

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

USE THIS COPY  
FOR DUPLICATING

historic Hockley Development Row

and/or common Victoria House

2. Location

street & number 237-41 South 21st Street, 2049 Locust Street

NA not for publication

city, town Philadelphia

NA vicinity of

state Pennsylvania

code 19103

county Philadelphia

code 101

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: multi-unit ap

4. Owner of Property

name Victorian Properties, a Pennsylvania Limited Partnership

street & number P.O. Box 15

city, town Bala Cynwyd

NA vicinity of

state Pennsylvania

5. Location of Legal Description

courthouse, registry of deeds, etc. Department of Records

street & number 153 City Hall

city, town Philadelphia

state Pennsylvania

6. Representation in Existing Surveys

title Philadelphia Historic Site Survey has this property been determined eligible?  yes  no

date 1980  federal  state  county  local

depository for survey records Pennsylvania Historic and Museum Commission

city, town Harrisburg

state Pennsylvania

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved      date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

In 1885, Thomas Hockley built four houses on the small block between St. James Street and Locust Street, on the east side of S. 21st Street and just south of his own house at 235 S. 21st Street. Three of the houses, numbers 237, 239, and 241, front on South 21st Street, while the last is entered from Locust Street, and numbered 2049. Though the houses are organized as a unified architectural block, their individual identities are made apparent by a single entrance for 237, a shared and broader opening for 239-41, which sits under the pier that separates the two residences, while the house which opens from Locust Street has its own separate doorway, approached by its own stair.

The main elevations, on St. James Street, South 21st Street and Locust Street, are unified by a continuous coursed, rusticated stone basement that rises up past the sill line of the doors and meets the base of the windows. Above rise three stories of Philadelphia hard pressed brick, punctuated by windows and doors spanned by segmented arched heads. Window sills above the second floor are of brownstone, with those of 237 of greater depth, and forming a continuous band on the third floor. The brick is given further interest by treating it as a continuous band of basket weave and herringbone laid brick, whence springs the segmental arches of the first floor windows. Above the third floor, the brick is again given strong architectural character by having it corbel out to frame the windows, while supporting the fourth floor slate mansard. The facades are further subdivided by projecting fire breaks that emphasize the separate units of the buildings as a group of two register house fronts, made into a grand composition.

Within that strong architectural frame are a number of large scale elements that return the building to the context of the Victorian picturesque. At the northwest corner, a large two-story shingled, conically capped round tower projects from the wall on strongly profiled wood brackets. Countering its plasticity are projecting half timbered and stucco bays on the two facades of the 2049 Locust unit. Finally, the building's upper level is enlivened by typically elaborately shaped chimneys, which corbel out in the Furness mode. Various shaped, two-sided Queen Anne, shed, and gable head dormer windows add further complexity to the upper level.

The exterior retains all of its original detail, from its weathervanes on the conical tower, and its handsome, geometric wrought iron rails, to the panelled doors, with wrought iron hinges that are now rare on other Furness buildings. The lower stone, a grey, layered schist, has been painted, and holes for HVAC systems have been cut through the wall. Earlier alterations, by Furness' firm, including the resurfacing of the bays on the 2049 Locust Street unit, are in keeping with the changing design ideas of the architects.

The plans of the houses are as innovative as the exteriors are imaginative, and despite conversion to multi-family units, are still comprehensible. Essentially, Furness dealt with the shallow depth of the lot by designing wider units, made possible by separating the circulation and service space. With basement kitchens, connected to a pantry behind the stairs, in turn connecting to a rear dining room and front parlor, the plan of the houses was surprisingly modern. Second floor family rooms completed the public spaces.

Those spaces were given added architectural distinction by Furness' still exuberant detail, which runs the gamut from clear leaded glass in transoms to elaborately turned newel posts, and to the extraordinary carving of the fireplace mantles. All of the units are distinguished in one way or another, though the corner houses were clearly more elaborate. Best preserved is 237, whose panelled entrance hall and stair remain intact, albeit with a thin overlay of 1890s additions, notably the mantle shelf on the angled wall. The parlor retains its handsome Furness flower pattern fireback, in the angled corner fireplace, but the glory of the first floor remains the wainscotted dining room with its beamed ceiling, and its gesso relief "sunburst" in the center panel of the ceiling. Less elaborate stair halls, with

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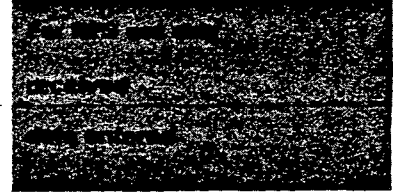
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Hockley Development Row, Philadelphia County

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turned newels like those at the contemporary Undine Barge Club, appear in 239 and 241 S. 21st. There too, elaborately carved mantles add distinction to the whole. Like the exteriors, alterations have occurred: doors have been blocked, ceilings have been painted, but the interiors retain their original character with little permanent damage.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** ca.1884-1886

**Builder/Architect** Furness and Evans

## Statement of Significance (in one paragraph)

The building at the northeast corner of 21st and Locust was erected in the mid 1880s, from designs of Furness and Evans, Philadelphia's premier Victorian architects, for Thomas Hockley, socially connected developer, and neighbor at 235 S. 21st Street, in an earlier Furness designed house. The proximity of the two buildings emphasizes the changes that were occurring in the Furness oeuvre, from the 1870s Ruskinian gothic, to an original, sculptural and expressive style based on the materials of construction. This was among the earliest versions of the firm's mature statement, and led ultimately to a less polychromat expression as seen in Library at the University of Pennsylvania. Moreover, it shows an original and creative plan for the interior arrangement, one which is reflected on the exterior, in good Victorian fashion. Finally, the Hockley row contains a wealth of decorative forms that confirm Furness' genius, and survive intact to communicate those skills to our age.

The Hockley connection to Furness had already been established in the 1870s, when Furness designed a house for Hockley in 1875. In that same decade, Hockley was Secretary of the Zoological Society, and First Lieutenant of the Philadelphia Troop, which were also Furness clients in the 1870s. So, the Hockley row continues the architect-client relationship pattern into the 1880s, and extends the pattern of the socially elite patronizing Furness in the historic Rittenhouse neighborhood.

Though the row can be situated in the social context, it is of greater importance as the work of a master of Philadelphia Victorian architecture. The Furness career is well known, and its principal dimensions are established. This particular building was attributed, based on the 1904 alterations by Furness, for the Drayton family. Documentary corroboration cannot be found, but the Hockley connection, and the internal detail confirm the designers. Its date, in the mid 1880s, marks a transition from the 1870s Ruskinian gothic mode toward a highly personal and expressive style based on the expression of constructive process, and the nature of the materials used.

The major theoretical notion developed here confirms the mid-nineteenth century notion of expression of different functions, and different residential units, modified by an English influenced notion of the representation of construction, and the empathetic response of the viewer to architectural load. This last is apparent in the stepping back of the facade from the basement, and again at the third floor to suggest the diminishing architectural load of the wall. Contributing to that framework, are brick arched window and door heads, that emphasize the construction of the wall, and the explicit use of stone and brick imposts to emphasize the resolution of static forces. Against this austere and demanding form, the overlay of Furness' exuberant ornament, ironwork and woodwork humanize and enliven the building. Because of its high degree of integrity, it remains one of the most important of Furness' surviving work.

The house has further interest in being a part of a continuous streetscape of notable Furness commissions (already on the Register) beginning with the Second Presbyterian Church (Town and Parish House by Furness, Evans & Co.) and the contiguous Hockley House. Together they provide insight into the office development over the last 30 years of the century.

Finally, the row is important in the development of the Philadelphia row. Here the

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possibilities of the short, broad house was explored, and a successful compact block form was attained without the usual short alleys that separate the rear wings of most Philadelphia houses. At the same time, large windows, and a rear alley provide generous light and ventilation to all rooms, anticipating the "air-lite" plan of row designers in the 1950s. The result was a building of enormous originality by a major master, that suited the intelligent gentry of nineteenth century Philadelphia.

## 9. Major Bibliographical References

- (a) James F. O'Gorman, George E. Thomas, Hyman Myers, The Architecture of Frank Furness (Philadelphia, 1973), p.211.
- (b) George E. Thomas, "Social Stratification and Architectural Patronage in Philadelphia 1840-1900" in Howard Gillette and William Cutler, The Divide Metropolis (Phila, 1980)
- (c) Philadelphia Real Estate Record and Builders Guide XIX:28(13 July 1904)

## 10. Geographical Data

Acreage of nominated property .15

Quadrangle name Philadelphia

Quadrangle scale 1:24,000

### UMT References

A 

1	8	4	8	4	9	3	0	4	4	2	1	9	7	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

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F 

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H 

Zone			Easting				Northing							

### Verbal boundary description and justification

From northwest corner of 21st and Locust, north to St. James Street, east 54 feet to a point south perpendicular from St. James Street, to Locust Street, then west to starting point.

### List all states and counties for properties overlapping state or county boundaries

state	Pennsylvania	code	PA	county	Philadelphia	code	PA
state	PA	code	PA	county	PA	code	PA

## 11. Form Prepared By

name/title George E. Thomas, Ph.D.

organization Clio Group, Inc.

date

street & number 3961 Baltimore Avenue

telephone (215) 386-6276

city or town Philadelphia

state Pennsylvania

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Larry E. Tise, State Historic Preservation Officer date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

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1	8	4	8	4	9	3	0	4	4	2	1	9	7	0
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Zone Easting Northing

B 

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Zone Easting Northing

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title Larry E. Tise, State Historic Preservation Officer date 3/16/83

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Keeper of the National Register

Attest:

date



Hockley Development Row  
 Philadelphia County  
 Zone 18 E484950 N4421960

4424  
 4423  
 57'30"  
 2.7 MI. TO U.S. 130  
 ATLANTIC CITY 62 MI.  
 4422  
 4421  
 (CAMDEN)  
 5963 1 NE