

33-35 North Fourth Street (Patio Club Building)
Easton
Northampton County
Pennsylvania

HABS No. PA-5141

HABS
PA
48-EATO,
3-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. PA-5141

33-35 NORTH FOURTH STREET (Patio Club Building)

Location: 33-35 North Fourth Street, Easton, Northampton County, Pennsylvania

Present Owner: Easton Redevelopment Authority, Third and Riverside Drive, Easton Pennsylvania 18042

Present Occupant and Use: Vacant

Significance: This building is one of two attached structures similar in period and style.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Ca. 1857 (year building first appears on map of city).
2. Architect: unknown
3. Original and subsequent owners: See supplemental material for complete title search.
4. Alterations and additions: Rear portion added, date unknown.

B. Sources of Information:

1. Bibliography:

- a. Maps: Hurley Map, 1857 (Easton Publication Library)
Bird's Eye View of Easton, 1873 (E.P.L.)
Beer's Atlas, 1874 (E.P.L.)
Sanborn Map, 1919 (E.P.L.)
Sanborn Map, 1927 (E.P.L.)
- b. Title search, Recorder of Deeds, Northampton County, Pennsylvania

C. Supplemental Material:

ABSTRACT OF TITLE

In re: Premises on the east)
side of North Fourth Street,) Block 4
being Nos. 33-35 North Fourth)
Street, City of Easton,) Parcel No. 3
Northampton County, Pennsyl-)
vania.)

DESCRIPTION A

All that certain message, tenement and lot or piece of land, with improvements thereon erected known as 33-35 North Fourth Street, situate on the East side of North Fourth Street, in the City of Easton, County of Northampton and State of Pennsylvania, being part of the lot market on the general plan of the Borough of Easton, No. 164.

Containing in breadth on said North Fourth Street 30 feet; thence extending along the other part of said lot East 120 feet; thence along the same South 30 feet to a 20 feet wide alley; thence along said alley East 10 feet; thence along ground now or late belonging to Jacob Butz, North 60 feet, and thence by Lot No. 163 West 130 feet to North Fourth Street, aforesaid.

CHAIN NO. 1

DEED

John Pollock and
Margaret, his wife
to
Jonathan Moore

) Dated: April 1, 1874
) Recorded: E - 14 - 127
) Description: A
) Ack: April 1, 1874
) Recorded: April 4, 1874
) Consideration: \$7,945.00
) Warranty: Special

WILL

Last Will and Testament of
Jonathan Moore, deceased,
April 7, 1912

) Register's File #19351
) Will dated: June 7, 1905
) Will proved: April 23, 1912
) Will Book 18, Page 681

Devised life estate to widow and after her death to
Ida E. Moore and Mary H. Moore, (now Mary H. Meuser) in fee.

DEED

Ida E. Moore, Mary
H. Meuser and
Frederick H. Meuser, her
husband
to
Walter H. Ashton

) Dated: November 12, 1918
) Recorded: C - 46 - 331
) Description: A
) Ack: December 17, 1918
) Recorded: May 13, 1919
) Consideration: \$24,000.00
) Warranty: General

WILL

Last Will and Testament of
Walter H. Ashton, deceased,
August 28, 1920

) Register's File #23262
) Will dated: March 25, 1920
) Will proved: September 1, 1920
) Will Book 23, Page 16
) Inheritance Tax: 1-46

Said Will ordered and directed as follows: "I
authorize and empower my hereinafter named executors to sell any
real estate of which I may be seized at such price or prices as
to them shall seem for the best interest of my estate and to
execute and deliver good and sufficient deeds and conveyances
wherefor:"

Appoints daughter, Catherine M. Ashton and the Easton
Trust Company, executors, but provided that in the event of the
marriage of his said daughter, she should not act as executor,

and the said Catherine M. Ashton married prior to the death of the said Walter Ashton and Letters Testamentary were granted to the Easton Trust Company.

DEED

The Easton Trust Company, Executor of the last Will and Testament of Walter H. Ashton, deceased	)	Dated: December 1, 1921
	)	Recorded: D - 49 - 459
	)	Description: A
	)	Ack: December 1, 1921
	)	Entered: March 7, 1922
to	)	Consideration: \$5,000.00 and \$20,000.00 mortgage
Horace L. Magee and George B. Sherry	)	Warranty: None

DEED

George B. Sherry and Emma Sherry, his wife and Ida K. Magee	)	Dated: November 16, 1922
	)	Recorded: E - 50 - 174
	)	Description: A
	)	Ack: November 16, 1922
	)	Entered: November 18, 1922
to	)	Consideration: \$10,000.00 and \$29,000.00 mortgage
Harry W. Kern	)	Warranty: General

Horace L. Magee, one of the grantees in the prior deed, Deed Book D, Volume 49, Page 459, died seised of an interest and by his last Will and Testament dated August 1, 1921, whereby among other things, he devised the same unto his wife, Ida K. Magee, one of the grantors herein.

DEED

Harry W. Kern and Isabella B. Kern, his wife	)	Dated: May 2, 1923
	)	Recorded: H - 50 - 384
	)	Description: A
	)	Ack: May 2, 1923
to	)	Entered: May 3, 1923
	)	Consideration: \$1.00
Louis Berbowitz	)	Warranty: General

DEED

Louis Berbowitz and) Dated: May 2, 1923
Rose Berbowitz, his wife) Recorded: H - 50 - 386
) Description: A
) Ack: May 4, 1923
) Entered: May 4, 1923
Betty Berbowitz) Consideration: \$1.00
) (\$27,000.00 mortgage)
) Warranty: Special

Conveys one-half interest.

DEED

Louis Berbowitz and) Dated: November 22, 1923
Rose Berbowitz, his wife) Recorded: G - 51 - 321
and Betty Berbowitz) Description: A
) Ack: November 22, 1923
) Entered: November 30, 1923
William A Titus) Consideration: \$1.00
) Warranty: General

ACKNOWLEDGEMENT OF TRUST

William A. Titus) Dated: December 12, 1923
) Recorded: Miscellaneous Book 71,
) Page 258
) Description: A
Howard D. Folkensen, Roy) Ack: December 12, 1923
E. Zellers, Paul M. Thomas) Entered: December 21, 1923
) Consideration: \$1.00

The said William A. Titus acknowledges that he holds the
herein described premises in trust for himself, Howard D. Folkensen,
Roy E. Zellers and Paul M. Thomas, their heirs and assigns.

DEED

William A. Titus, single,) Dated: October 14, 1924
individually and as Trustee:) Recorded: G - 52 - 616
Howard D. Folkensen, and Mary) Description: A
A. Folkensen, his wife: Roy) Ack: October 14, 1924
Zellers and Mary C., his wife,) Entered: October 16, 1924
and Paul M. Thomas and Ina K.) Consideration: \$1.00
Thomas, his wife) Warranty: General

Edw. C. Depew

DEED

Fred C. Depew and) Dated: October 14, 1924
Bessie Depew, his wife) Recorded: A - 54 - 5
) Description: A
 to) Ack: October 14, 1924
) Entered: October 27, 1924
Sidney A. Silvert) Consideration \$1.00
) Warranty: Special

DEED

Sidney A. Silvert and) Dated: February 3, 1925
Amelia E. Silvert, his wife) Recorded: B - 54 - 256
) Description: A
 to) Ack: February 3, 1925
) Entered: February 3, 1925
James V. Grande) Consideration: \$1.00
) Warranty: General

DEED

James V. Grande) Dated: August 5, 1931
) Recorded: E - 63 - 301
 to) Description: A
) Ack: February 3, 1935
Margaret Owen, single) Entered: February 3, 1935
) Consideration: \$1.00
) Warranty: General

DEED

Margaret Owen, single) Dated: August 5, 1931
) Recorded: E - 63 - 302
 to) Description: A
) Ack: August 5, 1931
James V. Grande, and) Entered: August 5, 1931
Esther Grande) Consideration: \$1.00
) Warranty: General

DEED

James V. Grande and) Dated: January 18, 1932
Esther Grande, his wife) Recorded: F - 63 - 200
) Description: A
 to) Ack: January 18, 1932
) Entered: January 18, 1932
James Rutt) Consideration: \$1.00
) Warranty: General

DEED

James Rutt, single) Dated: January 18, 1932
) Recorded: F - 63 - 201
 to) Description: A
) Ack: January 18, 1932
James V. Grande) Entered: January 18, 1932
) Consideration: \$1.00
) Warranty: General

DEED

James V. Grande and) Dated: December 21, 1933
Esther T. Grande, his wife) Recorded: B - 65 - 217
) Description: A
 to) Ack: December 21, 1933
) Entered: December 21, 1933
Justus M. Brandau) Consideration: \$1.00
) Warranty: General

DEED

Justus M. Brandau and) Dated: October 31, 1935
Mary L.K. Brandau, his wife) Recorded: B - 67 - 144
) Description: A
 to) Ack: October 31, 1935
) Entered: November 4, 1935
The Easton Trust Company) Consideration: \$1.00
) Warranty: General

DEED

The Easton Trust Company) Dated: March 26, 1943
) Recorded: H - 73 - 236
 to) Description: A
) Ack: March 26, 1943
Henry D. Schafer, Jr. and) Entered: March 30, 1943
Seulah A. Schafer, his wife) Consideration: \$1.00
) Warranty: Special

DEED

Henry D. Schafer and) Dated: December 12, 1944
Seulah A. Schafer, his wife) Recorded: H - 75 - 82
) Description: December 12, 1944
 to) Ack: December 12, 1944
) Entered: December 12, 1944
Helen G. Schafer) Consideration: \$1.00
) Warranty: General

DEED

Helen G. Schafer, unmarried) Dated: December 12, 1944
) Recorded: G - 76 - 274
 to) Description: A
) Ack: December 12, 1944
Henry D. Schafer, Jr.) Entered: December 13, 1944
) Consideration: \$1.00
) Warranty: Special

WILL

Last Will and Testament of) Register's File #K674
Henry D. Schafer, Jr.,) Will dated: December 12, 1944
deceased, May 27, 1947) Will proved: June 3, 1947
) Will Book 63, Page 431
) Inheritance Tax: TI-6-189

Henry D. Schafer, Jr. died on May 27, 1947 and by his last Will and Testament appointed the Easton Trust Company (now Easton National Bank and Trust Company) and Harold C. Houck, Trustees of his Estate, giving them power and authority to retain or sell at public or private sale all his property.

DEED

Easton National Bank and) Dated: February 15, 1968
Trust Company and Harold C.) Recorded: 314-337
Houck, Trustees under the) Description: A
Will of Henry D. Schafer, Jr.) Ack: February 15, 1968
) Entered: February 16, 1968
 to) Consideration: \$36,750.00
) Warranty: None
Henry D. Schafer, III)

DEED

Henry D. Schafer III and) Dated: February 17, 1970
Constance F. Schafer, his wife) Recorded: 366-39
) Description: A
 to) Ack: February 17, 1970
) Entered: March 3, 1970
Dave-Ann-Leo Enterprises, Inc.) Consideration: \$33,500.00
a Pennsylvania corporation) Warranty: Special

IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY

PENNSYLVANIA

CIVIL DIVISION

In Re:)	
)	
TAKING IN EMINENT DOMAIN	)	NO. 78
OF CERTAIN PARCELS OF REAL)	
ESTATE BY THE REDEVELOPMENT	)	APRIL TERM, 1976
AUTHORITY OF EASTON,)	
PENNSYLVANIA, LOCATED IN	)	C. M.
PROJECT NO. CD-2 OF THE)	
COMMUNITY DEVELOPMENT PRO-	)	PREMISES: Nos. 33-35
GRAM, ALONG THE NORTH SIDE	)	NORTH FOURTH STREET,
OF CHURCH STREET BETWEEN	)	EASTON, PENNSYLVANIA
THIRD AND FOURTH STREETS,)	
IN THE CITY OF EASTON,)	
NORTHAMPTON COUNTY,)	
PENNSYLVANIA.)	

RELEASE AND SATISFACTION OF AWARD

WHEREAS, on May 20, 1976 the Redevelopment Authority of Easton, Pennsylvania took by eminent domain the premises of Dave-Ann-Leo Enterprises, Inc., record owner, situate at Nos. 33-35 North Fourth Street in the City of Easton, and more particularly described in the said Authority's Petition to the Court of Common Pleas of Northampton County for the appointment of a Board of Viewers; and.

WHEREAS, the Court did by order entered on November 23, 1976, appoint a Board of Viewers, and said Board viewed the premises on January 7, 1977, and took testimony to determine the amount of damages for such taking on April 5 and April 14, 1977, and entered an award on August 3, 1977 in the sum of \$70,900 as follows: (A) General damages for the fair market value of the real estate, \$60,000; and (B) damages for movable and non-movable machinery and

equipment located in and upon subject premises, \$10,900, for a total award of \$70,900; and

WHEREAS, the Redevelopment Authority paid that amount of the award relating to movable and non-movable machinery and equipment to the Condemnee, but on August 9, 1977 filed its appeal to the Court of Common Pleas of Northampton County from the award of \$60,000 as general damages for the fair market value of the total property; and

WHEREAS, the Redevelopment Authority and the Condemnee have settled the issue agreeably to both parties in consideration of the payment by the Authority to the Condemnee of the sum of \$58,000.

NOW, THEREFORE, Dave-Ann-Leo Enterprises, Inc. through its proper officers, do hereby accept the sum of \$58,000 as full payment for the fair market value damages of its real estate taken by the Redevelopment Authority of Easton, Pennsylvania by eminent domain situate at Nos. 33-35 North Fourth Street in the City of Easton; does hereby acknowledge the receipt of the said sum of \$58,000 and the further sum of \$10,900 as damages for the taking of the movable and non-movable machinery and equipment located in and upon the premises at the time of the taking; and does hereby especially release and discharge the Redevelopment Authority of Easton, Pennsylvania from all claims for damages established by the Eminent Domain Code of 1964, as amended, which it has sustained by reason of the taking and appropriation of its said premises by the exercise of its right of eminent domain by the said Authority; and this release shall be

binding upon it, its successors and assigns.

IN WITNESS WHEREOF, Dave-Ann-Leo Enterprises, Inc. has caused these presents to be executed by its properly authorized officers and its corporate seal affixed this 23rd day of December, 1977.

DAVE-ANN-LEO ENTERPRISES, INC.

Attest:

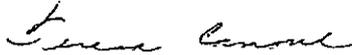

Secretary

By 
President

STATE OF PENNSYLVANIA)
) SS:
COUNTY OF NORTHAMPTON)

On this, the 23rd day of December, 1977, before me, a Notary Public, the undersigned officer, personally appeared Leonard Cooper, President of Dave-Ann-Leo Enterprises, Inc. of the State of Pennsylvania, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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



TERESA CANONE, NOTARY PUBLIC
EASTON, NORTHAMPTON COUNTY
MY COMMISSION EXPIRES OCT. 15, 1981
Member, Pennsylvania Association of Notaries

Prepared by: David J. Diliberto
Community Development
Easton, Pennsylvania
January 1980

Robert S. Lange
Historic American Buildings Survey
June 1980

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This four-bayed commercial building features a store front with paneled wood pilasters and two recessed, double-doored, entrances. The windows on the upper floors have flat wood lintels and sills, and the flat roof features a bracketed cornice.
2. Condition of fabric: Poor, and rapidly deteriorating. The ground floor and rear have recently been gutted by fire.

B. Description of Exterior:

1. Over-all dimensions: Measuring 30' x 72', this rectangular building is four bays wide and three stories tall.
2. Foundation: stone
3. Wall construction, finish, and color: Brick face (painted beige) with wooden sills, lintels, cornices, and store front trim (all painted dark brown).
4. Structural systems, framing: The front portion consists of brick exterior bearing walls with wooden flooring, roofing, and interior dividing walls. The rear portion is made of concrete blocks, with wooden interior dividing walls.
5. Porches, stoops, balconies, and bulkheads: A metal fire escape is located at the rear of the building.
6. Chimneys: One chimney rests flush against the left edge of the building.
7. Openings:
 - a. Doorways and doors: Entry to upper levels is from a recessed wooden frame doorway with double doors, and a stained glass transom with the number "35" in the center. The ground floor entry has similar wooden trim and wood and glass paneled doors.

- b. Windows: The first story contains show windows (boarded up), and the second and third floor each contain a row of four double-hung, 1/1 windows with plain wooden sills and lintels.

8. Roof:

- a. Shape: The front portion has a flat roof, and the rear portion has a single pitched roof.
- b. Cornice: The facade has two wooden cornices: a simple one supported by two brackets above the first floor, and a more elaborate one which rests on closely grouped brackets at the roof line.

C. Description of Interior:

1. Floor plans:

- a. Basement: A partial basement with cement floor.
- b. First floor: Contained bar and two room apartments before the fire.
- c. Second floor: Contained two apartments.
- d. Third floor: Contained one apartment.

2. Stairways: One wooden stairway, with handrail, is at the northern end of the building.

3. Flooring:

- a. First floor: Asphalt tiles in bar and rear apartment.
- b. Second floor: Linoleum floor covering throughout.
- b. Third floor: Linoleum floor covering throughout.

4. Wall and ceiling finish: First floor and second floor (rear apartment) have painted walls and ceilings. Second floor (front apartment) has a kitchen and bedrooms with paneled walls. The third floor apartment is papered, except for the kitchen, which is painted.

5. Openings: All windows have white painted wood trim, and all doors are four paneled, and painted white.

D. Site:

1. General setting: This building faces west and is bordered by: North Fourth Street on the west; 31 North Fourth Street on the south; a small grass area and parking lot to the north; the adjacent lot to the east (rear). The streetscape includes

a number of nineteenth century structures and is broken up by parking lots and other open spaces.

Prepared by: David J. Diliberto
Community Development
Easton, Pennsylvania
January 1980

Robert S. Lange
Historic American Buildings Survey
June 1980

PART III. PROJECT INFORMATION

This project was undertaken for the Historic American Buildings Survey (HABS) by the City of Easton, Pennsylvania, in compliance with Executive Order 11593 and a Memorandum of Agreement with the Advisory Council on Historic Preservation as a mitigative effort to demolish 31 North Fourth Street in the Easton Historic District. John A. Burns, AIA, and Emily J. Harris were the HABS project coordinators. Photographs were taken by J. Richard Thorne in November 1979. The written material was prepared by David J. Diliberto of Community Development of Easton, Pennsylvania, in January 1980. The records were edited and prepared for transmittal by Robert S. Lange in the HABS office, June 1980.