

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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

21

For HCRS use only

received _____

date entered _____

1. Name

historic NEILL-MAURAN HOUSE

and/or common _____

2. Location

USE THIS COPY
FOR DUPLICATING

street & number 315-317 South 22nd Street _____ not for publication

city, town Philadelphia _____ vicinity of _____ congressional district 2

state Pennsylvania code 42 county Philadelphia code 101

3. Classification

Category <input type="checkbox"/> district <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object	Ownership <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> both Public Acquisition <input type="checkbox"/> in process <input type="checkbox"/> being considered	Status <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress Accessible <input checked="" type="checkbox"/> yes: restricted <input type="checkbox"/> yes: unrestricted <input type="checkbox"/> no	Present Use <input type="checkbox"/> agriculture <input type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military <input type="checkbox"/> museum <input type="checkbox"/> park <input checked="" type="checkbox"/> private residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input checked="" type="checkbox"/> other: Office, Apts.
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4. Owner of Property

name Arnold Lovitz / Myron L. Blumberg

street & number 3 Penn Center Plaza / 317 South 22nd Street

city, town Philadelphia _____ vicinity of _____ state Pennsylvania

5. Location of Legal Description

courthouse, registry of deeds, etc. Philadelphia County Courthouse

street & number City Hall, Broad Street and Penn Square

city, town Philadelphia _____ state Pennsylvania

6. Representation in Existing Surveys

title Pennsylvania Inventory of Historic Places has this property been determined eligible? _____ yes _____ no

date December 1979 _____ federal state _____ county _____ local

depository for survey records Pennsylvania Historical & Museum Commission

city, town Harrisburg _____ state Pennsylvania

7. Description

Condition		Check one	Check one	
<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

The Neill-Mauran House is a double house, rectangular in plan, 45' by 60', free-standing at the SE corner of Cypress and S. 22nd Streets. The building is 4 stories high with a basement and attic, and is faced in brick with brownstone trim at the entry. The slate roof is a gambrel on the principal (22nd Street) elevation, crossed by a triangular gable running east-west. Both ridges have terra cotta caps. There are 3 chimneys, one on each side of the building rising just west of the gable, and one at the rear, running through the peak of the gambrel and serving both houses.

Overall, the building presents a massive asymmetrical medieval revival appearance, with more emphasis on solids than on voids. While each side has a bay on the front, they are dissimilar in size and placement. The bay on the right is three-sided, 2 stories high, at the second and third floors, with four 4/4 double-hung windows at each level. It is clad in wood, with a diamond pattern on the panels and heavy moulding at the cornice and window frames. The bay on the left serves only the second floor, and curves around the northwest corner of the building. It, too, has four 4/4 double hung windows, but they are curved. Recent application of plastic siding obscures the original material, but a photograph from 1952-53 (in Theo B. White, ed. Philadelphia Architecture in the 19th Century rev. ed. Philadelphia The Art Alliance Press, 1973. Plate 104) shows the same heavy moulding as on the right hand bay, with simple vertical rectangular panels in the cladding below the windows. Circular bays on the rear of the building on each side allow for rooms inside which are semi-circular in plan at the first and second floor levels.

Fenestration on the building is generally eccentric and varied. Only at the first and fourth stories on the front, and third and fourth stories on the side, is it symmetrical. At the fourth story front two vents and four arched double-hung windows, all balanced, reinforce the gambrel form of the roof. Contrast with the two-story bay is provided by a set of 3 paired casements with clerestories at the 3rd story, and a similar set of two at the second story, the latter enhanced by a decorative relieving arch. The entry is flanked by four single casements with clerestories at each side, and capped by two 12 paned windows. Large arched recessed openings flank the entry at the basement level.

The asymmetry of window arrangement, variety of size, and alternation of double-hung with casements are continued on the north, Cypress Street, elevation of the building. Of particular interest are an oriel in the gable and a very narrow arched window giving light to the basement stair. A decorative arch similar to the one on the front of the building covers the centrally placed first floor set of 3 casement windows with clerestories.

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

NEILL-MAURAN HOUSE, Philadelphia County

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

The subtle but imaginative treatment of brickwork on the building reflects the architect's interest in ancient crafts. At the first story level below a belt course, three courses of stringers alternate with 2 courses of headers. Above, 9 courses of stringers alternate with one course of headers and stringers. The belt course itself can best be seen on the right hand side of the building (it has deteriorated and been replaced on the left by a plain stucco band), where a ridge of carved brownstone runs above the first story windows on the side, drops at the chimney to wrap the corner of the building below the window level, and then rises again to reinforce the outline of the entry.

On both sides of the building, double curved moulded brick meets the gable eaves, and at the rear corners, a massive brick corbel supports the deep gambrel eaves. On the front, the moulded brick under the eave is supported by a row of soldier brick perpendicular to the slope of the gambrel roof. Although the chimney on the left has been altered because of structural problems, it was originally similar to the one on the right, with 4 pots atop a corbel flare, and pilasters at all corners running the entire height from the second story level.

The entry to the building is set in the center of the 22nd Street facade with 2 doors separated by a brick or brownstone buttress (now stuccoed). The 2 entrances are low Gothic arches (the springing is at about shoulder height), with deeply recessed Dutch doors. The doors are heavy wood, chevron patterned, and each has a small 6 light window. The entire entry surround is executed in brownstone, outlined with the moulded belt course. A carved brownstone hooded medieval female figure sits above the buttress between the 2 doors. She holds a garland which extends over both entries, showing the respective house numbers above the keystones of the arches. The entry is separated from the street level by one broad step, and is protected by flanking piers which project into the footway. The original material of the piers, now replaced or obscured by painted stucco, would have been brick or brownstone.

The interiors of both houses have been largely altered, the left one having been made into apartments and an office. Some corner fireplaces remain on the first and second floors of the left side, and enough trim is visible to support the assumption that a medieval Arts and Crafts theme was carried out in the interior of the building.

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 1890 Builder/Architect Wilson Eyre, Jr.

Statement of Significance (in one paragraph)

The Neill-Mauran House is significant because it is an early example in the area of the Medieval Revival Style, because it occupies a commanding position in the surrounding streetscape, and because it is an excellent example of the work on one of Philadelphia's major turn of the century architects.

The building was designed by Wilson Eyre, Jr., and built in 1890 by John Neill, of Pemberton Company, Real Estate. It was apparently a speculative venture, since none of the original owners, Neill, Mauran (a partner in Pemberton Co.), and their immediate successors ever lived in either house.

The architect, Wilson Eyre, Jr., is known for his interest in revival styles, and particularly for the influence on him of the Arts and Crafts Movement, the Queen Anne Revival, and the work of Norman Shaw. Documentary evidence in the form of water color renderings (at the University of Pa. Fine Arts Library) shows that for Neill-Mauran he took those influences and reworked them to forge a building both original and imaginative, but not dissimilar to some of this other contemporaneous work. There is considerable difference between the relatively airy symmetry of the original design and the more massive eccentricity of the building as built. The east-west gable has been replaced by a gambrel, windows have been changed, moved, and left out entirely, arches have become pointed. A shift took place to a more free, picturesque solution.

The building shares characteristics with 2 other Eyre buildings in Philadelphia the Bradsbury Bedell House (1889), and the St. Anthony Club House (1888) -- both of which exhibit the same massive solidity, variety of fenestration, underscaled entries, and interest in brickwork as the Neill-Mauran House.

Perhaps the outstanding feature of Eyre's city buildings is his ability to evoke strong images within the constraints of size and material of the Philadelphia row house. While he was capable of building Philadelphia Georgian Revival, as at 1824 Delancey, clearly his main interest was in the kind of imaginative and original treatment exhibited in the Neill-Mauran House.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property .06

Quadrangle name Philadelphia

Quadrangle scale 1:24000

UMT References

A

1	8	4	8	4	7	8	0	4	4	2	1	7	6	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification SE corner of 22nd & Cypress (formerly Granville) Streets. From the SE corner of Cypress and 22nd Streets, 45' S along 22nd Street, then 60' east, then 45' N to Cypress St., and 60' west along Cypress St. to the point of beginning.

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

state code county code

state code county code

11. Form Prepared By

name/title Trina Vaux

organization McCauley Sperr, Architects

date

street & number 2038 Spruce Street

telephone 215-546-5454

city or town Philadelphia

state PA

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

ED WEINTRAUB, Director
title Office of Historic Preservation

date

For HCRS use only

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

date

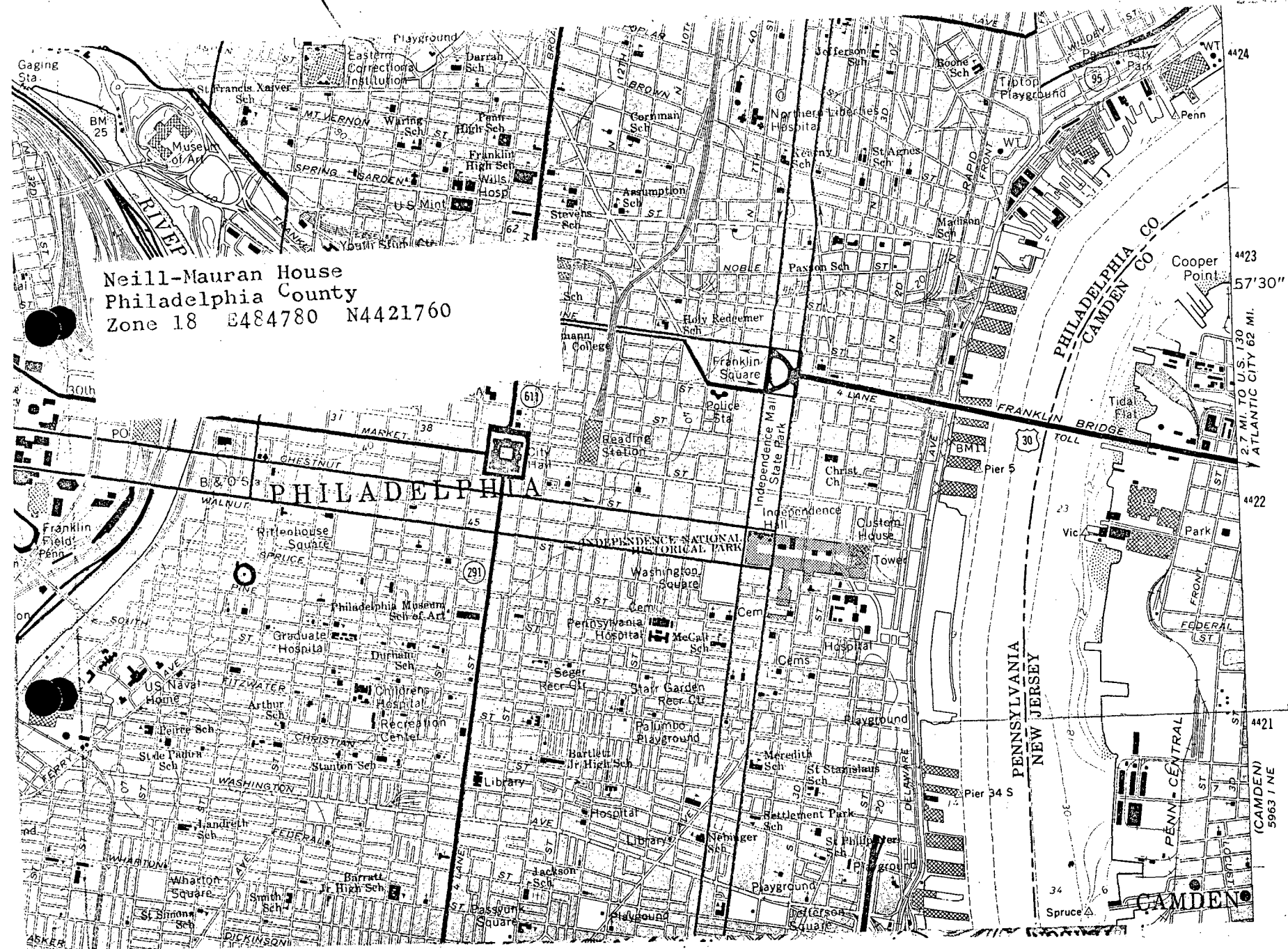
Keeper of the National Register

Attest:

date

Chief of Registration

Neill-Mauran House
Philadelphia County
Zone 18 E484780 N4421760



4424

4423

57'30"

2.7 MI. TO ATLANTIC CITY 62 MI.

U.S. 130

ATLANTIC CITY 62 MI.

4422

4421

(CAMDEN)
5963 1 NE