side of the front lawn, and is the closest building to First Avenue (Photographs 1, 3, 11, 12; Bird's Eye Views 5-6). It was the first building constructed in the complex and was built as a technical service laboratory building. It is an oblong two-story building with a flat roof and irregular footprint, including a perpendicular rear wing. It is oriented facing southwest toward the lawn and driveways, and is parallel to the driveways. Though built as a laboratory, it was renovated and converted to office use ca. 2009, and it now houses a secondary lobby for the complex. The original windows on the building have all been replaced with red aluminum-clad three-light metal windows, and the front entrance has been modernized with a new vestibule. A flat-roofed metal canopy covers a sidewalk between the northwest end of Building 4 and the southeast elevation of Building 5. A modern one-story covered passageway projecting from the first story of the northeast elevation of Building 4's main block connects it to the newer Building 10 immediately northeast of it.

The exterior of Building 4 is similar to Buildings 1 and 2, with an identical concrete cornice. The flat roof contains one small brick-clad elevator/stairwell tower. The façade of the building is 22 bays wide and divided into five sections by narrow, vertical, full-height concrete pilasters. Between the pilasters, each section is divided into equal thirds, with a concrete center panel flanked by brick side panels. Each concrete center panel contains two window bays, and the brick panels each contain one window bay. Four of the façade sections are four bays wide. The center section of the façade is six bays wide, with two window bays in its brick panels. The first story of the center section contains the lobby entrance, which has been renovated with a one-story, projecting gabled vestibule and concrete steps. The vestibule has a red standing-seam metal roof and concrete side walls which project above the roofline with flat metal-capped parapets. The front wall of the vestibule is a metal and glass three-sided curtain wall, containing a revolving door in its center section and single metal and glass doors in its side sections. A raised concrete deck in front of the vestibule has concrete steps with metal railings on the southwest side and a wheelchair ramp connecting to the sidewalk on the northwest side.

The southeast elevation of the main block of Building 4 is two bays wide, with exterior cladding and fenestration similar to the southwest elevation. The northwest elevation is two bays wide, with paired metal entrance doors in the center of the first story and two windows in the second story. The northeast elevation of the building is seven bays wide with two windowless full-height projecting bays. The perpendicular rear wing projects from the northeast elevation near the east corner of the main block. The wing has the same exterior treatment as the rest of the building and appears to be original. It is seven bays long and two bays wide.

Building 5 – Plastics Laboratory (ca. 1962)

Building 5 is located immediately northwest of Building 4 (Photographs 12-14; Bird's Eye Views 5, 7-8). It is a two-story oblong building set perpendicular to Building 4, with its southwest end abutting the lawn area, and a one-story rear wing facing the east driveway. It has wide concrete panels along its cornice and is clad in red brick veneer with

concrete trim. Windows throughout the building are modern red metal three-light vertical windows, as seen on Building 4, due to recent renovations.

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The southwest elevation of Building 5 is three bays wide, with a center bay containing paired windows in the first and second stories, with concrete spandrels above and below the windows. The center bay is flanked by unbroken full-height panels of red brick. Each end of the elevation contains a single window bay with concrete spandrels abutting a full-height vertical concrete corner pilaster. The southeast elevation of Building 5 is eight bays long, and divided into four sections by narrow vertical full-height concrete pilasters. Each section contains a center bay with paired windows and concrete spandrels, flanked by windowless expanses of brick. Four doors, possibly fire exits, are located in the first story. Bay 1, counting from the left side, contains a first-story entrance door with a flat metal hood above it and accesses the covered sidewalk to Building 4. Bays 4, 7, and 8 are single flat metal doors; Bays 7 and 8 are located side by side. The northeast elevation of Building 5 has a one-story, brick-clad wing covering its first story, and no windows in the second story. The northwest elevation is four bays long and similar to the southeast elevation.

The one-story rear wing is clad in red brick with a plain concrete cornice band. It contains a garage bay with a brown metal door in its southeast elevation, paired entrance doors in its northeast elevation, and has two windows in its northwest elevation.

Building 6 – High Pressure Laboratory (ca. 1962)

Building 6 is located east of Buildings 1 and 2, and north of Building 9, near the center of the campus and backing up to a small slope (Photograph 15, Bird’s Eye Views 9-10). It is an oblong one-story building with a flat roof. As with other buildings of its period, it is clad in a combination of red brick veneer and vertical “stripes” of gray concrete paneling, and has three-light original metal windows. The flat roof has a metal parapet cap and no cornice ornamentation. The southeast (primary) elevation is divided into seven sections by narrow vertical concrete pilasters. Each section contains one or two concrete-clad window bays, situated at the far ends and separated by large expanses of red brick. Each window bay has paired windows, and some of the window bays abut the window bays in the adjacent section. Near the center of the southeast elevation are several pairs of windows set within the red brick. The original center southeast entrance of the building is concealed by a circa-2000 addition. The southwest end of the main block is concealed by a second circa-2000 addition. The northwest elevation of the main block faces a hillside and cannot be seen from a bird’s eye view, but appears to have a network of piping spanning the entire elevation. The northeast elevation of the main block contains one large garage bay.

Building 6 has two circa-2000 additions: a one-story, flat-roofed brick addition on the southwest end, and a one-story, flat-roofed brick addition on the southeast side, connected to the southeast elevation of the main block with a short, narrow hyphen vestibule. The southwest addition is windowless and has one doorway entrance in its southeast elevation. The southeast addition contains three pairs of windows in its southwest elevation, paired metal doors in its southeast elevation, and two windows in its northeast elevation.

Building 7 – Chemical Storage Building (ca. 1962)

Building 7 is a small, one-story flat-roofed building, located in the middle of the parking lot bordered by Buildings 1, 14, and 6 (Photograph 15, Bird’s Eye Views 9-10). Constructed to store solvents and chemicals, the building is of concrete-block construction, set on a concrete foundation, and clad in red brick veneer. There is a raised open concrete loading dock along the primary (southwest) elevation of the building. This elevation contains four pairs of flat metal loading doors with translucent inset panels above them. The northwest elevation is covered by a small shed-roofed metal-clad addition. The northeast elevation contains two single metal doors. The southeast elevation of the building has no openings.

Building 8 – Central Utility Building (ca. 1962)

Building 8 is located along the southeast side of the east driveway, northeast of Building 6 and south of the pilot plant complex, and was built to house the utility plant of the campus (Bird’s Eye Views 9-10). It is a small one-story building with a flat roof. The walls are clad in red brick veneer, with a contrasting wide concrete cornice band and evenly spaced narrow vertical concrete pilasters. The northeast elevation contains three metal single doors and one window. The other elevations cannot be seen clearly in bird’s-eye views, so their fenestration is not known.

Building 9 – Coatings Laboratory (ca. 1991)

Building 9 is located immediately northwest of Building 5 and southeast of Building 2, with its long southwest façade oriented parallel to the driveway (Photographs 5, 14, 16; Bird's Eye Views 7-8). It was the first new laboratory building constructed after the original campus was completed, and was built as a high-bay coatings laboratory for Elf-Atochem North America. This building is two stories in height with a flat roof, and has a stepped-back one-story HVAC tower along the full length of its main block. The building is of concrete-block construction and clad in red brick veneer with narrow strips of gray concrete trim across the cornice and below the first-story windows. Windows throughout the building are tinted plate glass with red metal flashing. Windows in the first story have narrow concrete lintels. The southwest elevation of Building 9 is 11 bays long, with wide window sections separated by slightly projecting full-height brick-clad pilasters. There is an entrance door in the second bay from the left in the first story. The entrance has a projecting flat-roofed portico set on red metal piers and containing paired metal automatic doors. The southeast end of the main block is three bays wide, with a first-story entrance in the first bay from the left. This entrance has a flat-roofed covered passageway connecting it to an entrance in Building 5. The northeast elevation of the main block has no openings, and the northwest end is three bays wide.

Projecting from the northeast elevation of Building 9 is a one-story, flat-roofed rear wing. The wing has two pedestrian entrances and six windows in its southeast elevation, one pedestrian door in its northwest elevation, and a covered loading dock in its northeast elevation.

Building 10 – Residue Laboratory (ca. 1995)

Building 10 is a one-story concrete-block building with a wide, rectangular footprint, and was built as a residue laboratory. It is tucked partly into the space formed by the L-shaped footprint of Building 4, and its northeast elevation faces the east driveway (Bird's Eye Views 5-6). Building 10 is clad in red brick veneer with four horizontal stripes of tan brick spanning its various elevations. Windows throughout the building are one-light square fixed windows. The building contains ten bays in its northeast elevation, including double entrance doors in bays 1 and 10, counting from the left. The southeast elevation contains six bays of windows. The southwest elevation contains two bays, and an enclosed passageway to Building 4. The northwest elevation contains one pedestrian door with a ramp and one window, and is lined with exterior HVAC machinery.

Building 12 – Laboratory (ca. 1996)

Building 12 is a one-story, flat-roofed building similar in style to Building 10. It is located immediately northwest of Building 1 and abuts Building 14 on the northeast (Bird's Eye Views 11-12). It is of concrete-block construction and clad in red brick veneer with four horizontal stripes of tan brick around all elevations. Windows throughout the building are square, single-light metal windows, most of which are arranged in pairs. The building has one entrance in its northwest elevation, and two in its southeast elevation. The left entrance in the southeast elevation is via the hyphen connecting Building 12 to Building 1.

Building 14 – Laboratory (ca. 1999)

Building 14 is the newest building in the complex, and was built as modern laboratory space. It is a sprawling one-story building located at the northwest end of the building complex, adjoining the northeast end of Building 12 (Bird's Eye Views 11-12). It consists of two sections: a southwest section which is of concrete-block construction and is identical stylistically to Building 12, and a somewhat larger northeast section which is of steel-frame construction and very different in appearance from the rest of the campus. The southwest section has a flat roof and is clad in red brick veneer with horizontal tan brick stripes. It has parallel entrances on its northwest and southeast elevations, with a barrel-vault rooftop skylight between them. The northwest entrance has a curved glass and metal canopy above it, while the southeast entrance is recessed into the wall.

The northeast section of Building 14 has a low-pitched gabled roof. The walls are covered in ribbed gray metal cladding, and the roof is clad in brown metal. This section consists of a large front-gabled center pavilion, with a shorter, shed-roofed extension across its southeast side. This extension extends beyond the center pavilion at both ends. The southwest end of the shed-roofed section covers part of Building 14's masonry southwest section. The northeast section of Building 14 contains single-light vertical windows in its northwest and southeast elevations, and there is a covered loading dock in the northeast elevation.

Integrity

The Arkema Campus retains integrity of location. The eight circa-1960s Buildings 1-8 are all in their original locations.

The Arkema Campus lacks integrity of design. Although the original front mall and driveway assemblage is intact, the addition of four new laboratory buildings ca. 1991-1999 necessitated corresponding construction of large new parking lots, loss of original open lawn areas at the center of the campus, and reorganization of the original access driveways and parking areas in the central and northwest areas of the campus. The campus expanded considerably further into the northwest sector of its property, which had been a lightly wooded former orchard until the mid-1990s. While the newer campus buildings are mostly flat-roofed and largely complementary in appearance, they are clearly of modern date and not part of the original Modernist campus scheme. Building 9 and the northeast section of Building 14 are noticeably taller than the older buildings and differ considerably in style and materials.

The Arkema Campus lacks integrity of setting. The design changes mentioned above also impacted the setting of what had been a spare, largely open campus. The campus today is denser, with fewer open spaces between buildings, and the former orchard area in its northwest has been cleared and built on. The interspersed modern buildings have disrupted the architectural unity of the original campus. The surrounding setting has also changed. Although it remains part of a large office park zone which began developing in the early 1960s, in its early years, the campus was buffered from flanking properties along 1st Avenue by undeveloped land tracts. Until the 1980s, the Arkema Campus (then Pennwalt) was the only developed area between Moore Road and Clark Avenue. The tracts lying immediately east and west of the campus were developed with newer office parks during the 1980s. Both of these adjoining campuses differ considerably in appearance and style from Arkema's 1960s low-rise Modernist appearance, featuring taller buildings, sprawling front parking lots with small landscaped medians, and little grass or open space. The office park to the west of the Arkema Campus is highly visible from the mall area. In addition, the 1960s-era building complex to the south across First Avenue was redeveloped and modernized considerably in recent years as an eBay facility, with a new four-story building set atop a slope overlooking the Arkema campus. The setting as viewed from the mall area of the Arkema campus is now dramatically different from its pre-1980 appearance.

The campus retains integrity of materials and workmanship. Although some of the eight original buildings have replaced windows and/or additions, the original exteriors and materials are largely intact.

The Arkema campus lacks integrity of feeling and association. Given the alterations to the setting and design, most notably the addition of modern buildings and landscaping both within the campus and surrounding the campus, the feeling and association of the property are more strongly associated with the 1990s than the 1960s. The campus retains some of its historic feeling in the mall area, but has overall become denser and less unified architecturally, and three of the four buildings fronting on the mall are either modern in date or have been recently renovated. The open central green space and consistent, low-sling architectural scheme which were key defining characteristics of 1960s-period corporate campuses have been affected by the 1990s-era alterations. As viewed from the front lawn, the campus now contains a mixture of older and newer buildings, plus modern landscape elements, and is no longer clearly evocative of its original construction period.

History and Significance (Item 39)

Office Parks in King of Prussia

The King of Prussia area was mostly undeveloped farmland prior to 1950. The completion of the Pennsylvania Turnpike and its Valley Forge Interchange, coupled with construction plans for the Schuylkill Expressway, resulted in several new residential developments being built in the early 1950s. Use of the area north of the Turnpike for office parks began in the late 1950s and accelerated in the early 1960s. This development pattern was based on a national trend of corporations moving from cities to suburbs and taking up residence in newly built office parks and campuses.

Prior to World War II, American businesses and corporations were headquartered in cities and towns, within business districts or close to their industrial production sites. Although retail commercial businesses and even some industry followed the early twentieth century migration of urban populations to developing residential suburbs, corporate interests largely remained in their historic urban locations during the first half of the twentieth century. However, in the wake of World War II, businesses increasingly sought to relocate their corporate offices to the suburbs, where they created and occupied sprawling, automobile-oriented office parks and campuses adjacent to newly built highways and residential subdivisions (Mozingo 2011:2, 19-20).

Three factors contributed to this trend. The first was the emergence of the modern corporate structure within American companies. Beginning in the 1920s, American corporations developed and instituted a new organizational management structure (managerial capitalism) in which management authority was distributed among a three-tiered hierarchy of professional salaried managers. This allowed corporations to have a clear chain of command while operating dispersed and diverse business ventures and functions, which were often geographically scattered or involved the takeover of smaller organizations. Each management tier (lower, middle, and top) had its own functions and responsibilities. Lower management focused on day-to-day purchasing, production and sales; middle management engaged in coordinating lower management and providing operational resources through different departments (finance, sales, production, traffic, and research); and top management coordinated the activities of middle management, allocated overall resources, and was responsible for strategic planning and initiatives. The different management tiers were increasingly dispersed to different facilities, with lower management quartered at production sites, factories, and sales offices; middle management located in departmental and division offices; and top management housed in corporate headquarters. This corporate structure was widespread by the 1940s, and the post-World War II economic climate resulted in unprecedented growth in American capitalism (Mozingo 2011:2-3).

The second factor was decentralization, a combination of demographic and planning trends that accelerated the movement of residents and businesses out of cities and into suburbs, resulting in the sprawling, automobile-oriented development patterns common in urban and suburban environments today. Within cities, loss of residents and businesses resulted in vacant properties, but the ability of companies to construct large new office buildings in city centers was often limited by existing infrastructure, the difficulty of assembling enough small urban lots to build a sizable project, local politics, and planning restrictions. Meanwhile, "clean-sweep" urban renewal efforts inserted new highways, displaced the poor into housing projects, and demolished entire neighborhoods, further destabilizing once-functional city cores. Given these conditions, cities did not provide a welcoming environment for corporate expansion. However, planners, landowners, real estate developers, federal loan guarantors, and local governments collectively fostered a more welcoming environment at the edges of cities, opening large swaths of suburban property along newly built roads for rapid development (Mozingo 2011:6-8).

The third factor was the American embrace of a pastoral ideal. Americans at midcentury viewed a natural landscape setting as desirable, following nearly a century in which landscape architects such as A. J. Downing and Frederick Law Olmsted designed and promoted verdant landscapes as a healthful and aesthetically pleasing environment. Beginning in the mid-1800s, popular books and publications of house designs, showing carefully landscaped pastoral settings for country homes, helped drive the creation and success of late nineteenth and early twentieth century suburban residential developments in which houses were surrounded by lawns, trees, and shrubs. Olmsted's public park designs, such as New York City's Central Park, incorporated scenic qualities such as rolling expanses of grass, curving pathways, small lakes, and wooded groves, and were intended to alleviate the stresses of urban life. Attempts to replicate these restful elements in public parks and suburban subdivisions were widespread, and the vision of a

pastoral setting as an ideal environment prevailed, aided by real estate developers and housing reformers alike. Applying this pastoral ideal to corporate life resulted in a new model for the American workplace (Mozingo 2011:8-11).

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The expanding corporate structure, the movement away from cities, and the desire for a pastoral setting coalesced in the 1940s to create the modern suburban corporate landscape. Mozingo outlines three subtypes: the corporate campus, the corporate estate, and the office park. Corporate campuses, which first appeared in the 1940s, were modeled on university campuses, with a corporation's middle-management research and development functions housed in separate laboratories and buildings arranged around a central green quadrangle, with roadways and parking around the periphery of the complex. Corporate estates, which began to appear in the early 1950s, were facilities for top management. They were characterized by imposing buildings set amidst a large land area and approached by an entry drive for maximum impact. An impressive headquarters housed on a corporate estate set the tone for the rest of the organization. Office parks were conceived by real estate developers in the late 1950s as a more flexible and less expensive alternative to corporate campuses and estates. Office parks were characterized by large lots for office and light industrial buildings, with surrounding parking lots, and landscaped roadway edges, medians, and peripheral areas. Office parks could accommodate different levels of management and different types of businesses, and were highly adaptive to an organization's changing spatial needs (Mozingo 2011:12-15).

These suburban office environments were adopted by prominent corporations and businesses such as General Motors, General Foods, and AT&T Bell Laboratories, and then promoted to the American public through concerted public relations efforts, including widespread press coverage. The advantages of the suburbs included land space to house the expanding laboratory functions of technological innovation, access to modern highways, and proximity to the suburban residential areas favored by management-level employees. Early adopters of the corporate campus model used its grassy, campus-like atmosphere to placate fearful local zoning officials and reassure them that such developments would not look like industrial sites or detract from the established pastoral character of their surrounds. Along with access, the view of a potential corporate site from major roads became a major factor in siting new developments. General Electric built Electronics Park, an early corporate campus, at the intersection of the New York Thruway and a county highway near Syracuse in 1945; this project not only occupied a prominent and highly visible site, but was featured in *Fortune* magazine in 1957 as an example of how well proximity to the Thruway could show off such developments and thus publicize the corporations occupying them (Mozingo 2011:19-37).

Real estate developers, particularly in the Northeast, Southeast, and Midwest, rapidly capitalized on this phenomenon, obtaining big tracts of land adjacent to major roadways and developing them as sites for suburban corporate developments. Among these developers was Cabot, Cabot & Forbes, a Boston firm which began as a real estate management company engaged in managing its founders' assets. The arrival of Gerald Blakeley, Jr. in 1947 helped change the firm's focus to new development. Blakeley studied the Massachusetts master highway plan and envisioned corporate campuses and parks along the planned route which became Rt. 128, noting the availability of cheap land near Rt. 128 and the easy highway access to MIT which was desired by science and technology firms. He also developed a "revolutionary model for the delivery of such projects – the single-source or 'package' procurement, whereby a client corporation could retain Cabot, Cabot & Forbes to provide a fully permitted site, design a new facility using an in-house architect, provide short-term debt financing for its construction, and construct the new building with an in-house contractor" (Tsipis and Kruh 2003:116). Under Blakeley's leadership, Cabot, Cabot & Forbes acquired large tracts near planned highways and interchanges, lobbied local officials to permit commercial zoning in these areas, and marketed its package system to potential clients. It was the pioneer developer of suburban corporate properties in the Boston area, where it created several office parks and campuses along Rt. 128. Its first such development was the 300-acre New England Industrial Center (1948-1952) in Needham. The firm's targeted tenants included Boston's concentration of high-technology research companies and even universities, and the success of this venture helped pioneer the "research park," a variant of office parks which included restricted light industrial uses but focused on scientific research and development. The earliest Cabot, Cabot & Forbes parks limited building coverage to 50% of a lot's total area, but later developments limited coverage to as little as 25%. The firm developed and sold some parks, and leased others. In 1956, Blakeley purchased the firm and led it on a national expansion campaign. By 1959, Cabot, Cabot & Forbes had 14 office park projects underway on the East Coast (Cabot, Cabot & Forbes 2016; Mozingo 2011:161-165; *Times-Herald* 1959; Tsipis and Kruh 2003:116).

The Valley Forge interchange of the Pennsylvania Turnpike, which soon connected with the new Schuylkill Expressway and other local roads like S.R. 202, provided an unparalleled opportunity for those wishing to develop

corporate campuses and office parks. Cabot, Cabot & Forbes, wishing to expand its reach to a national level, soon took notice. On May 31, 1957, Alexander and Aimee Irwin, who owned a large farm including approximately 4,000 acres directly north of the Turnpike, signed an agreement of sale with Cabot, Cabot & Forbes Inc. to convey all of their land, except a 27.6-acre parcel at the corner of County Line Road and Moore Road where they resided (MCRD 2790:30). On November 1, 1957, Daniel Wheeler and George LaPorte of Cabot, Cabot & Forbes established the Cabot, Cabot & Forbes Pennsylvania Trust, the purpose of which was “to acquire, hold, improve, manage, and deal in real estate” (MCRD 2833:394). On the same date of November 1, 1957, Alexander D. Irwin and Aimee Irwin formally conveyed their land to Wheeler and LaPorte as trustees of Cabot, Cabot & Forbes Pennsylvania Trust for \$2,489,000 (MCRD 2834:14). The land included an unbroken expanse on the north side of the Pennsylvania Turnpike between what is now N. Gulph Road on the west and Allendale Road on the east. Aerial images from 1951 and 1957 (Figure 3) reveal farm fields and orchards and scattered farmsteads north of the newly completed Turnpike (NETR Online Historic Aerials 1951; USDA 1957). First Avenue was platted as an east-west street through the office park (Figure 4). Also on November 1, 1957, Cabot, Cabot & Forbes Pennsylvania Trust filed a declaration of protective restrictions on an initial area comprising the eastern half of this land (MCRD 2933:513). The restrictions, which were to expire at the end of 2010, required buildings to be set back 50 feet from streets and 25 feet from adjacent buildings, to occupy no more than 50% of a lot, to be faced with brick “or other durable material of equal or greater aesthetic and structural acceptability,” and to be maintained and not become “unsightly.” The street-front setbacks could contain only green areas of grass, plants, shrubs and trees, utility easements, and walks and driveways necessary for access. No business could operate unless it first provided its own facilities for parking and loading/unloading without the need to utilize adjacent streets. Finally, the Trustees were empowered to approve development plans for the subject property.

Properties within what was called Cabot, Cabot & Forbes Pennsylvania Park began selling within a short time. Some of these early tracts were developed as relatively small corporate campuses by the purchasers. While at least one corporate campus (Pennsalt Chemicals Co., now Arkema) was designed by Cabot, Cabot & Forbes under their “package plan” (*Times-Herald* 1959), others were designed and developed individually by their owners. Smaller tracts were developed using the office park model with single business or light industrial buildings and warehouses. These buildings were uniformly sprawling low-rise structures, typically one story and no more than two. Historic aerial views (Figure 5) show that considerable development of the former Irwin farmland as office parks had occurred by 1971 (NETR Online Historic Aerials Website 1965; USDA 1971). Office park and corporate campus development spread northward from the 1st Avenue corridor toward the Schuylkill River. Use of these areas for this purpose has continued to the present, with some sites initially developed in the 1960s being redeveloped in recent years with taller new buildings of three stories or more (NETR Online Historic Aerials Website 1992, 1999, 2002, 2012). The relatively high density of the greater King of Prussia office park area was established from the beginning, and did not permit the development of lush corporate estates or large corporate campuses. Density has increased over time. While some of the 1960s-era corporate campuses initially had considerable open green space around their peripheries, these land areas were typically sold or leased for development before 1990, and there is considerably less green space on most properties today.

Property History

Pennsalt Chemicals Company, among the first clients of Cabot, Cabot & Forbes’ office park development, was a local firm with a long history in the Philadelphia area. It was founded in 1850 by five Quaker men as the Pennsylvania Salt Manufacturing Company, which mined salt from a site near Pittsburgh and held a patent for its manufacturing process. Salt manufacturing was initially an uncertain business, and the company had greater success with production of household soap, which it began making in 1856. By 1865, the company had turned to other raw materials as a product, selling cryolite, a fluoride of sodium and aluminum which was used as a whitener for glass and ceramic ware, and could only be obtained in raw form from a site in Greenland. Pennsylvania Salt obtained the rights to the natural cryolite from the government of Denmark. It developed and sold synthetic cryolite to the U.S. government during World War II, vastly increasing its profits from \$9.5 million in 1939 to \$26 million in 1944. Other accomplishments included being the first chemical company to ship liquid chlorine in 1907 and anhydrous hydrofluorine acid in 1931 by railroad tank car (Derdak 1988:382).

In the post-World War II years, Pennsylvania Salt focused on research and development, adding more raw materials to its operations and diversifying its product line to manufacture a wide selection of chemicals for use in the aluminum, ceramic, glass, chemical manufacturing, and farm product industries. Its products included chlorine,

chlorine compounds, acids, soaps, disinfectants, germicides, insecticides, weed killers, and bleaching compounds. By 1950, the company had plants located throughout the U.S. and was growing at a rapid rate. Through strategic acquisitions of other firms, it obtained dairy sanitation, dry-cleaning compound, and chlorate manufacturing operations (Derdak 1988:382).

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In 1956, under new CEO William P. Drake, Pennsalt instituted what it called a “Program for Growth,” appropriating \$55 million for expansion initiatives, delving further into specialty chemicals and equipment manufacturing. Among the goals of this program were enhanced product development, the expansion and modernization of its manufacturing and research facilities, and the construction of new plants, laboratories, offices, and warehouses. The company changed its name to Pennsalt Chemicals Corporation in 1957, and continued its strategy of dominating limited/specialty markets with its products, rather than competing with large consumer-product firms like Du Pont. As part of its growth initiative, the corporation decided to construct a new research center with modern laboratory facilities to aid in product development and customer service. At the time, the research facility was located in Whitemarsh Hall, a landmark 145-room mansion in Wyndmoor (Bennett 1964; Derdak 1988:382; Pennsalt Chemicals Corporation 1961:8).

On December 21, 1959, a news article appeared in the Norristown Times-Herald, announcing plans for the construction of Pennsalt’s new \$6 million technological service center in the Cabot, Cabot & Forbes office park in King of Prussia. The article noted that the plans called for “campus-type arrangements featuring a central mall” and that Cabot, Cabot & Forbes would “do the design, engineering, and construction on their package plan basis” (*Times-Herald* 1959). The first new building, a two-story laboratory (now Building 4) was planned for completion in late 1960. A schematic rendering of the campus (Figure 6) accompanied the article. Although the buildings shown are similar in style to those that were actually built, the as-built campus plan differed radically from the rendering.

On December 29, 1959, Gerald Blakeley, Jr. and other trustees of Cabot, Cabot & Forbes Pennsylvania Park (formerly known as the Cabot, Cabot & Forbes Pennsylvania Trust) conveyed a tract of 30 acres in the office park to Pennsalt Chemicals Corporation for \$435,000 (MCRD 3027:203, Plan Book A5:50-51). Construction of the first building began soon afterward. This building (now Building 4), was constructed as a customer technical service center and opened in early 1961. Pennsalt’s annual reports detailed the progress of the project. The annual report for 1960 was the first to mention construction of what the company eventually called the Pennsalt Technological Center, noting briefly that a large tract was acquired at King of Prussia to build a new research center, and that the first building unit had been completed (Pennsalt Chemicals Corporation 1961:16).

The Pennsalt annual report for 1961 provided greater detail on the project. A lengthy article noted that the corporation directors approved the construction of five additional buildings at King of Prussia, including an engineering laboratory (Building 3), a high pressure lab (Building 6), chemical storage building (Building 7), central utilities building (Building 8), and a main research and development laboratory (Buildings 1-2). All buildings were projected to be completed in 1962, with the exception of Building 1, which would finish in early 1963. Building 2 appears to have been constructed as a wing of the research and development laboratory, and there are no notes to the effect that a separate administration building was built. The report noted, “When ready for occupancy in mid-1963, this Center will represent an \$8 million investment and give Pennsalt one of the most modern research centers in the world” (Pennsalt Chemicals Corporation 1962:5). The 1962 annual report noted that Pennsalt had established a Plastics Department to promote the commercial development of Kynar, a paint additive for exterior use which was one of its best-known products, and a new plastics laboratory (Building 5) at King of Prussia was nearly complete (Pennsalt Chemicals Corporation 1963). Finally, the 1963 annual report triumphantly announced the completion and occupancy of the Pennsalt Technological Center: In “midsummer 1963, our Technical Division people moved into the recently completed Pennsalt Technological Center. Consisting of eight modern buildings, this new research and engineering complex in which we have thus far invested some \$9 million, provides the space and equipment to carry on efficiently the varied research and development projects essential to our continual growth” (Pennsalt Chemicals Corporation 1964:9). A nighttime photograph of the completed complex was included in the report (Figure 7).

Pennsalt soon obtained additional Cabot, Cabot & Forbes land surrounding its new campus. On October 30, 1963, it purchased 20 acres (now the northwest sector of the campus along the creek) for \$310,000 (MCRD 3308:62, Plan Book A7:102), and on March 29, 1965, it paid \$376,900 for 16.220 acres immediately west of the campus along 1st Avenue, ending at Moore Road (MCRD 3352:281, Plan Book A8:72). A 12.445-acre parcel, immediately east of the campus along 1st Avenue and ending at Clark Avenue, was purchased in 1965 as well. It is not clear whether the

company bought these parcels to provide for future expansion, or to buffer itself from adjacent development, or whether it was an investment, but the property obtained in these transactions remained vacant until the 1980s. A 1971 aerial view (Figure 8) shows the original campus arrangement and the large buffer of undeveloped land surrounding it.

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Meanwhile, Pennsalt continued to diversify, moving into the processing equipment industry by acquiring the Sharples Company (centrifuges) and the I.J. Stokes Corporation (tabulating machines, plastic molding machines, and high-vacuum equipment) in 1962 and 1963. Its international reach began in 1960 with a plant in Mexico, and the acquisition of Sharples and a Dutch chemical company brought it several facilities in England and Europe. It had 15 facilities outside the U.S. by 1965. In the late 1960s, the company expanded into dental products with the acquisition of S.S. White, and health care products with a merger with Wallace and Tiernan, after which the company changed its name to Pennwalt Corporation in 1969. Product innovations, nurtured by the recent growth of the corporate research and development functions, included eight new chemicals released in 1964 alone. Among these products were Kynar 500, an additive used to improve the durability of exterior paints, and Isotron, a fluorine-based product for use in refrigerants, foaming agents, and aerosol propellants (Arkema Inc. 2016a; Derdak 1988:382-383). The technological center in King of Prussia appears to have been used for research and development of the company's chemical products, and was not part of the dental, equipment processing, or other business lines.

By the 1980s, Pennwalt began restructuring, divesting itself of its weaker subsidiaries and product lines, including the S.S. White dental concern. It developed new pharmaceutical product lines, including a time-release decongestant capsule known as PennKinetic CD2, used in over-the-counter allergy medications. However, chemicals remained a solid performer. The research and development functions of the Technological Center in King of Prussia continued, but the company leased the 25-acre tract on its west side to a developer, who built the Maschellmac Office Park in a multi-phase process beginning in 1980 (Arkema Inc. 2016a; Derdak 1988:383, MCRD Plan Book A41:69). The property on the east side of the campus, a 6.912-acre tract at the corner of 1st Avenue and Clark Avenue, was sold by Pennwalt in August 1982, and developed subsequently as another office park (MCRD 4690:685). Ownership of the 41.3529-acre Pennwalt campus changed. On June 28, 1984, the First Pennsylvania Bank, the successor trustee of the Pennwalt Corporation Retirement Benefits Trust conveyed the campus to the Pennwalt Corporation for \$1 (MCRD 4740:755). At this time, it was valued at \$3.635 million. On March 27, 1986, Pennwalt Corporation transferred the campus to TXL Properties, a California corporation, for \$1; the deed included a leaseback clause providing the ability to reconvey the property to Pennwalt (MCRD 4795:639). A memorandum of lease between TXL Properties and Pennwalt Corporation was filed the same month (MCRD 4795:955). In December 1989, Pennwalt merged with Kentucky-based M&T Chemicals and the French firm Atochem, Inc. to form Atochem North America, a subsidiary of the French parent company Elf Aquitaine (Arkema Inc. 2016a). The company's name changed to Elf Atochem North America in 1992.

Under the ownership of Atochem, the 1960s-era corporate research campus in King of Prussia saw its first significant updates. A series of plans filed with the Montgomery County Recorder of Deeds during the 1990s documented the planning and construction of four new buildings. Building 9, a two-story high-bay laboratory building, was designed by H2L2 Architects and built in 1991 (MCRD Plan Book A53:116-121). Building 10, also designed by H2L2, was a one-story biomedical laboratory built in 1995 (MCRD Plan Book L3:125-126). Building 12, a one-story laboratory designed by Pennoni Associates, was built in 1996 (MCRD Plan Book L3:427), and Building 14, a second laboratory designed by Pennoni Associates, was built in 1999 (MCRD Plan Book L4:411). Aerial views show that the northwest sector of the campus, a former orchard, was undisturbed until the addition of Building 12 and associated parking lots and access roads. A solar panel array was added to the grounds ca. 1999, while Building 14 was under construction (NETR Online Historic Aerials 1992, 1999, 2002). Ownership of the campus changed on June 28, 1995 from TXL Properties to LaSalle National Trust, which continued to lease the facility to Elf Atochem (MCRD 5116:2344).

Change continued at the top of the company. In 1999, TotalFina S.A., a French oil corporation, acquired Elf Aquitaine, the parent of Elf Atochem North America. In October 2004, Total reorganized its chemicals branch and created Arkema, Inc. as a subsidiary. Among Arkema's best known products are Plexiglas and Kynar. Arkema's North American division was initially headquartered in Philadelphia, taking over the facilities occupied by its predecessors at 20th and Market Streets. At this time, the Philadelphia-area facilities managed three business lines: additives (for use in plastics and other materials), organic peroxides used in plastic manufacturing, and agrochemicals. Researchers at the King of Prussia facility were studying nanotechnology, marine paints, and fuel cells (Arkema Inc. 2016a; Brubaker 2004). Meanwhile, LaSalle National Trust transferred the 41.35-acre King of Prussia campus to

Atofina Chemicals on February 28, 2003 (MCRD 5461:1392). Atofina Chemicals, aka Arkema Inc., remains the owner of the property as of today. Arkema relocated its North American headquarters from Philadelphia to King of Prussia ca. 2009, resulting in renovations to some of the buildings to convert them to offices (Shore 2016).

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As of 2015, the Arkema Campus houses approximately 650 employees onsite, of which approximately 140 are scientists engaged in research and development. Along with housing the North American headquarters, the campus functions as Arkema’s primary research and development facility in the U.S.; a second research facility in Cary, NC is focused exclusively on coating resins. The current research focus at King of Prussia is on developing chemicals and polymers for water management, lightweight materials, renewable materials, and materials for new energies. According to its website, “the research and product development activities in King of Prussia vary from the fundamental synthesis of chemicals and chemical intermediates, to the development of new polymers and polymer blends to address the ever-changing needs of high-tech and aerospace industries. The facility is also home to world-class, state-of-the-art analytical capabilities...King of Prussia also has an extensive polymer characterization laboratory, including techniques not available in other facilities. Additionally, the site includes a pilot facility for scale-up of Arkema processes and commercial-scale polymer processing equipment to simulate the customer’s use of our polymers” (Arkema Inc. 2015, 2016b, 2016c).

National Register Evaluation

The Arkema Campus was evaluated according to the criteria outlined in National Register Bulletin 15: “How to Apply the National Register Criteria for Evaluation” (National Park Service 1997). The campus does appear to be representative of a broad trend in our history, as it was part of the national trend of suburban corporate campus and office park construction, which became widespread in the 1950s and 1960s, and was among the first such facilities built in the King of Prussia area. However, corporate campuses and office parks became ubiquitous in the suburbs by 1970, and this facility represents what is now a very common type both locally and nationally. Due to integrity loss, the Arkema Campus is not an outstanding example of its type, nor was it particularly groundbreaking or innovative at the time of its construction. It did not have the early construction date, prominent location, large size, or outstanding architectural character of a landmark example of a corporate campus, such as the AT&T Bell Laboratories campus in New Jersey or General Electric’s Electronics Park in New York. As such, it is recommended not eligible under Criterion A.

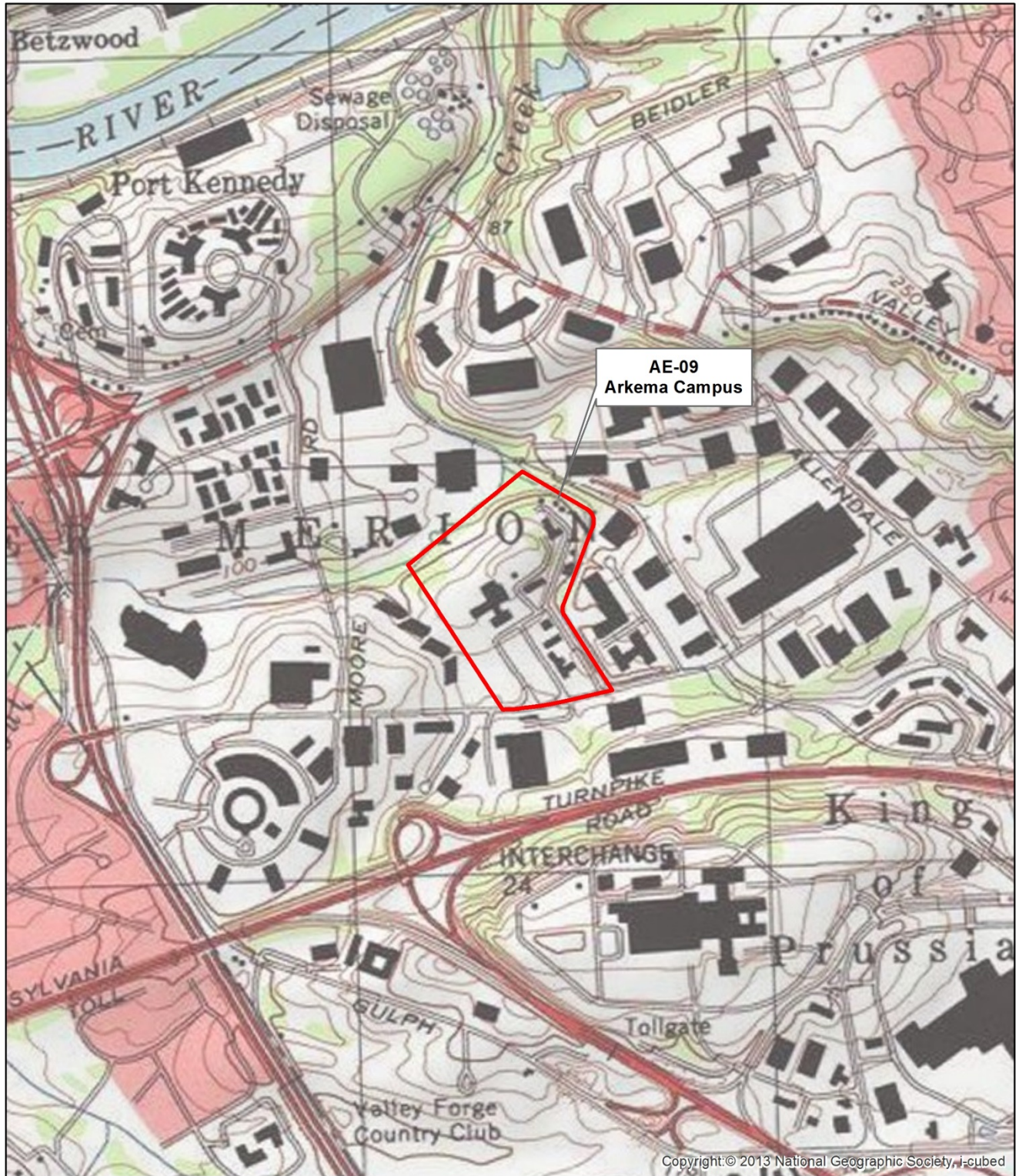
The Arkema Campus was evaluated under Criterion B. Research has not indicated an association of this property with notable persons in history. Although Gerald Blakeley of Cabot, Cabot & Forbes was involved in the development of the campus, he is better known for his work in the Boston area, and his influence on the design of this particular campus is unclear. The Arkema Campus is not clearly associated with Blakeley, and its actual designer is unknown. It is recommended not eligible under Criterion B.

The Arkema Campus was evaluated under Criterion C as an example of a 1960s-era suburban corporate campus. While the campus exhibits characteristics common to such facilities, such as the central green space surrounded by low-slung buildings, it has lost integrity of design, setting, feeling, and association due to modern changes within its original building complex, including the addition of modern laboratory buildings and resulting changes to parking, access, and landscaping. Even if it were intact, the campus consists of relatively unadorned Modernist buildings which lack distinctive detail and do not represent high artistic values. It is recommended not eligible under Criterion C.

No archaeological investigations have been conducted on the property to date; therefore Criterion D cannot be assessed at this time.

Figure 1: Location Map (Item 36)

Key # _____
ER# 2013-1006-091-A

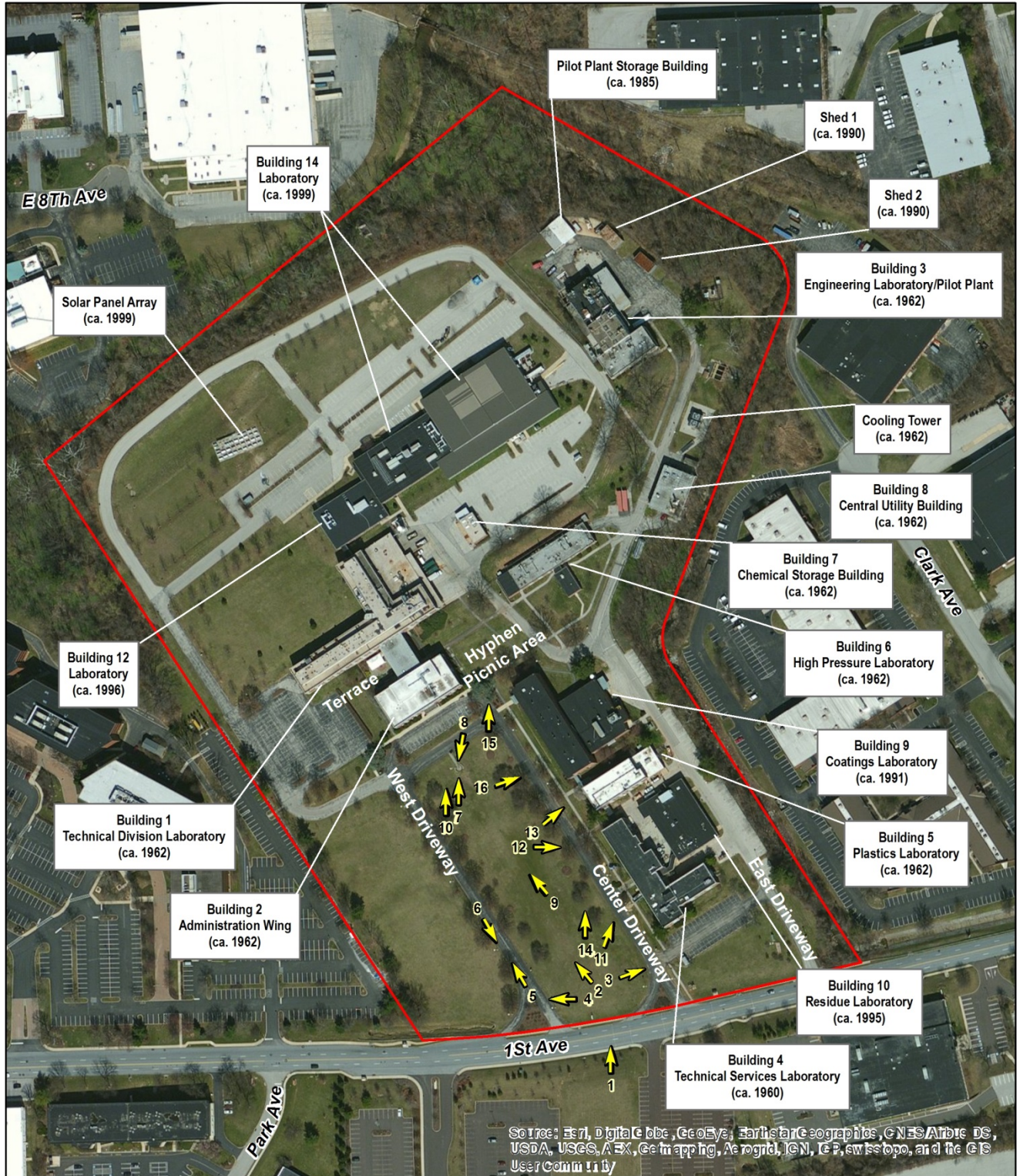


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<p>AECOM AE-09 Arkema Campus 900 First Ave. Upper Merion Twp. Montgomery County</p>	<p>Legend</p> <p> Resource Boundary</p>	<p>0 500 1,000 ft.</p> <p>0 200 400 m</p> <p>Base Map: 1:12,000 USGS Valley Forge, PA Quad</p> <p style="text-align: right;">N </p>
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Figure 2: Site Plan (Item 34)

Key # _____
 ER# 2013-1006-091-A



<p>AECOM AE-09 Arkema Campus 900 First Ave. Upper Merion Twp. Montgomery County</p>	<p>Legend</p> <p>□ Resource Boundary</p> <p>↓ Photo Location</p>	<p>0 100 200 ft.</p> <p>0 40 80 m</p> <p>N</p>
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Figure 3. 1958 aerial view of the King of Prussia area surrounding the Pennsylvania Turnpike's Valley Forge interchange. Although a few housing developments were underway, most of the area remained farmland (USDA 1958).

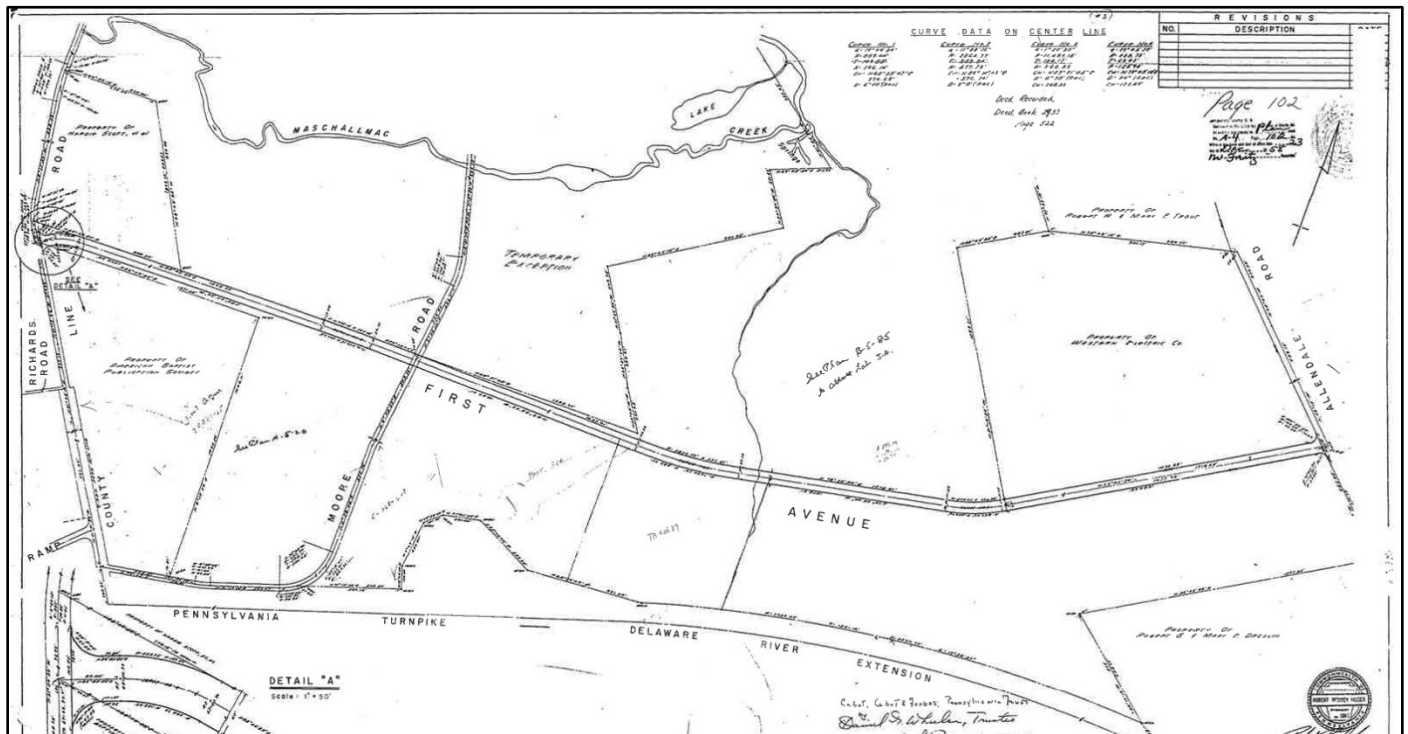


Figure 4. 1958 plat of First Avenue in the Cabot, Cabot & Forbes Pennsylvania Park, Upper Merion Township (MCRD Plan Book A4:102). This shows that a few tracts already had purchasers.



Figure 5. 1971 aerial view of the King of Prussia area surrounding the Pennsylvania Turnpike's Valley Forge interchange. Numerous office campuses and parks were constructed in this area between 1960 and 1970 (USDA 1971).

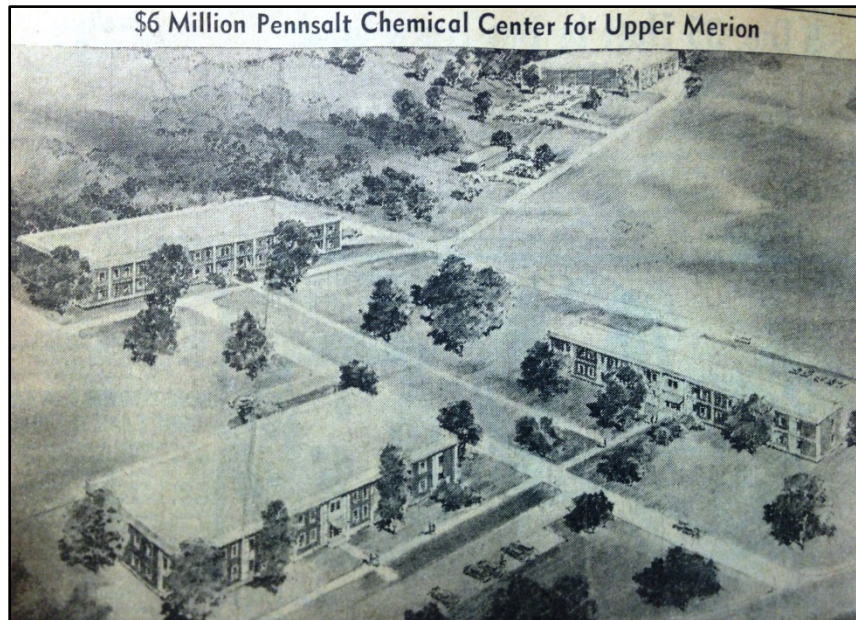


Figure 6. 1959 Cabot, Cabot & Forbes rendering of the proposed Pennsalt research campus. The campus as built differed significantly from this design, although the completed buildings were similar in appearance (*Times-Herald* 1959).



Figure 7. 1963 view of Buildings 1 and 2 at left, and Building 4 at right at the newly completed Pennsalt Technological Center. This photo appeared in the 1963 Pennsalt annual report (Pennsalt Chemicals Corporation 1964).



Figure 8. 1971 aerial view showing the Pennsalt Technological Center in its original configuration. Buildings 1-8 were complete and separated by open lawns, and most parking areas were not visible from the mall. Note the remains of a former orchard northwest of Building 1; this is now the site of Buildings 12 and 14. Also note vacant lots to the east and west; both of these properties were developed in the 1980s. The campus and its surrounds are much more densely developed today (USDA 1971).

Photo List (Item 33)

Key # _____
ER# <u>2013-1006-091-A</u>

Photographer name Katherine Farnham

Date March 10, 2016

Location Negatives/Electronic Images Stored AECOM, 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428

Photo #	Photo Subject/Description	Camera Facing
1	General view looking north across First Avenue toward the Arkema Campus. Note the front mall arrangement and dual driveways; West Driveway is at left and Center Driveway at right.	N
2	View looking northwest from First Avenue, up the mall toward Building 2 (ca. 1962).	NW
3	View looking northeast from the mall across the Center Driveway toward the east side of the campus, with Building 4 (ca. 1960) at left and First Avenue at right.	NE
4	View looking west across the mall toward the West Driveway and the west side of the campus. Note adjacent circa-1980s office park at center rear.	W
5	View looking northwest up the West Driveway toward Buildings 1 and 2; note parallel rows of deciduous trees and fruit trees.	NW
6	View looking southeast down the West Driveway toward First Avenue. Note modern corporate developments in the background.	SE
7	Southeast elevations of Building 1 (background, left) and Building 2 (center right), view looking north from the mall. Building 2 contains the primary lobby for the campus.	N
8	View down the mall past the flagpole area toward First Avenue, looking south from the cross driveway in front of Building 2.	S
9	View looking northwest showing Building 1 (ca. 1962) rising behind Building 2 (ca. 1962).	NW
10	View looking north toward the south elevation of Building 2 and its lobby entrance.	N
11	View looking northeast toward the southwest (left) and southeast (right) elevations of Building 4 (ca. 1960). Building 4 was renovated in recent years and now houses a secondary lobby for the campus.	NE
12	View looking east toward the southeast elevations of Building 5 (ca. 1962) at left and Building 4 (ca. 1960) at center-right.	E
13	View looking northeast showing the northwest (left) and southwest (center) elevations of Building 5 (ca. 1962), and covered passageways leading to Building 9 at left and Building 4 at right.	NE
14	View looking north showing Building 2 at far left, Building 9 (ca. 1991) at center, and Buildings 5 and 4 at right. The location of Building 9 was originally an open lawn area.	N
15	View looking north with Building 2 at left, Building 7 (ca. 1962) in the center background, and Building 6 (ca. 1962) in the right background. A modern picnic area is located near the pedestrians.	N
16	View looking northeast toward the southwest elevation of Building 9. Building 6 is visible in left background.	NE



Photograph 1. General view looking north across First Avenue toward the Arkema Campus. Note the front mall arrangement and dual driveways; West Driveway is at left and Center Driveway at right.



Photograph 2. View looking northwest from First Avenue, up the mall toward Building 2 (ca. 1962).



Photograph 3. View looking northeast from the mall across the Center Driveway toward the east side of the campus, with Building 4 (ca. 1960) at left and First Avenue at right.



Photograph 4. View looking west across the mall toward the West Driveway and the west side of the campus. Note adjacent circa-1980s office park at center rear.



Photograph 5. View looking northwest up the West Driveway toward Buildings 1 and 2; note parallel rows of deciduous trees and fruit trees.



Photograph 6. View looking southeast down the West Driveway toward First Avenue. Note modern corporate developments in the background.



Photograph 7. Southeast elevations of Building 1 (background, left) and Building 2 (center right), view looking north from the mall. Building 2 contains the primary lobby for the campus.



Photograph 8. View down the mall past the flagpole area toward First Avenue, looking south from the cross driveway in front of Building 2.



Photograph 9. View looking northwest showing Building 1 (ca. 1962) rising behind Building 2 (ca. 1962).



Photograph 10. View looking north toward the south elevation of Building 2 and its lobby entrance.



Photograph 11. View looking northeast toward the southwest (left) and southeast (right) elevations of Building 4 (ca. 1960). Building 4 was renovated in recent years and now houses a secondary lobby for the campus.



Photograph 12. View looking east toward the southeast elevations of Building 5 (ca. 1962) at left and Building 4 (ca. 1960) at center-right.



Photograph 13. View looking northeast showing the northwest (left) and southwest (center) elevations of Building 5 (ca. 1962), and covered passageways leading to Building 9 at left and Building 4 at right.



Photograph 14. View looking north showing Building 2 at far left, Building 9 (ca. 1991) at center, and Buildings 5 and 4 at right. The location of Building 9 was originally an open lawn area.



Photograph 15. View looking north with Building 2 at left, Building 7 (ca. 1962) in the center background, and Building 6 (ca. 1962) in the right background. A modern picnic area is located near the pedestrians.



Photograph 16. View looking northeast toward the southwest elevation of Building 9. Building 6 is visible in left background.



Bird's Eye View 1. Southwest (left) and southeast (right) elevations of Arkema Campus Buildings 1 (top) and 2 (bottom), view to north (Bing 2016).



Bird's Eye View 2. Northeast (left) and northwest (right) elevations of Arkema Campus Buildings 1 (bottom) and 2 (top), view to south (Bing 2016).



Bird's Eye View 3. Southwest (left) and southeast (right) elevations of Arkema Campus Pilot Plant complex with Building 3 at center, storage building and sheds at top, view to north (Bing 2016).



Bird's Eye View 4. Northeast (left) and northwest (right) elevations of Arkema Campus Pilot Plant Complex, view to south (Bing 2016).



Bird's Eye View 5. Southwest (left) and southeast (right) elevations of Arkema Campus Buildings 4 (bottom), 5 (top), and 10 (to right of Building 4), view to north (Bing 2016).



Bird's Eye View 6. Northeast (left) and northwest (right) elevations of Arkema Campus Buildings 4 (top) and 10 (bottom), with partial view of Building 5 at lower right, view to south (Bing 2016).



Bird's Eye View 7. Southwest (left) and southeast (right) elevations of Arkema Campus Buildings 5 (bottom) and 9 (top), view to north (Bing 2016).



Bird's Eye View 8. Northeast (left) and northwest (right) elevations of Arkema Campus Buildings 5 (top) and 9 (bottom), view to south (Bing 2016).



Bird's Eye View 9. Southwest (left) and southeast (right) elevations of Arkema Campus Buildings 6 (center), 7 (upper left), and 8 (upper right), view to north. Note modern additions to the southwest and southeast elevations of Building 6 (Bing 2016).



Bird's Eye View 10. Northeast (left) and northwest (right) elevations of Arkema Campus Buildings 6 (center), 7 (right), and 8 (left), view to south (Bing 2016).



Bird's Eye View 11. Southwest (left) and southeast (right) elevations of Arkema Campus Buildings 12 (left) and 14 (right), view to north. Building 7 is in the lower foreground (Bing 2016).



Bird's Eye View 12. Northeast (left) and northwest (right) elevations of Arkema Campus Buildings 12 (right) and 14 (left), view to south (Bing 2016).

Devon International Group
(Survey #AE-10)

**Abbreviated Historic Resource Survey Form
Pennsylvania Historical & Museum Commission**

IDENTIFICATION AND LOCATION

ER #: 2013-1006-091-A
Survey Code: AE-10 Tax Parcel: 580006844001
County: Montgomery Municipality: Upper Merion Township
Address: 1100 First Avenue, King of Prussia, PA, 19406
Historic/Other Name: Devon International Group
Owner Name/Address: Royale Garden LP
401 S. Schuylkill Avenue, Norristown, PA, 19403
Owner Category: Private
USGS Quad: Valley Forge PA
UTM: Zone 18 N 4438464 E 535132 Or Lat /Long

PHYSICAL DESCRIPTION

Resource Classification: Building # Resources 1
Historic Property Function: Commerce/Trade; Business
Current Property Function: Commerce/Trade; Business
Year Built: ca. 1964
Architectural Style: Modern Movement
Materials: Foundation: Concrete
Walls: Ceramic Tile
Roof: Other
Width in Bays: 4 Stories: 2

SURVEYOR INFORMATION

Name: Kaitlin Pluskota and Katherine Farnham, Architectural Historians
Project Name: King of Prussia Rail Date: April 2016
Project Location: W of Norristown High Speed Line; E of N. Gulph Road
Organization Name: AECOM
Organization Address: 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428
Previous Survey(s): None
PHMC Key No.

Surveyor Eligibility Recommendation: Not Eligible

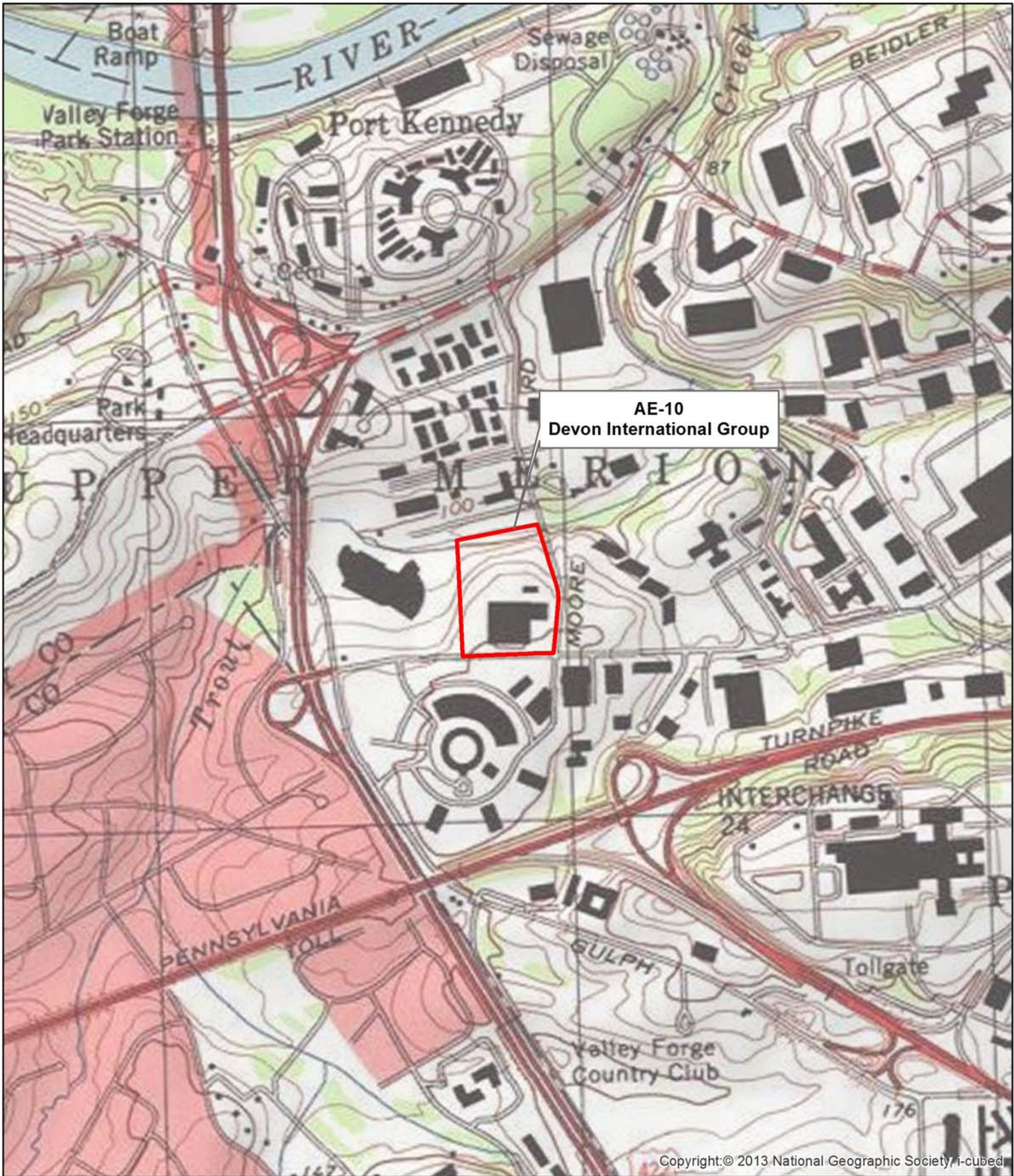
- Lack of integrity Lack of significance
 Insufficient information to make a recommendation



Caption: Photograph 1. West (left) and south (right) elevations of circa-1964 building, view to northeast. Facade treatment dates from ca. 1980.



Caption: Photograph 2. West elevation of circa-1964 building at right, west/south elevations of circa-1980 addition at left, view to northeast.



AECOM

AE-10
 Devon International Group
 1100 First Ave.
 Upper Merion Twp.
 Montgomery County

Legend

 Resource Boundary

0 500 1,000 ft.



0 200 400 m



Base Map: 1:12,000 USGS Valley Forge, PA Quad



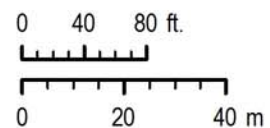


AECOM

AE-10
 Devon International Group
 1100 First Ave.
 Upper Merion Twp.
 Montgomery County

Legend

- Resource Boundary
- ↓ Photo Location





Photograph 3. West (left) and south (right) elevations of the circa-1980 northwest wing addition of the circa-1964 building, view to northeast.



Photograph 4. North elevation of the circa-1964 building, looking southeast. Façade treatments date from an extensive remodeling ca. 1980.



Photograph 5. North (left) and east (right) elevations of the circa-1964 building, view to southwest. Façade treatments date from an extensive remodeling ca. 1980.



Photograph 6. East elevation of the circa-1964 building; façade treatments date from an addition to the south front and extensive remodeling ca. 1980.



Photograph 7. South (left) and east (right) elevations of the circa-1964 building; façade treatments date from an addition to the south front and extensive remodeling ca. 1980.

**American Baptist Churches U.S.A.
Mission Center
(Survey #AE-11)**

Historic Resource Survey Form

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
Bureau for Historic Preservation

Key # _____
ER# <u>2013-1006-091-A</u>

Name, Location and Ownership *(Items 1-6; see Instructions, page 4)*

HISTORIC NAME National Offices of the American Baptist Church
CURRENT/Common NAME American Baptist Churches U.S.A. Mission Center
STREET ADDRESS 588-590 N. Gulph Road, King of Prussia, PA **ZIP** 19406
LOCATION _____
MUNICIPALITY Upper Merion Township **COUNTY** Montgomery
TAX PARCEL #/YEAR 580004297001/2016 **USGS QUAD** Valley Forge PA
OWNERSHIP **Private**
 Public/Local **Public/County** **Public/State** **Public/Federal**
OWNER NAME/ADDRESS 588 Associates LP, 588 N. Gulph Road, King of Prussia, PA 19406
CATEGORY OF PROPERTY **Building** **Site** **Structure** **Object** **District**
TOTAL NUMBER OF RESOURCES 4

Function *(Items 7-8; see Instructions, pages 4-6)*

Historic Function	Subcategory	Particular Type
<u>Religion</u>	<u>Religious Structure</u>	<u>Offices</u>
<u>Religion</u>	<u>Religious Structure</u>	<u>Conference Center</u>
<u>Commerce/Trade</u>	<u>Restaurant</u>	<u>Cafeteria</u>
<u>Commerce/Trade</u>	<u>Organizational</u>	<u>Printing Plant</u>
Current Function	Subcategory	Particular Type
<u>Religion</u>	<u>Religious Structure</u>	<u>Offices</u>
<u>Religion</u>	<u>Religious Structure</u>	<u>Conference Center</u>
<u>Commerce/Trade</u>	<u>Business</u>	<u>Offices</u>
<u>Commerce/Trade</u>	<u>Restaurant</u>	<u>Cafeteria</u>
<u>Education</u>	<u>School</u>	<u>Cyber Charter School</u>

Architectural/Property Information *(Items 9-14; see Instructions, pages 6-7)*

ARCHITECTURAL CLASSIFICATION

Other (Modernist) _____

EXTERIOR MATERIALS and STRUCTURAL SYSTEM

Foundation	<u>Concrete</u>	_____
Walls	<u>Concrete</u>	<u>Brick</u>
Roof	<u>Synthetics</u>	<u>Metal</u>
Other	<u>Glass</u>	_____
Structural System	<u>Concrete - general</u>	_____

WIDTH _____ (feet) or _____ (# bays) **DEPTH** _____ (feet) or _____ (# rooms) **STORIES/HEIGHT** _____

Property Features (Items 15-17; see Instructions, pages 7-8)

Setting Business Park

Ancillary Features

Driveways Patio/Terrace _____

Flagpole Circle Retaining Wall _____

Parking Lots Stormwater Basin _____

Acreage 23.9 (round to nearest tenth)

Historical Information (Items 18-21; see Instructions, page 8)

Year Construction Began 1962 Circa Year Completed 1962 Circa

Date of Major Additions, Alterations 1985 Circa 2000 Circa _____ Circa

Basis for Dating Documentary Physical

Explain Dating is based on deed lineage, historic aerial photographs, historical research, and physical evidence.

Cultural/Ethnic Affiliation(s) Baptist

Associated Individual(s) _____

Associated Event(s) _____

Architect(s) Vincent G. Kling

Builder(s) Turner Construction

Submission Information (Items 22-23; see Instructions, page 8)

Previous Survey/Determinations None

Threats None Neglect Public Development Private Development Other

Explain This property is included within the Area of Potential Effects (APE) for the King of Prussia Rail Project.

This submission is related to a non-profit grant application business tax incentive
 NHPA/PA History Code Project Review other

Preparer Information (Items 24-30; see Instructions, page 9)

Name & Title Katherine Farnham, Senior Architectural Historian

Date Prepared April 2016 Project Name King of Prussia Rail

Organization/Company AECOM

Mailing Address 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428

Phone 610-832-3500 Email katherine.farnham@aecom.com

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Physical Description and Integrity (Item 38)

The American Baptist Churches U.S.A. (ABCUSA) Mission Center property is a corporate office campus located on the southeast corner of the intersection of N. Gulph Road (S.R. 0363) and 1st Avenue. The property originally occupied all of the land bordered on the west by N. Gulph Road, on the north by 1st Avenue, on the east by adjacent corporate parks, and on the south by the Pennsylvania Turnpike (I-276). A 1980s-era subdivision carved off the northeast, southeast, and southwest outer quadrants of the original campus outside of Freedom Business Center Drive, leaving only the core with two original buildings (588 and 590 N. Gulph Road) and the northwest quadrant of the original parcel (Figure 2). The current 23.9-acre property has an irregular footprint, bordered by N. Gulph Road on the west, 1st Avenue on the north, and the circular road trajectory of Freedom Drive on the north, east, and south. The subdivided areas were redeveloped with four office buildings (610, 620, 630, and 640 N. Gulph Road, collectively known as the Freedom Business Center) ca. 1985, and associated parking lots, lawns, and trees. These buildings and features now form the surrounds of the remaining ABCUSA Mission Center campus.

The campus is accessed from N. Gulph Road via Freedom Business Center Drive on the west (Photograph 1). Freedom Business Center Drive encircles the Mission Center campus (Photographs 2-5) and connects to a second driveway leading from First Avenue on the northwest (Photograph 6). A large, open, wedge-shaped parking lot is located in the northwest quadrant of the property between the two driveways, and the Mission Center buildings form a circular complex at the center of the property, southeast of the large parking lot (Photograph 7). A short semicircular inner driveway connects the large parking lot to a small parking lot and flagpole circle located at the south front of the main building (Photograph 8).

The campus occupies a small rise with open views toward nearby roads and surrounding properties to the north and west. A modern, circa-1990 stormwater drainage basin is located on an open lawn near the northwest corner of the parcel (Photograph 9). Most of the property contains lawns with scattered trees, and the driveways are paved and landscaped with rows of deciduous trees (Photographs 1-5, 10). Stone retaining walls are located along the northwest side of the main building, and paved sidewalks and concrete walkways connect the buildings with the parking areas (Photograph 11).

Office and Conference Center (ca. 1962)

The Office and Conference Center building, constructed to house the American Baptist Church's denominational offices, missionary offices, and a conference center, is a three-story doughnut-shaped building which forms the center of the campus (Photographs 6, 8, 11-16). The large circle of the building footprint houses an open circular center courtyard, containing terraces, walkways, and grass (Photograph 17). The building presently houses the offices of the American Baptist Churches U.S.A. and affiliated initiatives, a conference center, and additional office space which is leased to outside tenants.

The building is of concrete and steel construction, and has a flat, built-up synthetic roof with a metal parapet cap. The exterior is clad primarily in cast concrete panels, with contrasting areas clad in beige rusticated brick. The building appears to retain its original fixed metal and plate glass windows, with the first story containing a mixture of clear and reflective full-height glass panels, and the second and third story windows containing blue-tinted reflective glass. The exterior (outer-facing) and interior (inner-facing) elevations of the building have identical detailing.

The building's main entrance faces south, and has an open one-story concrete entrance portico with a zigzag butterfly roof, sheltering two pairs of metal and glass commercial doors, as well as a revolving door unit (Photograph 18). There are no other outward-facing exterior entrances, aside from three hyphen passageways to other buildings in the complex. The building's exterior and interior (courtyard) elevations consist of uniform-width curved, cast-concrete sections in the second and third stories. These upper stories are fully enclosed with windows and flat spandrels, while the first story is deeply recessed and set on wedge-shaped pylons, giving the building a table-like appearance. The underside of the second floor is vaulted with a pronounced zigzag profile (Photograph 18). Part of the first story is completely open, including much of the west half of the circle between the west hyphen and the south front lobby area. The open areas are paved with concrete and function as walkways. The remainder of the first story is enclosed by recessed glass curtain walls between the support pylons. While some of the enclosed areas have reflective glass

(Photograph 14), those sections with clear glass, such as the main lobby (Photograph 18), permit a clear view from the exterior into the interior courtyard. The second and third stories are divided into six-bay cast-concrete sections, with narrow projecting vertical concrete beams separating a row of uniform-sized windows in each story. Above and below the windows, in the same recessed plane, are flat concrete spandrels. A horizontal recess in the spandrels above the second story indicates the level of the third floor inside. The second-story windows are single-light vertical windows with flat tops, while the third-story windows are single-light vertical windows with gabled tops (Photograph 19). There are five wedge-shaped, four-story stairwell/elevator towers interspersed evenly around the building's circle. Each tower is clad in rusticated beige brick veneer and has a projecting, concave outer wall surface ornamented with horizontal rows of projecting vertical bricks (Photograph 20).

Cafeteria (ca. 1962)

Appended to the Office and Conference Center on the southeast is a one-story cafeteria annex (Photographs 21-23). The cafeteria is connected to the Office and Conference Center via a one-story, flat-roofed hyphen with glass-enclosed curtain walls on each side (Photographs 15, 21). The walls consist of groups of three full-height windows, with the groups demarcated by vertical projecting steel beams. Narrower metal strips frame the individual windows. Within each window cluster, the center panel has oblong narrow horizontal awning windows across the top and bottom, while the side panels are full-sized single panes. Above each group is a narrow expanse of concrete.

The cafeteria is a one-story, flat-roofed building with a wedge-shaped footprint. Its east and west sides are slightly curved to correspond to the rounded outer wall of the Office and Conference Center building. The exterior of the building is clad in rusticated beige brick veneer. The building has two sections: the cafeteria pavilion on the south and the smaller kitchen wing on the north. The roof of the pavilion section is higher than the kitchen section and has a deep, flat concrete cornice on each side, below which is a deeply recessed band of clerestory windows on the northeast (Photographs 21 and 22) and southwest elevations. The pavilion's primary elevation faces southeast and has projecting brick end walls flanking a recessed curtain wall of large rectangular windows (Photographs 22 and 23). The projecting roof shelters a concrete slab terrace containing metal and fiberglass picnic tables. Metal and glass commercial doors are located at each end of the curtain wall. The southwest side of the Cafeteria has two flat metal exit doors at ground level. The northwest elevation of the pavilion is similar to the southeast elevation, with a recessed, glass curtain wall between projecting brick-clad end walls. The northeast elevation of the pavilion is covered below the clerestory by the kitchen wing, which is shorter in height than the rest of the cafeteria, but clad in the same beige brick. The kitchen wing has projecting end sections on its northeast elevation and is windowless, with paired entrance doors on the left side of the center section of the northeast elevation. The hyphen passageway connects to the northwest elevation of the kitchen wing.

Graphic Arts Building (ca. 1962)

The Graphic Arts Building is a one-story building with a quarter-round fan-shaped footprint. It is located a short distance north-northeast of the Office and Conference Center and its curved footprint is aligned with the circular Office and Conference Center footprint (Photographs 4, 5, 7, 24-29). It was built to house a denominational publishing house, but now is leased to tenants, including a cyber charter school. The Graphic Arts Building is connected to the Office and Conference Center by two separate flat-roofed hyphens similar in style to the cafeteria hyphen.

The west hyphen is two stories in height (Photograph 24). It projects north-northwest from the Mission Center to the Graphic Arts Building. The first story of the hyphen is an open sidewalk with vertical steel columns supporting the glassed-in second story above it. These columns form the second-story windows into groups of three, with a fenestration pattern identical to the cafeteria hyphen. The glass in the second-story windows is reflective, mirroring the adjacent building elevations. The east hyphen is on an east-west trajectory, and similar in length and style to the cafeteria hyphen.

The Graphic Arts Building is clad in beige brick veneer and has a bank of clerestory windows around the top of the wall surfaces. It has a dramatic zig-zag profile "butterfly" roof, covered in white metal cladding (Photographs 4, 5, 24, 27-29). The roof is supported by a series of Y-shaped concrete supports, between which are bands of clerestory windows, some of which are clad in reflective glass while others have plain glass. The window banks on the curved inner and outer wall planes have gabled profiles (Photographs 28-29), while those on the flat ends are rectangular bands (Photographs 24-25). Within each cluster of windows is a mixture of full-height fixed panels and horizontal, rectangular awning sash. The ends of the roof project upward (Photographs 25, 29).

The west elevation of the Graphic Arts Building contains four rectangular clusters of clerestory windows (Photographs 6, 25, 26). The first bay, counting from the left, has been modified with modern tinted-glass clerestory windows and a modern entrance, containing a full-height curtain wall assembly and a one-story projecting glass vestibule with paired entrance doors. The second bay from the left contains a modern fixed-light window near ground level, and the third bay from the left contains four rectangular modern windows. The fourth bay contains one flat metal door at ground level.

The outer (north-northeast) elevation of the building is 18 bays wide, with each bay denoted by a gabled cluster of clerestory windows (Photographs 5, 5, 27-29). As with the west elevation, some modern single-light fixed windows have been installed near ground level. Doors are original flat metal doors. Two separate loading dock areas are located on this outer wall of the building, in bays three and 10 if counting from the left. Each loading dock consists of a recessed front wall, no clerestory windows, and two pairs of single metal garage bay doors opening to loading areas. Between the loading docks is a small parking area, as well as a utility area enclosed with a one-story beige brick wall (Photograph 31). The wall has ornamental pierced openings and contains HVAC equipment.

The south end of the Graphic Arts Building is four bays wide, with a rectangular band of clerestory windows in each bay (Photograph 29). The lower wall sections contain two flat metal doors and one garage door bay.

The inner (south-southeast) elevation of the building is 18 bays wide, each with a gabled cluster of clerestory windows (Photographs 24, 30). The hyphens are located in bays four and 15, counting from the left. The bays have few openings in the solid walls below the clerestory windows, and these consist of a few fixed-light modern windows or flat metal doors.

Utility Shed (ca. 1962)

Located in the lawn area immediately north of the Graphic Arts Building is a one-story, front-gabled utility shed of concrete-block construction (Photograph 32). The shed has rusticated beige brick walls and a low-pitched, front-gabled metal roof. Paired solid metal doors open from the north elevation of the shed, and the other elevations have no openings.

Integrity

The ABCUSA Mission Center retains integrity of location. The four extant buildings in the complex are in their original locations.

The property retains integrity of design. The buildings in the complex retain most or all of their original design features, and their relationships to one another are intact. The core complex's circulation pattern and system of parking areas and sidewalks is also intact within the current tax parcel boundary, although the overall original campus was changed by the 1980s subdivision and development of the outer perimeter areas. Key elements of the original design, namely the buildings and their interrelationship, and the original open setting of the northwest quadrant of the campus, remain intact enough to convey the property's historic concept.

The ABCUSA Mission Center complex retains integrity of materials and workmanship. Though some function-related alterations have been made to the Graphic Arts Building, particularly its west elevation, the four buildings generally retain nearly all of their original materials and workmanship, including cast concrete, brickwork, and metal and plate glass windows.

The ABCUSA Mission Center lacks integrity of setting. The campus originally had large open lawns surrounding the central Mission Center building complex, and had a strong and intentional visual connection with the adjacent Pennsylvania Turnpike. Much of the outer sector of the original campus property was sold off and developed in the 1980s with four office buildings, new roadways and parking lots, and wooded landscaping. Although this development was consistent with the overall setting of late-twentieth-century office parks and hotels that characterizes this area of King of Prussia, it represents a significant change to the original setting of the Mission Center building complex. The current system of tree plantings was installed during the late 1980s and was complete by 1992, possibly to screen the original campus from the newer development outside Freedom Business Center Drive (NETR Online Historic Aerials website 1992; USDA 1971). Although these tree plantings are consistent with the trend of creating a pastoral setting on corporate campuses, they represent a dramatic change in the original open setting of this campus,

in which the buildings rose dramatically out of the center of the property with nothing to block views of them or from them on all sides.

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The ABCUSA Mission Center retains integrity of feeling. Within the current property, the building complex and landscape features clearly evoke a sense of 1960s-era Modernist corporate architecture.

The ABCUSA Mission Center lacks integrity of association. Due to the changes to the overall campus noted above, the property does not exhibit a strong association with the national and local trend of suburban corporate campus development that helped create it. Although it retains proximity to major roads, it has lost much of the open green space and high visibility from adjacent roadways that were key elements of the corporate campus model.

Boundary Description and Justification

The recommended National Register boundary of the property consists of the current tax parcel boundary. This boundary contains the four core ABCUSA Mission Center buildings and remaining original campus landscape features (northwest lawn, courtyard, parking lots, sidewalks, and terraces) which reflect the property's period of significance (ca. 1962-1980).

History and Significance (Item 39)

Office Parks in King of Prussia

The King of Prussia area was mostly undeveloped farmland prior to 1950. The completion of the Pennsylvania Turnpike and its Valley Forge Interchange, coupled with construction plans for the Schuylkill Expressway, resulted in several new residential developments being built in the early 1950s. Use of the area north of the Turnpike for office parks began in the late 1950s and accelerated in the early 1960s. This development pattern was based on a national trend of corporations moving from cities to suburbs and taking up residence in newly built office parks and campuses.

Prior to World War II, American businesses and corporations were headquartered in cities and towns, within business districts or close to their industrial production sites. Although retail commercial businesses and even some industry followed the early twentieth century migration of urban populations to developing residential suburbs, corporate interests largely remained in their historic urban locations during the first half of the twentieth century. However, in the wake of World War II, businesses increasingly sought to relocate their corporate offices to the suburbs, where they created and occupied sprawling, automobile-oriented office parks and campuses adjacent to newly built highways and residential subdivisions (Mozingo 2011:2, 19-20).

Three factors contributed to this trend. The first was the emergence of the modern corporate structure within American companies. Beginning in the 1920s, American corporations developed and instituted a new organizational management structure (managerial capitalism) in which management authority was distributed among a three-tiered hierarchy of professional salaried managers. This allowed corporations to have a clear chain of command while operating dispersed and diverse business ventures and functions, which were often geographically scattered or involved the takeover of smaller organizations. Each management tier (lower, middle, and top) had its own functions and responsibilities. Lower management focused on day-to-day purchasing, production and sales; middle management engaged in coordinating lower management and providing operational resources through different departments (finance, sales, production, traffic, and research); and top management coordinated the activities of middle management, allocated overall resources, and was responsible for strategic planning and initiatives. The different management tiers were increasingly dispersed to different facilities, with lower management quartered at production sites, factories, and sales offices; middle management located in departmental and division offices; and top management housed in corporate headquarters. This corporate structure was widespread by the 1940s, and the post-World War II economic climate resulted in unprecedented growth in American capitalism (Mozingo 2011:2-3).

The second factor was decentralization, a combination of demographic and planning trends that accelerated the movement of residents and businesses out of cities and into suburbs, resulting in the sprawling, automobile-oriented development patterns common in urban and suburban environments today. Within cities, loss of residents and businesses resulted in vacant properties, but the ability of companies to construct large new office buildings in city centers was often limited by existing infrastructure, the difficulty of assembling enough small urban lots to build a sizable project, local politics, and planning restrictions. Meanwhile, "clean-sweep" urban renewal efforts inserted new highways, displaced the poor into housing projects, and demolished entire neighborhoods, further destabilizing once-functional city cores. Given these conditions, cities did not provide a welcoming environment for corporate expansion. However, planners, landowners, real estate developers, federal loan guarantors, and local governments collectively fostered a more welcoming environment at the edges of cities, opening large swaths of suburban property along newly built roads for rapid development (Mozingo 2011:6-8).

The third factor was the American embrace of a pastoral ideal. Americans at midcentury viewed a natural landscape setting as desirable, following nearly a century in which landscape architects such as A. J. Downing and Frederick Law Olmsted designed and promoted verdant landscapes as a healthful and aesthetically pleasing environment. Beginning in the mid-1800s, popular books and publications of house designs, showing carefully landscaped pastoral settings for country homes, helped drive the creation and success of late nineteenth and early twentieth century suburban residential developments in which houses were surrounded by lawns, trees, and shrubs. Olmsted's public park designs, such as New York City's Central Park, incorporated scenic qualities such as rolling expanses of grass, curving pathways, small lakes, and wooded groves, and were intended to alleviate the stresses of urban life. Attempts to replicate these restful elements in public parks and suburban subdivisions were widespread, and the vision of a

pastoral setting as an ideal environment prevailed, aided by real estate developers and housing reformers alike. Applying this pastoral ideal to corporate life resulted in a new model for the American workplace (Mozingo 2011:8-11).

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The expanding corporate structure, the movement away from cities, and the desire for a pastoral setting coalesced in the 1940s to create the modern suburban corporate landscape. Mozingo outlines three subtypes: the corporate campus, the corporate estate, and the office park. Corporate campuses, which first appeared in the 1940s, were modeled on university campuses, with a corporation's middle-management research and development functions housed in separate laboratories and buildings arranged around a central green quadrangle, with roadways and parking around the periphery of the complex. Corporate estates, which began to appear in the early 1950s, were facilities for top management. They were characterized by imposing buildings set amidst a large land area and approached by an entry drive for maximum impact. An impressive headquarters housed on a corporate estate set the tone for the rest of the organization. Office parks were conceived by real estate developers in the late 1950s as a more flexible and less expensive alternative to corporate campuses and estates. Office parks were characterized by large lots for office and light industrial buildings, with surrounding parking lots, and landscaped roadway edges, medians, and peripheral areas. Office parks could accommodate different levels of management and different types of businesses, and were highly adaptive to an organization's changing spatial needs (Mozingo 2011:12-15).

These suburban office environments were adopted by prominent corporations and businesses such as General Motors, General Foods, and AT&T Bell Laboratories, and then promoted to the American public through concerted public relations efforts, including widespread press coverage. The advantages of the suburbs included land space to house the expanding laboratory functions of technological innovation, access to modern highways, and proximity to the suburban residential areas favored by management-level employees. Early adopters of the corporate campus model used its grassy, campus-like atmosphere to placate fearful local zoning officials and reassure them that such developments would not look like industrial sites or detract from the established pastoral character of their surrounds. Along with access, the view of a potential corporate site from major roads became a major factor in siting new developments. General Electric built Electronics Park, an early corporate campus, at the intersection of the New York Thruway and a county highway near Syracuse in 1945; this project not only occupied a prominent and highly visible site, but was featured in *Fortune* magazine in 1957 as an example of how well proximity to the Thruway could show off such developments and thus publicize the corporations occupying them (Mozingo 2011:19-37).

Real estate developers, particularly in the Northeast, Southeast, and Midwest, rapidly capitalized on this phenomenon, obtaining big tracts of land adjacent to major roadways and developing them as sites for suburban corporate developments. Among these developers was Cabot, Cabot & Forbes, a Boston firm which began as a real estate management company engaged in managing its founders' assets. The arrival of Gerald Blakeley, Jr. in 1947 helped change the firm's focus to new development. Blakeley studied the Massachusetts master highway plan and envisioned corporate campuses and parks along the planned route which became Rt. 128, noting the availability of cheap land near Rt. 128 and the easy highway access to MIT which was desired by science and technology firms. He also developed a "revolutionary model for the delivery of such projects – the single-source or 'package' procurement, whereby a client corporation could retain Cabot, Cabot & Forbes to provide a fully permitted site, design a new facility using an in-house architect, provide short-term debt financing for its construction, and construct the new building with an in-house contractor" (Tsipis and Kruh 2003:116). Under Blakeley's leadership, Cabot, Cabot & Forbes acquired large tracts near planned highways and interchanges, lobbied local officials to permit commercial zoning in these areas, and marketed its package system to potential clients. It was the pioneer developer of suburban corporate properties in the Boston area, where it created several office parks and campuses along Rt. 128. Its first such development was the 300-acre New England Industrial Center (1948-1952) in Needham. The firm's targeted tenants included Boston's concentration of high-technology research companies and even universities, and the success of this venture helped pioneer the "research park," a variant of office parks which included restricted light industrial uses but focused on scientific research and development. The earliest Cabot, Cabot & Forbes parks limited building coverage to 50% of a lot's total area, but later developments limited coverage to as little as 25%. The firm developed and sold some parks, and leased others. In 1956, Blakeley purchased the firm and led it on a national expansion campaign. By 1959, Cabot, Cabot & Forbes had 14 office park projects underway on the East Coast (Cabot, Cabot & Forbes 2016; Mozingo 2011:161-165; *Times-Herald* 1959; Tsipis and Kruh 2003:116).

The Valley Forge interchange of the Pennsylvania Turnpike, which soon connected with the new Schuylkill Expressway and other local roads like S.R. 202, provided an unparalleled opportunity for those wishing to develop

corporate campuses and office parks. Cabot, Cabot & Forbes, wishing to expand its reach to a national level, soon took notice. On May 31, 1957, Alexander and Aimee Irwin, who owned a large farm including approximately 4,000 acres directly north of the Turnpike, signed an agreement of sale with Cabot, Cabot & Forbes Inc. to convey all of their land, except a 27.6-acre parcel at the corner of County Line Road and Moore Road where they resided (MCRD 2790:30). On November 1, 1957, Daniel Wheeler and George LaPorte of Cabot, Cabot & Forbes established the Cabot, Cabot & Forbes Pennsylvania Trust, the purpose of which was “to acquire, hold, improve, manage, and deal in real estate” (MCRD 2833:394). On the same date of November 1, 1957, Alexander D. Irwin and Aimee Irwin formally conveyed their land to Wheeler and LaPorte as trustees of Cabot, Cabot & Forbes Pennsylvania Trust for \$2,489,000 (MCRD 2834:14). The land included an unbroken expanse on the north side of the Pennsylvania Turnpike between what is now N. Gulph Road on the west and Allendale Road on the east. Aerial images from 1951 and 1957 (Figure 3) reveal farm fields and orchards and scattered farmsteads north of the newly completed Turnpike (NETR Online Historic Aerials 1951; USDA 1957). First Avenue was platted as an east-west street through the office park (Figure 4). Also on November 1, 1957, Cabot, Cabot & Forbes Pennsylvania Trust filed a declaration of protective restrictions on an initial area comprising the eastern half of this land (MCRD 2933:513). The restrictions, which were to expire at the end of 2010, required buildings to be set back 50 feet from streets and 25 feet from adjacent buildings, to occupy no more than 50% of a lot, to be faced with brick “or other durable material of equal or greater aesthetic and structural acceptability,” and to be maintained and not become “unsightly.” The street-front setbacks could contain only green areas of grass, plants, shrubs and trees, utility easements, and walks and driveways necessary for access. No business could operate unless it first provided its own facilities for parking and loading/unloading without the need to utilize adjacent streets. Finally, the Trustees were empowered to approve development plans for the subject property.

Properties within what was called Cabot, Cabot & Forbes Pennsylvania Park began selling within a short time. Some of these early tracts were developed as relatively small corporate campuses by the purchasers. While at least one corporate campus (Pennsalt Chemicals Co., now Arkema) was designed by Cabot, Cabot & Forbes under their “package plan” (*Times-Herald* 1959), others were designed and developed individually by their owners. Smaller tracts were developed using the office park model with single business or light industrial buildings and warehouses. These buildings were uniformly sprawling low-rise structures, typically one story and no more than two. Historic aerial views (Figure 5) show that considerable development of the former Irwin farmland as office parks had occurred by 1971 (NETR Online Historic Aerials Website 1965; USDA 1971). Office park and corporate campus development spread northward from the 1st Avenue corridor toward the Schuylkill River. Use of these areas for this purpose has continued to the present, with some sites initially developed in the 1960s being redeveloped in recent years with taller new buildings of three stories or more (NETR Online Historic Aerials Website 1992, 1999, 2002, 2012). The relatively high density of the greater King of Prussia office park area was established from the beginning, and did not permit the development of lush corporate estates or large corporate campuses. Density has increased over time. While some of the 1960s-era corporate campuses initially had considerable open green space around their peripheries, these land areas were typically sold or leased for development before 1990, and there is considerably less green space on most properties today.

Property History

The American Baptist Church has its roots in the Baptist movement which arose in England in the late 16th century, and was nurtured among English expatriates who moved to Holland in the early 1600s to practice Christianity that differed from the Church of England. The first Baptist church in England was established in 1612. Roger Williams and John Clarke established the first Baptist churches in the American colonies in 1638, in what became Rhode Island. The intolerance of New England Puritanism drove the heart of Baptist activity south to the Mid-Atlantic, where the Philadelphia Baptist Association was formed in 1707. During the nineteenth century, Baptists developed a prominent focus on evangelism and missionary work, as well as publication of religious literature (“tracts”) as a means of missionary outreach. In 1845, the denomination split over the issue of slavery, and the Southern Baptist Convention was formed in response. Northern Baptists were organized as a group of societies until 1907, when they united as the Northern Baptist Convention. This reorganization was made to coordinate the work of the various societies while maintaining the autonomy of local churches, which formed the main denominational leadership. In 1950, in recognition that the denomination’s mission transcends geography, the convention was renamed the American Baptist Convention (American Baptist Churches U.S.A. 2016; Laubach 2010:2).

By the late 1950s, the American Baptist Convention had 1.5 million members in 38 states. Its core societies, boards, and administrative functions were scattered among five New York City offices and the Convention's Board of Education and Publication, with its in-house Judson Press publishing plant, was located among three sites in Philadelphia (Riley 1959). As early as 1948, Baptist leaders began discussing the idea of bringing the various boards and agencies together in a single location, and a series of committees began investigating (Carroll 1997:155).

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The Convention's records indicate that as of 1957, the convention was still actively studying the possibility of creating a national headquarters or office site. The American Baptist Convention minutes for June 1, 1957, documented a presentation on behalf of the general council, which outlined goals for the selection of a headquarters location. These included:

1. *The location should bring together such staff and offices as administer convention business, together with as many staffs and offices of Convention-related agencies as is practicable. This "togetherness" is the most important consideration.*
2. *The location should:*
 - a. *Serve the largest interests of the Kingdom of God that are within the scope of our denominational activity;*
 - b. *Effect what efficiency and economy a consolidation of services might afford;*
 - c. *Hold the disruption of current services to a minimum*

(American Baptist Convention 1957:61).

The Convention of 1957 appointed a Commission on Headquarters to study the issue further. Meanwhile, the Board of Education and Publication, sometimes known as the Baptist Publication Society, wished to unify its operations (then housed at three Philadelphia sites) under one roof (Schramm 2002). It located a promising suburban site near the Valley Forge Interchange of the Pennsylvania Turnpike. The exact circumstances leading to this transaction are unknown, but on April 16, 1958, the American Baptist Publication Society purchased a tract of 27.6 acres from Alexander and Aimee Irwin for \$250,000 (MCRD2869:217). As stated previously, the Irwins had conveyed much of their land north of the Pennsylvania Turnpike to Cabot, Cabot & Forbes in November 1957, but some smaller tracts of their property was sold directly to others for development. The tract purchased by the American Baptist Publication Society formed the western portion of the current property, bounded by the Pennsylvania Turnpike, N. Gulph Road, and the newly platted 1st Avenue laid out by Cabot, Cabot & Forbes (Figure 4).

The 1958 proceedings of the American Baptist Convention included intensive discussion and debate about the headquarters issue. At the convention meetings on June 13, 1958, the Commission on Headquarters recommended to convention delegates that the headquarters of the Convention and its agencies be located at the existing Interchurch Center in New York City; that the Convention's publishing arm be located at Valley Forge; and that regional Convention offices be established in central and western locations. A motion to this effect failed to generate a required 55% affirmative majority, as did a motion to locate the headquarters centrally in Chicago. The following day, the Rev. G.H. Asquith of Massachusetts made a motion to locate the administrative headquarters of the Convention and its agencies at Valley Forge, and establish regional offices elsewhere as necessary. After a weekend of debate and continued countermotions in favor of a Chicago location, the Asquith motion was reconsidered and another vote was taken on Monday, June 16. This motion carried with a 65% affirmative majority (American Baptist Convention 1958:17-41).

The Headquarters Committee moved rapidly after the vote, establishing a \$100,000 line of credit and appointing Roy I. Madsen as the project coordinator. The committee selected Vincent G. Kling as the architect, and Raymond Jenkins of Jenkins, Bennett, and Jenkins as legal counsel. Both professionals were Philadelphia-based. The 1959 Convention minutes included a report detailing these activities, as well as the recommendation that an adjacent tract "of about 24 acres" be purchased (American Baptist Convention 1959:57-59).

On August 3, 1959, the American Baptist Convention purchased the 27.93-acre tract it had been eyeing for \$1 from the trustees of Cabot, Cabot & Forbes Pennsylvania Park (MCRD 2994:167). The following month, the board of education and publication of the Convention voted to transfer title of the 27.6-acre western tract from the American Baptist Publication Society to the American Baptist Convention at no cost (American Baptist Convention 1960:215). On April 18, 1960, the transfer of the 27.6 acre tract was made for \$1 (MCRD 3049:412).

Meanwhile, in November 1959, the plans for the new headquarters complex were announced and covered in the press. It was believed that this was the first instance in which a large Protestant denomination consolidated all of its administrative and publishing functions in a suburban location. Vincent Kling's design plans called for a circular Office Building for the Convention and its agencies, which included a chapel and steeple within its center courtyard; a one-story cafeteria; and a Graphic Arts Building to house the publishing facility (Figure 6). Kling described the circle as "a simple form to express the major Baptist tenets of the centrality of the local church and the unity and single focus of the national agencies that serve them" (Riley 1959). A description stated, "The office is to be of concrete, with walls of glass and natural-finish stone. Portions of the ground level will contain lobbies, displays, book store, and library in arcade style, while portions will be open to give a 'floating' impression as well as a clear view of the courtyard and the lower portion of the chapel. Angular towers will divide the structure at intervals, serving to define space areas and provide separate entrances for the different boards, and also to break the circular monotony" (Riley 1959; *New York Times* 1959). A later article had Kling stating that it was one of the first buildings to use precast concrete made of a mixture to keep it white, and copious use was made of "split and unfired brick" on the towers and interior walls. The offices were to be spacious but not luxurious; the facility was built for durability and was in line costwise with what a Center City office space would cost (Riley 1961).

Kling was the head of a flourishing architectural practice, which was the largest in the region during the 1960s, and had some 500 buildings to his name by 1965, winning numerous awards for his work. His Philadelphia-area commissions included Philadelphia's Municipal Services Building, J.F.K. Plaza, and Penn Center, as well as suburban projects including Lankenau, Phoenixville, and Pottstown Hospitals, the Pennsylvania Military College, and the chapel of Episcopal Academy. He considered his work product for the Baptists a statement of unity and strength. Turner Construction was selected as the builder (Athenaeum of Philadelphia 2016a, 2016b; Carroll 1997:154; Schramm 2002).

The headquarters project rapidly grew beyond its original \$5.5 million projected budget; Kling was forced to effect design efficiencies to reduce costs, which meant elimination of the planned chapel structure. The various agencies of the convention were assessed higher contributions. A fundraising effort was started to raise \$2.225 million in equity capital by the project's planned completion date in spring 1962, and a total of \$8.225 million was borrowed (American Baptist Convention 1960:34; 1962:23). Construction of the facility by Turner Construction began with a groundbreaking in July 1960 and progressed through the following two winters (Figure 7); full occupancy of the buildings began in spring 1962, in time to welcome visitors attending the Convention in Philadelphia in late May 1962. On May 26, 1962, a motorcade of delegates and officers proceeded up the Schuylkill Expressway from the convention meetings in Philadelphia to the new Valley Forge complex, where a service of dedication was held (American Baptist Convention 1961:69; 1962:51).

Approximately 700 employees were housed at the new facility. Along with the staff and various boards and divisions of the American Baptist Convention, affiliated agencies which took up residence in the new 252-room Office Building included the American Baptist Home Mission Society, American Baptist Foreign Mission Society, the Ministers and Missionaries Benefit Board, the Association of Baptist Homes and Hospitals, and the Baptist Student Movement. The 13-room Graphic Arts Building housed the soup-to-nuts publishing functions of the Convention's Board of Education and Publication and Judson Press, which included editorial, printing, binding, and shipping services, as well as a substation of the Valley Forge Post Office to handle bulk mailings (American Baptist Convention 1962; Riley 1961; Schramm 2002). The Baptist building complex was a startling sight to passersby, given its large size, unusual design, and prominent location right at the Turnpike interchange (Figure 8). It rapidly acquired a string of nicknames, including the Colosseum, the Elephant's Toilet Seat, the Baptist Aspirin, and the Baptist Vatican, but was perhaps best known as The Holy Doughnut. At the time of completion, a Baptist publication quoted Kling as saying, "The building's set back from the highway – no other structure will ever intervene – which allows it to be seen, makes it a witness, a testimony" (Carroll 1997:153; Laubach 2010:34; Raftery 1995; Riley 1961). A 1971 aerial view (Figure 9) shows that the campus was completely open with trees only along its eastern edge near Moore Road.

In 1972, the American Baptist Convention changed its name to American Baptist Churches U.S.A. to reinforce that the denomination's leadership was congregation-centered, rather than taking authority from a central administration. The campus at Valley Forge continued to house Baptist agencies and boards, which used the site to plan mission work at home and overseas, and provide resources to support member churches and their work. Although it was referred to

by many as a “headquarters,” it was not a place of decision-making and its staff did not have authority over denominational churches. Rather, it was a place for collaboration, streamlining of missionary efforts, and cooperation among multiple autonomous agencies (American Baptist Churches U.S.A. 2016; Carroll 1997:153-154)

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As time passed, the space needed by the Baptist agencies dwindled, and the costs of keeping the property in its original configuration became prohibitive. In 1984, the American Baptist Churches U.S.A. subdivided the campus in order to lease out and redevelop a tract of 24.68 acres surrounding the southwest, southeast, and northeast quadrants of the building complex. The tract was leased for 50 years to Prudential Insurance Company, which constructed the four extant Freedom Business Center office buildings, parking lots, and Freedom Business Center Drive ca. 1985 (MCRD 4742:2043; Plan Book A46:258). This redevelopment and the landscaping installed as a buffer around it effectively screened the Baptist complex from the Turnpike. On January 1, 2000, the American Baptist Convention sold this property to Brandywine Operating Partnership for an undisclosed amount (MCRD 5217:753).

Within the remaining portion of the campus, vacancy continued to increase. The printing plant in the Graphic Arts Building shut down in 1985 when Judson began outsourcing its print work. Some of the agencies and boards downsized or disbanded altogether. The complex was renamed the American Baptist Churches U.S.A. Mission Center in 1994, because the common reference to it as a “headquarters” was misleading; Baptists felt that the local church formed the primary authority for members. This rebranding, however, did not help fill space. By the mid-1990s, the number of staff in the complex was less than half of the 700 who had filled the buildings in 1962. In 1995, the American Baptists began renting space within the Mission Center complex to outside tenants. This caused controversy in 1997 when it was revealed that one such tenant was Lockheed Martin, at the time the world’s largest defense contractor, whose business conflicted on a philosophical level with the anti-arms, peace-seeking mission of the church organization. Although opponents were assured that the rented space was not used for weapons design or manufacturing, Lockheed’s use of one-fifth of the Office and Conference Center aroused protests from peace activists and some church staff (Allen 2015; Raftery 1995; Sine 1997). Aerial views show that the Graphic Arts Building was modified ca. 2000 with the current west entrance and steps for tenant use (NETR Online Historic Aerials 1999, 2002). The 40th anniversary of the Mission Center was celebrated in 2002 (Schramm 2002).

In the early 2000s, the American Baptist Churches U.S.A., as with many Christian denominations, struggled with the issue of homosexuality in the church, and the divisive controversy resulted in secession of some members and declines in financial support. Meanwhile, the aging Mission Center was in need of capital improvements, and a study was undertaken to assess the feasibility of repairs. The study concluded that in light of the organization’s current needs, capital improvements were impractical. In November 2006, the general board of the American Baptist Churches U.S.A. recommended that the Mission Center be sold. Along with the potential costs of renovations, the facility was now much too large for the organization’s needs, as only 200 staffers remained onsite. With multiple outside tenants now renting space in the buildings, the remaining Baptist staff were spending increasing time on property management which took them away from the group’s mission. The reported sale price was \$20 million, but there were no takers (Allen 2006; Kostelni 2015; Marus 2006).

On February 27, 2009, the American Baptist Churches in the U.S.A. conveyed its property to 588 Associates, L.P. for \$20 million (MCRD5723:1053). 588 Associates was a corporation created by ABCUSA for the purpose of selling or redeveloping the Mission Center property. Potential buyers would have the ability to raze the complex and build a new development; the property is now part of a new mixed-use zoning district in Upper Merion Township. At this time, 588 Associates remains the property owner, but still seeks buyers for the site (Allen 2015; Kostelni 2015).

National Register Evaluation

The ABCUSA Mission Center was evaluated according to the criteria outlined in National Register Bulletin 15: “How to Apply the National Register Criteria for Evaluation” (National Park Service 1997). The ABCUSA Mission Center is associated with a broad trend in our history, as it was part of the national trend of suburban corporate campus and office park construction, which became widespread in the 1950s and 1960s. It was among the first such facilities built in the King of Prussia area, and was perhaps the most visible and distinctive of the group. The Mission Center was also possibly the earliest known example of a Protestant denomination consolidating its agencies into a suburban campus. However, the integrity of setting and association for the property have been eliminated by redevelopment of a large portion of the outer sector of the original campus. The striking visual impact of the building complex, as

viewed from the Pennsylvania Turnpike and surrounding roads, has been altered by the construction of modern office buildings and the addition of trees as a buffer. Open green space, a key component of this campus type, is now present in only a small part of the property. Despite its distinctive buildings, it is no longer a good example of a period suburban office campus. As such, it is recommended not eligible under Criterion A.

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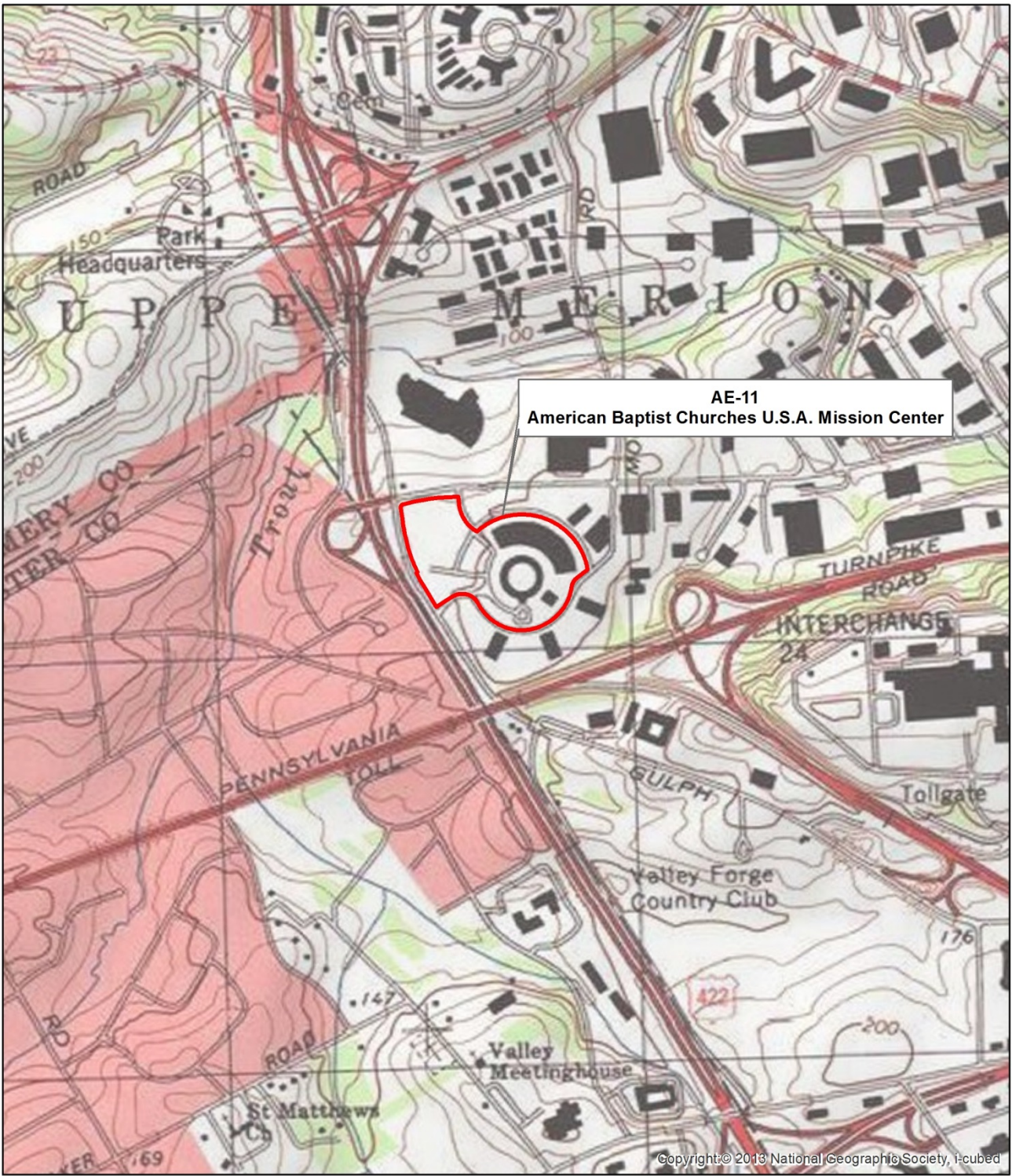
The ABCUSA Mission Center was evaluated under Criterion B. It is one of the more unique and creative designs of Philadelphia-based architect Vincent Kling, who had numerous prominent projects in the region during the late twentieth century and was a well-known figure in history. Although Kling was a significant person on a local and national level, the Mission Center is one of hundreds of his known projects, and his name is associated more strongly with his work in Center City Philadelphia. National Register Bulletin 15 states that the works of prominent architects are better represented by Criterion C, and that association with an architect under Criterion B is more appropriate for properties with which they are most personally associated, i.e. a home or studio (National Park Service 1997:16). Research did not uncover any association of the Mission Center with other important persons in history. The ABCUSA Mission Center is recommended not eligible under Criterion B.

The ABCUSA Mission Center was evaluated under Criterion C and Criteria Consideration A: Religious Properties as an example of a Modernist office building complex. The property's primary significance is derived from the architectural distinction of its buildings rather than its religious associations. Despite being constructed for Baptist missionary and support work, the Mission Center is functionally office, dining, and light industrial space that could be used by a secular corporation. Though Baptist principles influenced its circular design, the complex is not religious in appearance and lacks outward symbols of Christianity. The highly intact building complex is a creative and distinctive facility which embodies characteristics of midcentury Modernist architecture. Kling's design, with its high level of detail, zigzag motifs, innovative use of concrete as a structural element, interrelationship of the different buildings and outdoor spaces, and monumental scale, clearly has high artistic values and represents the work of a master. It is recommended eligible under Criterion C.

No archaeological investigations have been conducted on the property to date; therefore Criterion D cannot be assessed at this time.

Figure 1: Location Map (Item 36)

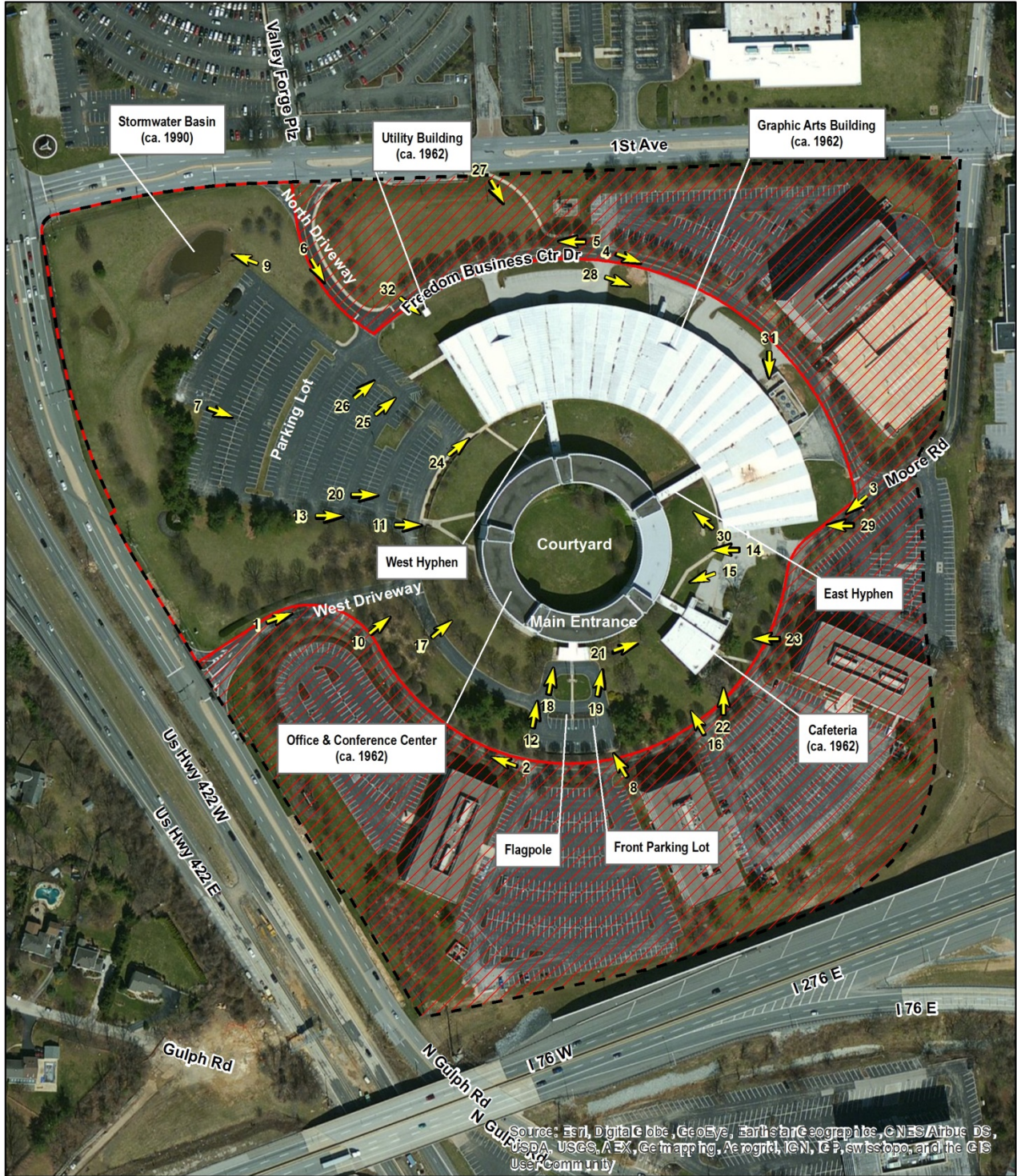
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<p>AECOM AE-11 American Baptist Churches U.S.A. Mission Center 588-590 N. Gulph Rd. Upper Merion Twp. Montgomery County</p>	<p>Legend</p> <p> Resource Boundary</p>	<p>0 500 1,000 ft.</p> <p>0 200 400 m</p> <p>Base Map: 1:12,000 USGS Valley Forge, PA Quad</p> <p style="text-align: right;">N </p>
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Figure 2: Site Plan (Item 34)

Key # _____
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<p>AECOM AE-11 American Baptist Churches U.S.A. Mission Center 588-590 N. Gulph Rd. Upper Merion Twp. Montgomery County</p>	<p>Legend</p> <ul style="list-style-type: none"> Resource Boundary Freedom Business Center (ca. 1985) Former Extent of Campus ↘ Photo Location 	<p>0 200 400 ft. N</p> <p>0 40 80 m</p> 
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Figure 3. 1958 aerial view of the King of Prussia area surrounding the Pennsylvania Turnpike's Valley Forge interchange. Although a few housing developments were underway, most of the area remained farmland (USDA 1958).

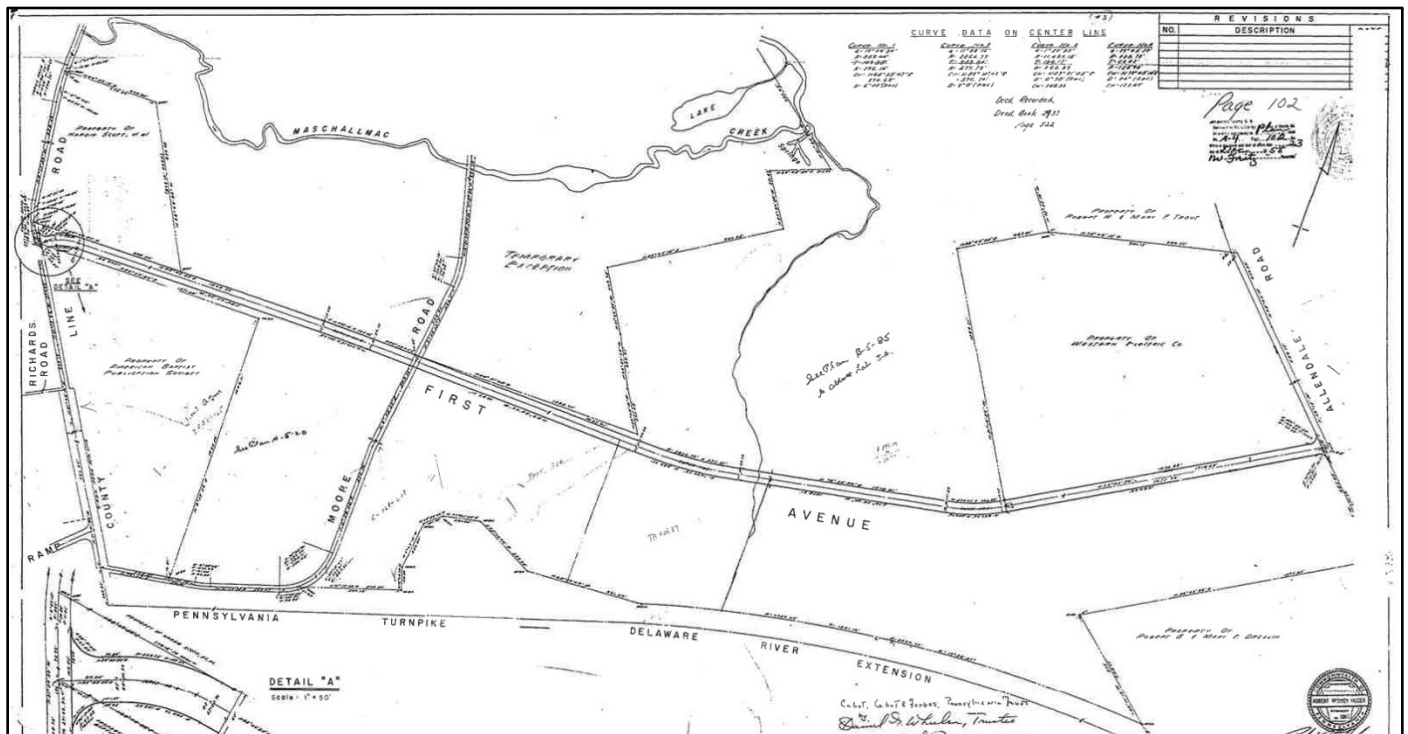


Figure 4. 1958 plat of First Avenue in the Cabot, Cabot & Forbes Pennsylvania Park, Upper Merion Township (MCRD Plan Book A4:102). The American Baptist Publication Society had already obtained land at the west end of the park.



Figure 5. 1971 aerial view of the King of Prussia area surrounding the Pennsylvania Turnpike's Valley Forge interchange. Numerous office campuses and parks were constructed in this area between 1960 and 1970 (USDA 1971).

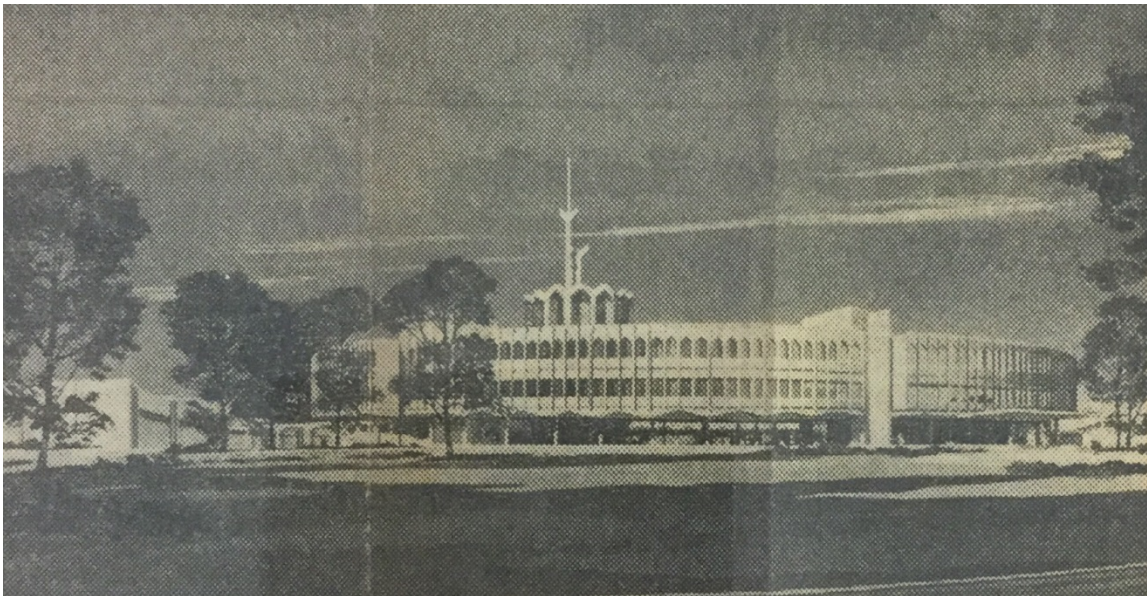


Figure 6. 1959 rendering of the original Vincent Kling design for the American Baptist Convention's national offices. The completed complex is similar, but the chapel and tower at the center were never built (*New York Times* 1959).



Figure 7. Photo of the Office and Conference Center during construction ca. 1961 (Laubach 2010:34).



Figure 8. Bird's eye view of the recently completed complex ca. 1962, looking north. Note the rural surrounds; in its isolated state, the complex had a striking visual impact when viewed from adjacent areas (Laubach 2010:34).



Figure 9. 1971 aerial view of the ABCUSA Mission Center campus; although additional development was creeping in to the east, the building complex was still surrounded by a large, unbroken green space and was highly visible (USDA 1971).

Photo List (Item 33)

Key # _____
ER# <u>2013-1006-091-A</u>

Photographer name Katherine Farnham

Date 3/9/2016

Location Negatives/Electronic Images Stored AECOM, 625 West Ridge Pike, Suite E-100, Conshohocken, PA 19428

Photo #	Photo Subject/Description	Camera Facing
1	West driveway entrance (Freedom Business Center Drive) off N. Gulph Road into the ABCUSA Mission Center complex, looking east toward the Office and Conference Center (ca. 1962).	E
2	View looking northwest along the south sector of Freedom Business Center Drive toward the west driveway entrance, showing typical tree plantings and landscaping along roads within the campus.	NW
3	View looking southwest along Freedom Business Center Drive, with Freedom Business Center buildings (ca. 1985) at left and the ABCUSA Mission Center buildings (ca. 1962) at center and right.	SW
4	View looking southeast along the north sector of Freedom Business Center Drive with Freedom Business Center building and parking garage (ca. 1985) at left, and the Graphic Arts Building (ca. 1962) at right.	SE
5	View looking west along the north sector of Freedom Business Center Drive, showing the Graphic Arts Building at left. Land to the right of the road is now part of Freedom Business Center.	W
6	View looking southeast up the north driveway from 1st Avenue, showing the Graphic Arts Building at left and the Office and Conference Center at center and right.	SE
7	Large original parking lot in the northwest sector of the campus, with the Graphic Arts Building at left and the Office and Conference Center at right, view looking southeast.	SE
8	Original small south parking lot and flagpole circle at the main front entrance of the Office and Conference Center, view to northwest.	NW
9	Modern stormwater basin (ca. 1990) at the northwest corner of the campus, with the intersection of N. Gulph Road and 1st Avenue in the background, view to northwest.	NW
10	View looking northeast toward the ABCUSA Mission Center buildings, showing typical landscaping in the west sector of the campus.	NE
11	Original stone retaining wall, concrete steps, and sidewalks along the west side of the Office and Conference Center, view to east.	E
12	View of the main south entrance and flagpole circle of the Office and Conference Center, looking northeast.	NE
13	View looking east toward the west exterior elevation of the Office and Conference Center; note open first floor space used as a covered walkway.	E
14	View looking west toward the east exterior elevation of the Office and Conference Center; note reflective glass in the first floor enclosure, and east hyphen at right.	W
15	View looking southwest toward the southeast exterior elevation of the Office and Conference Center, with original hyphen connecting it to the cafeteria building at left and center.	SW
16	View looking northwest toward the Office and Conference Center, with cafeteria building (ca. 1962) at far right.	NW
17	Circular inner courtyard and inner elevation of the Office and Conference Center, as viewed looking northeast from the southwest perimeter of the building.	NE
18	Detail of the south-facing front entrance portico of the Office and Conference Center, view to northeast.	NE
19	Detail view of second-story windows in the south exterior elevation of the Office and Conference Center, looking northeast.	NE
20	Detail view of typical brickwork on the five four-story stairwell/elevator tower sections of the Office and Conference Center, view to east.	E
21	View looking northeast toward the northwest (left) and southwest (right) elevations of the cafeteria (ca. 1962). Note connecting hyphen at left.	NE
22	Southwest (left) and southeast (right) elevations of the cafeteria, view to north. Note dining patio in front of the southeast elevation and shorter kitchen wing to the right.	N
23	Southeast elevation of the cafeteria and dining patio, view to west.	W

Photo #	Photo Subject/Description	Camera Facing
24	West (left) and south (inner) elevations of the Graphic Arts Building, with two-story west hyphen at right connecting it to the Office and Conference Center; view to northeast.	NE
25	West elevation of the Graphic Arts Building, looking northeast; note alterations made ca. 2000 including a new entrance and first-story windows.	NE
26	Detail view looking northeast toward the modernized west elevation entrance of the Graphic Arts Building. Original clerestory windows are located at upper right.	NE
27	View from 1st Avenue looking southeast toward the north side of the outer elevation of the Graphic Arts Building.	SE
28	North side of the outer elevation of the Graphic Arts Building, showing typical fenestration and one of two loading docks, view to southeast.	SE
29	South elevation (left) and east side of the outer elevation (right) of the Graphic Arts Building, view to west. Second loading dock is at right.	W
30	View looking northwest showing the Office and Conference Center at left and the Graphic Arts Building at right, with east hyphen at center. Behind the hyphen is the inner elevation of the Graphic Arts Building.	NW
31	Enclosed original utility area on the northwest side of the Graphic Arts Building, with ornamental pierced brick walls; view to south.	S
32	North (left) and west (right) elevations of the banked utility shed (ca. 1962), located northwest of the Graphic Arts Building; view to southeast.	SE

Photographs

Key # _____
ER# 2013-1006-091-A



Photograph 1. West driveway entrance (Freedom Business Center Drive) off N. Gulph Road into the ABCUSA Mission Center complex, looking east toward the Office and Conference Center (ca. 1962).



Photograph 2. View looking northwest along the south sector of Freedom Business Center Drive toward the west driveway entrance, showing typical tree plantings and landscaping along roads within the campus.



Photograph 3. View looking southwest along Freedom Business Center Drive, with Freedom Business Center buildings (ca. 1985) at left and the ABCUSA Mission Center buildings (ca. 1962) at center and right.



Photograph 4. View looking southeast along the north sector of Freedom Business Center Drive with Freedom Business Center building and parking garage (ca. 1985) at left, and the Graphic Arts Building (ca. 1962) at right.



Photograph 5. View looking west along the north sector of Freedom Business Center Drive, showing the Graphic Arts Building at left. Land to the right of the road is now part of Freedom Business Center.



Photograph 6. View looking southeast up the north driveway from 1st Avenue, showing the Graphic Arts Building at left and the Office and Conference Center at center and right.



Photograph 7. Large original parking lot in the northwest sector of the campus, with the Graphic Arts Building at left and the Office and Conference Center at right, view looking southeast.



Photograph 8. Original small south parking lot and flagpole circle at the main front entrance of the Office and Conference Center, view to northwest.



Photograph 9. Modern stormwater basin (ca. 1990) at the northwest corner of the campus, with the intersection of N. Gulph Road and 1st Avenue in the background, view to northwest.



Photograph 10. View looking northeast toward the ABCUSA Mission Center buildings, showing typical landscaping in the west sector of the campus.



Photograph 11. Original stone retaining wall, concrete steps, and sidewalks along the west side of the Office and Conference Center, view to east.



Photograph 12. View of the main south entrance and flagpole circle of the Office and Conference Center, looking northeast.



Photograph 13. View looking east toward the west exterior elevation of the Office and Conference Center; note open first floor space used as a covered walkway.



Photograph 14. View looking west toward the east exterior elevation of the Office and Conference Center; note reflective glass in the first floor enclosure, and east hyphen at right.



Photograph 15. View looking southwest toward the southeast exterior elevation of the Office and Conference Center, with original hyphen connecting it to the cafeteria building at left and center.



Photograph 16. View looking northwest toward the Office and Conference Center, with cafeteria building (ca. 1962) at far right.



Photograph 17. Circular inner courtyard and inner elevation of the Office and Conference Center, as viewed looking northeast from the southwest perimeter of the building.



Photograph 18. Detail of the south-facing front entrance portico of the Office and Conference Center, view to northeast.



Photograph 19. Detail view of second-story windows in the south exterior elevation of the Office and Conference Center, looking northeast.



Photograph 20. Detail view of typical brickwork on the five four-story stairwell/elevator tower sections of the Office and Conference Center, view to east.



Photograph 21. View looking northeast toward the northwest (left) and southwest (right) elevations of the cafeteria (ca. 1962). Note connecting hyphen at left.



Photograph 22. Southwest (left) and southeast (right) elevations of the cafeteria, view to north. Note dining patio in front of the southeast elevation and shorter kitchen wing to the right.



Photograph 23. Southeast elevation of the cafeteria and dining patio, view to west.



Photograph 24. West (left) and south (inner) elevations of the Graphic Arts Building, with two-story west hyphen at right connecting it to the Office and Conference Center; view to northeast.



Photograph 25. West elevation of the Graphic Arts Building, looking northeast; note alterations made ca. 2000 including a new entrance and first-story windows.



Photograph 26. Detail view looking northeast toward the modernized west elevation entrance of the Graphic Arts Building. Original clerestory windows are located at upper right.



Photograph 27. View from 1st Avenue looking southeast toward the north side of the outer elevation of the Graphic Arts Building.



Photograph 28. North side of the outer elevation of the Graphic Arts Building, showing typical fenestration and one of two loading docks, view to southeast.



Photograph 29. South elevation (left) and east side of the outer elevation (right) of the Graphic Arts Building, view to west. Second loading dock is at right.



Photograph 30. View looking northwest showing the Office and Conference Center at left and the Graphic Arts Building at right, with east hyphen at center. Behind the hyphen is the inner elevation of the Graphic Arts Building.



Photograph 31. Enclosed original utility area on the northwest side of the Graphic Arts Building, with ornamental pierced brick walls; view to south.



Photograph 32. North (left) and west (right) elevations of the banked utility shed (ca. 1962), located northwest of the Graphic Arts Building; view to southeast.