

Historic Building Report
on
413 Locust Street
Independence National Historical Park

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Prepared by

Staff

Independence National Historical Park
Philadelphia, Pennsylvania

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February, 1959

Region Five
421 Walnut Street
Philadelphia 6, Pa.

September 1, 1959

Willems
9/1

Memorandum

To: Superintendent, Independence National Historical Park
From: Regional Director
Subject: Historic Structures Report, Part I - 413 Locust Street

After reviewing the subject report, we are pleased to recommend its approval.

(Sgd.) Daniel J. Tobin

Daniel J. Tobin
Regional Director

In duplicate

Copy to: Director
Chief, NOBC

MHNelligan/cp
General
Daily
Area
Operations Division



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON 25, D. C.

August 21, 1959

IN REPLY REFER TO:
H30-DCA

REGION FIVE		INITIAL AND DATE
AUG 26 1959		
✓ REG. DIRECTOR		9/1
✓ ASST. REG. DIR.		9/1
✓ OPERATIONS		9/1
✓ INTERPRETATION		9/1
ADM		
REC RES PLAN		
RANGER ACT'S		

9/8 145

Postel

Memorandum

To: Regional Director, Region Five

From: Chief Architect

Subject: Historic Structures Report, Part I, 413 Locust Street,
Independence

The Historic Structures Report, Part I, for building at
413 Locust Street, Independence, has been reviewed by the interested
Divisions in the Washington Office and is recommended for approval.

Dick Sutton

Dick Sutton
Chief Architect

Copy to: Chief, EODC (2)
Supt., Independence

Info	OPERATIONS	Act	Initial and Date
	Lands		
	Engineer		
✓	Architect		9/10
			J.E.C. 9/3
	Land Archt		
✓	Programs		9/1

8/6/59

Historic Structures Report - Part I

413 Locust Street

Independence NHP

INTERPRETATION

✓	History
	Nat. His.
✓	Archeo.
	Publ.
	Museum
	Sec y.
Dr. Nelligan	

Concur

Sign should
tell of Touch
Coxe

OPERATIONS

OPERATIONS		Initial and Date
Info	Act	
	Lands	
	Engineer	
9/11	✓ Architect	WSD 9/10 J.E.C. 9/2
	Land Archt	
	Programs	

Concur in recommendations.
Available monies should
be offered to justify
restoration of building.
WSE

ASSISTANT REGIONAL DIRECTOR

[Signature]
8/21/59

REGIONAL DIRECTOR

I concur.

Dr 9/6/59

Region Five
421 Walnut Street
Philadelphia 6, Pa.

August 6, 1959

Nelly
8/6

Memorandum

To: Director

From: Regional Director

Subject: Historic Structures Report, Part I - 413 Locust Street,
Independence NHP

Forwarded herewith for your review are two copies of
the subject report.

Comments on it should be made by August 21.

(Sgd.) Daniel J. Tobin

Daniel J. Tobin
Regional Director

In duplicate

Attachments

Copy to: Chief, HSDC, w/copy of report
Supt., Independence
Operations Division

MHNelligan/cp

General
Daily
Area



H-2619 H30

UNITED STATES
DEPARTMENT OF THE INTERIOR
Independence National Park Service
Old Customs House
420 Chestnut Street
Philadelphia 6, Pa.

February 12, 1959

Memorandum

To: Regional Director, Region V

From: Superintendent, Independence NHP

Subject: Historic Structure Reports on 408, 413, 415, and 423
Locust Street

Enclosed in quadruplicate for your review are the administrative and historical data sections of the Historic Structure Reports on 408, 413, 415, and 423 Locust Street.

Through inadvertence the reports have not been submitted.

By this memorandum we are requesting the Eastern Office of Design and Construction to prepare the architectural data sections of these reports.

M. O. Anderson
Superintendent

Copy to: Chief, EODC

MIY/hgm

SIGNATURE SHEET

RECOMMENDED

Director Date _____

Regional Director Date _____

Chief, Eastern Office, Div. of Design & Construction Date _____

APPROVED

Superintendent Date _____

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CHAPTER II. HISTORICAL DATA

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- Section 3. Evaluation of Historical Importance

CHAPTER I
ADMINISTRATIVE SECTION

Prepared by Superintendent M. O. Anderson

NAME AND NUMBER OF BUILDING

413 Locust Street, Building No. 21, is situated on the north side of Locust Street between Fourth and Fifth Streets, in Area "B" of the Park.

PROPOSED USE OF STRUCTURE
AND JUSTIFICATION

It is proposed that the exterior of this structure be restored to serve as a needed feature in the landscape design of the Park, and that its interior be converted for employee housing. This structure, along with the other five on Locust Street, has no significant association with important figures or events, but is typical of Philadelphia dwellings of the historic period. The retention of all six, for incorporation in the overall design of this section of the Park, will help recall the eighteenth-century atmosphere.

Justification for this proposed use is contained in the approved Mission 66 Prospectus for the Park. Only a limited number of key protective, maintenance, interpretive, and administrative personnel will be provided with housing in this and the other five structures.

PROVISION FOR OPERATING HOUSE

As residence for Park personnel, the building would be leased
and rent charged.

PRELIMINARY ESTIMATE OF COST FOR
REHABILITATING THE STRUCTURE AND
GROUNDS

\$42,400.

CHAPTER II
HISTORICAL DATA

Prepared by Historian Martin I. Yoelson

STRUCTURAL EVIDENCE FROM DOCUMENTARY SOURCES

The building (see Illustration No. 1), 413 Locust Street, is located on the north side of Locust Street between South Fourth and Fifth Streets. It is on a lot fronting 23 feet on Locust Street and extending in depth 111 feet. Erected between 1802 and 1804, this three-story brick building is a typical Philadelphia row house at the turn of the nineteenth century.

No description of the building before 1825 has yet been found, except that it was "a three Story Brick Messuage." The earliest and fullest description of the structure is an 1825 fire insurance survey of the Mutual Assurance Company which depicts it as:

"3 Three Story Brick house, ... Front on Locust Street 24 Feet, Depth 38 feet, exclusive of a Bow, First Story, 2 Rooms, marble mantles, neat surbase, washbds and windows Cased, Stucco Cornices, 3 Curld Maple doors, 1 of them large & folding, - In the interior of the bow is one window of 12 lights, glass 12, 18 inches, glazed with looking glass. plates. Entry wainscoted surbase high, 2 Neat Arches, Roeded pilasters, Surbase, washbds & stucco. cornice, Arch head front door, Neat flat top frontispiece, turned Colloms, Second Story, 2 Rooms, neat Mantles, Surbase, washbds & windows Cased, Stucco Cornices, Marble to the Chimnies 1 door large & folding, - Entry 1 neat Arch Roeded pilasters, Surbase, washbds & Stucco Cornice, - Third Story 3 Rooms, 2 Neat Mantles, Surbase, washbds, Closets & windows Cased, 1 flight painted Strait hand Rail Stairs, Close String, with Closets under do. Garret 2 Rooms & plaister'd, Trap Door, 1 Arch head dorman dormer Window front 12 lights, glass 10..12 inches & 1 Common Square head do. 12 lights, glass 8.. 10 inches, Piazza 9 feet by 15 feet 6 in. Three Stories high, two flights. Open Newell, Mahogany, Raupt hand Rail Stairs, Neat brackets, painted half Rails & pilasters

Party walls 9 inches, Stud & Board partitions, An ash hole, West a three Story Brick house, - East a 14 feet wide Court, Access at the Back for Engines, Water plenty."

In addition to the main building, other buildings situated on the property are described by the survey as

"... [a] Back Building 14 feet 6 in [ches] by 20 feet, Two stories high. First Story, used as a Kitchen, plain mantle, washbds, closets & windows Cased, - Second Story, plain mantle, surbase, washbds, Closets & windows Cased, Common winding Stairs, - [also a] Kitchen 13 feet 6 in by 17 feet, Two Stories high. First Story finished as Customary with a family Brick Oven & Stew holes, Second Story, plain Mantle, washbds, Closets & windows Cased, Adjoining to the last describ'd Building & Communicating with the same in the Second Story by a doorway, Is a Brick Building 9 feet Square, two Stories high, First Story in two parts, one a privy, other an Ash house--Second Story, a Store Room, washbds & windows Cased and Shelv'd, 1 floor narrow heart pine. Other floors narrow white pine bds, - Glass, 60 lights 12..22, 60 do. 12..18, 60 do. 12..12, 134 do. 12..12, & 24 do. 8..10 inches."

As late as 1884 no major alterations are known to have been made to the building except for the installation of a coal fuel furnace in the cellar in 1841. Little is known of the physical appearance of the building after 1884 for in that year the insurance policy carried with the Mutual Assurance Company was cancelled.

Except for the three present-day photographs illustrated at the end of this chapter and the survey described in this section, no plans, prints, maps or sketches concerning this building have been uncovered to date.

It is recommended that an architectural investigation be conducted to substantiate the historical or documentary evidence in this section of the report. The investigation should determine what portion of the original building is still intact.

One important problem remains --- to determine which, if any, of the back buildings date to the historic period. The original building, according to the 1825 survey, was 38 feet in depth along the alley. In the rear of the main building were four other structures: a "plazza", 9 by 15 1/2 feet, three stories high; a "back building", 14 1/2 by 20 feet, two stories high; a "kitchen", 13 1/2 by 17 feet, two stories high; and a "brick building", 9 by 9 feet, two stories high.

At the present, No. 413 Locust Street consists of the original main building with a complex of adjoining back buildings one or more of which may be original. (See Illustration Nos. 2 and 3) Architectural investigation, aided by knowledge of the precise dimensions of the original back buildings, should determine whether the back buildings are original.

Investigation to date strongly suggests the absence of a structure on this site prior to 1802; also, that the main building today is substantially the one erected by Peter L. Perry sometime between the years 1802 and 1804.

HISTORICAL ASSOCIATIONS

Ownership of Property

The lot represented today by No. 413 Locust Street was originally part of a larger lot. It was situated in an area bounded by Fourth and Fifth Streets and the back ends of Walnut and Spruce Streets. This larger lot was granted in 1744 to Edward, Joseph, and William Shippen by Thomas and Richard Penn.

The following year the Shippens partitioned this property among themselves. William Shippen received the section running north of present-day Locust Street, including No. 413 Locust Street.

William Shippen later partitioned his grant. In a will dated September 1, 1783, he bequeathed to his daughter, Susanna Blair (wife of Samuel Blair, Presbyterian minister), that part of the property which included the present-day No. 413 Locust Street. However, Susanna did not receive the property until the death of her father in 1801.

On October 25, 1802, Samuel and Susanna Blair sold a portion of their estate, a lot on Locust Street 23 feet in front by 111 feet in depth, to Peter L. Berry, a house carpenter. This lot is the piece of ground today represented by No. 413 Locust Street.

Upon acquiring the property Berry proceeded to erect a three-story brick house. The structure must have been completed by 1804 for in that year Trench Coxo occupied the premises as a tenant. Coxo was apparently the first occupant since the city directories do not list

an occupant for earlier years. Moreover, the city tax records for 1803 reveal the structure as an "unfinished house". Prior to the erection of the house by Berry, according to the available evidence, no substantial building existed here. Any structure that may have existed on or near this site was probably a temporary frame stable or shop.

Berry constructed not only the above-described house, but also two additional houses adjacent to No. 413 Locust Street for the Reverend Samuel Blair. In partial payment for this work, the alleyway east of No. 413 Locust Street was widened two feet for Berry's personal use.

Peter Berry sold the property to Joshua Edwards, gentleman and merchant, on March 31, 1807. Edwards became the second occupant of the premises, residing here until he sold the property to Joshua Glibborn, merchant, in 1811. Glibborn never resided on the premises. In 1814 Benjamin Stille¹, merchant, purchased the property and occupied the house for one year. Mary McIlvaine, widow, became the next owner on May 27, 1815. Widow McIlvaine resided here for a number of years and retained ownership until 1829 when Jeremiah Fisher Leaning purchased the property. It remained² the latter's estate until 1873.

Tenants of No. 413 Locust Street

Tench Cox, the first occupant, resided here from 1804 until 1807. During this period he held the office of Purveyor of Public

Supplies for the United States. The Purveyor's duties were "to conduct the procuring and providing of all arms, military and naval stores, provisions, clothing, Indian goods, and generally all articles of supply requisite for the service of the United States." This lesser position was the culmination of his lifetime of political activity.

Coxe was capable and versatile and considered high in the second rank of men of his day, according to the Dictionary of American Biography. Originally his sympathies rested with the royalist cause, but by 1777 he turned Whig. Little is known of his pursuits during the American Revolution other than that he was a member of the Philadelphia firm of Coxe, Furman, and Coxe, merchants. However, in 1786 he was chosen a delegate from Pennsylvania to the Annapolis Convention (which was the convention which led to the calling of the Federal Constitutional Convention of 1787.). The Pennsylvania Assembly selected Coxe in 1788 to represent the state in the Congress of the Confederation then meeting in New York City. He supported the adoption of the Federal Constitution in able pamphlets which identified him as a Federalist. In 1789 he became Assistant Secretary of the Treasury in the new Federal Government, and in 1792 Commissioner of Revenue. His removal as Commissioner in 1797 by President Adams led to his joining the Republican party. As a reward for his attacks on the

Adams' Administration, in 1803 President Jefferson appointed him Purveyor of Public Supplies. He held this job until 1812 when it was abolished.

Coxe was most interested in promoting American manufactures, particularly cotton. He has been called the father of the American cotton industry because he was one of the first to urge on the South cultivation of cotton as a staple.

EVALUATION OF HISTORICAL IMPORTANCE

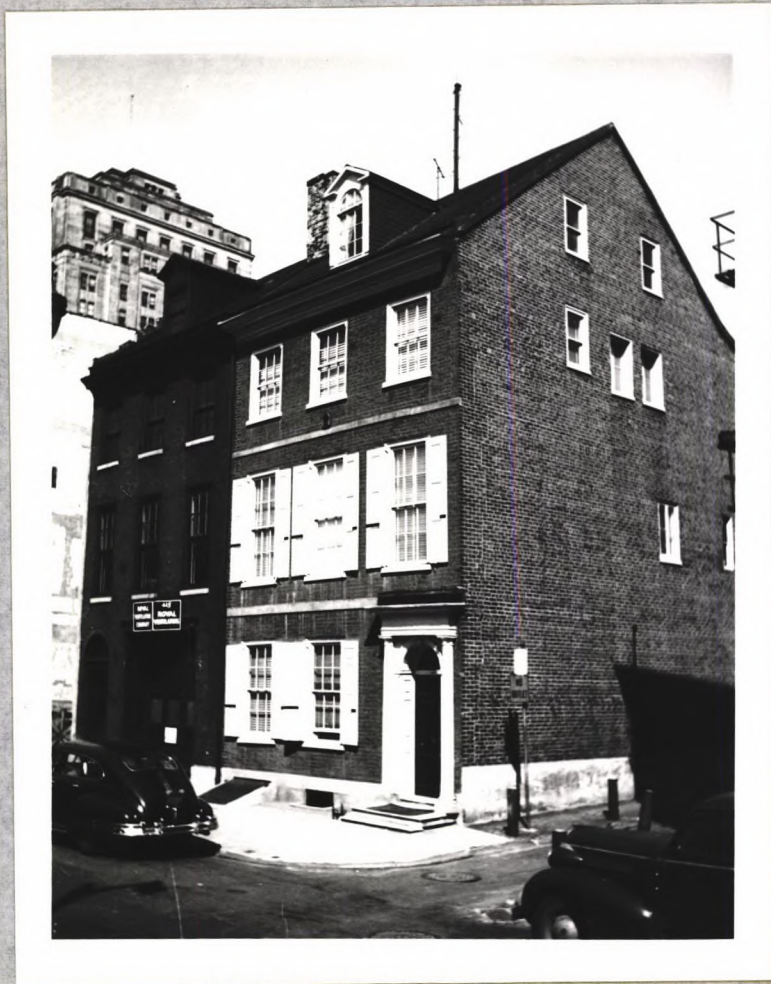
The historical importance of the house other than its value as a part of the landscape setting (as an exterior restoration) rests upon its association with Tench Coxe.

Coxe, the first occupant of the building, was closely involved in events which are an integral part of the Park story, although he was not a pre-eminent figure in these events. His participation in the Annapolis Convention gives him some indirect association with the Constitutional Convention. His membership in the Congress of the Confederation and the appointive offices which he held in the Federal Government during its tenure in Philadelphia certainly associate him with the Federal Period of the Park Story.

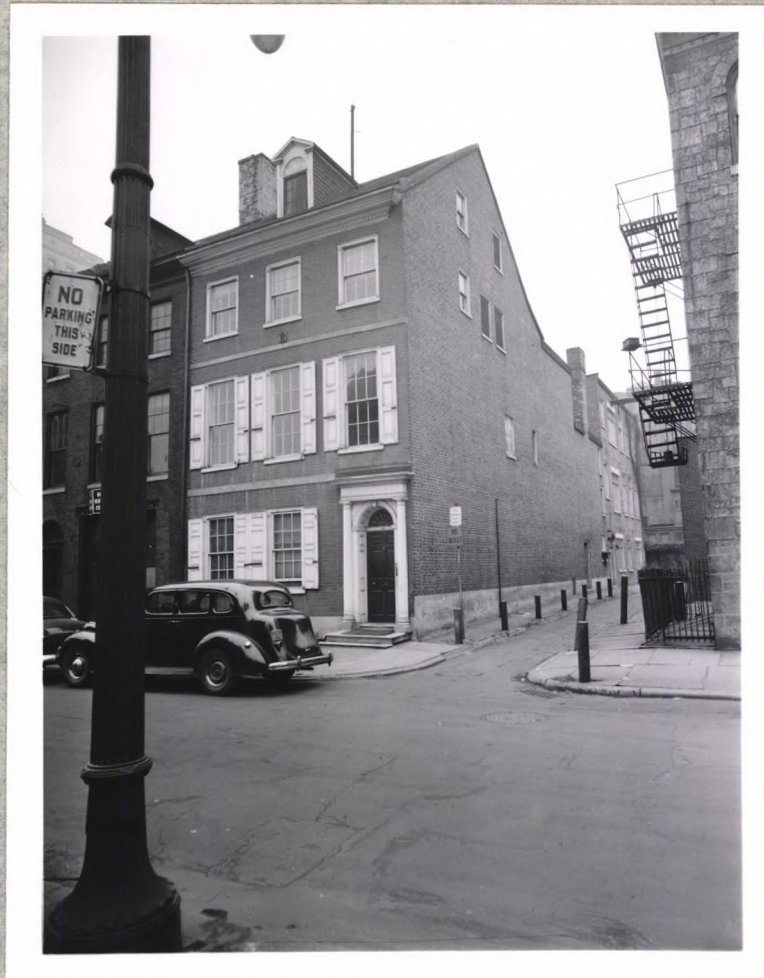
Because of this association with Tench Coxe, No. 413 Locust Street has definite historical interest; but it is not considered of outstanding historical importance. Certainly, it is not recommended that the interior be restored and refurnished. However, the exterior merits restoration and preservation.

ILLUSTRATIONS

Chapter II
Illustration No. 1



No. 413 Locust street looking northwest, 1951.



No. 413 Locust and adjoining back buildings
looking north, 1951.

Chapter II
Illustration No. 3



Rear view of No. 413 Locust Street with
adjoining back buildings, 1951