

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

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DATE ENTERED

37

 NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY -- NOMINATION FORM

 SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS
1 NAME

HISTORIC

THE WARWICK

AND/OR COMMON

2 LOCATION

STREET & NUMBER

1701 Locust Street

__ NOT FOR PUBLICATION

CITY, TOWN

Philadelphia

CONGRESSIONAL DISTRICT

2nd

__ VICINITY OF

STATE

Pennsylvania

CODE
42COUNTY
PhiladelphiaCODE
101**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Frankel-Warwick Limited Partnership

STREET & NUMBER

1701 Locust Street

CITY, TOWN

Philadelphia

__ VICINITY OF

STATE

Pennsylvania

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Philadelphia County Courthouse

STREET & NUMBER

City Hall

CITY, TOWN

Philadelphia

STATE

Pennsylvania

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Pennsylvania Inventory of Historic Places

DATE

4/28/78

__ FEDERAL STATE __ COUNTY __ LOCALDEPOSITORY FOR
SURVEY RECORDS

Pennsylvania Historical & Museum Commission

CITY, TOWN

Harrisburg

STATE

Pennsylvania

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Warwick is a 20 story L-shaped building with a frontage on 17th Street of 175 feet, a frontage on Locust Street of 200 feet and a frontage on Chancellor Street of approximately 100 feet. The original building (which fronts on 17th Street and has a depth along Chancellor Street and Locust Street of approximately 100 feet) was constructed in 1925 and the Locust Street extension was constructed in approximately 1928. The Locust Street extension matches the original building in style and height.

The entire structure is of a reinforced concrete method of construction with exterior of brick and limestone. The roofs are flat behind parapet walls. There are no chimneys. The original windows are wood, double hung windows which the owner intends to replace with metal single hung windows within the existing openings, thus retaining the original character and proportions of the windows.

The exterior of the building is brick with a two-story limestone base and a terra cotta top floor. Terra cotta is rarely used in contemporary architecture and The Warwick's utilization of this material is an excellent example of the use made of terra cotta during the period of the building's construction. The material provides a strong capping to the building and the spaced sculptured panels add an interesting and unusual touch.

The exterior face brick is of two colors, the darker in wide vertical bands to accent the windows. Five tall, slender, arched windows which allow the lobby to be bathed in light are separated by pairs of applied columns capped at the spring line. Between windows, beautifully carved children's heads protrude from four rosettes. These are excellent examples of carved limestone decoration.

Below the window sills a strong base is formed by a heavy rolled molding over a bold rustication and wide base. The rolled molding has a gargoyle head carved at each corner, a unique and interesting feature.

Also, on the 17th Street frontage, the first and second-story windows, heavily trimmed, have handsome metal decorative railings at the second floor level. The third-floor windows, also limestone trimmed, are capped with alternating curved and flat cornices. Heavy quoinwork sets off the building corners in Renaissance style.

Along the Locust Street side, the long side, the 2 story limestone facade runs the entire length punctuated with ornate entrances. Particularly noteworthy is the unique limestone carvings in bas relief, forming domes above the doorways and a large panel between doorways showing a classic urn and columns carved in perspective. Heavy arched rustication and carved jambs form the doorways. An original doorway long closed, is being reopened and the ornate plaster vestibule dome being restored.

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THE WARWICK

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

The main entrance to the lobby of the building is from 17th Street and a large marquee covers the entrance. The first floor of the building consists of the large 2 story high lobby and public areas which in the past have consisted of several well known restaurants and cocktail lounges. The mezzanine level immediately above the first floor consists of a number of meeting rooms and a large ballroom.

The architecture of the Warwick can be described as eclectic, a combination of styles heavily influenced by classical and Renaissance features. It is a good example of the era in which it was constructed.

The interior of the building is being remodeled to preserve the best of the original features while insuring The Warwick's continued usefulness to Philadelphia.

8 SIGNIFICANCE

PERIOD

PREHISTORIC
 1400-1499
 1500-1599
 1600-1699
 1700-1799
 1800-1899
 1900-

ARCHEOLOGY-PREHISTORIC
 ARCHEOLOGY-HISTORIC
 AGRICULTURE
 ARCHITECTURE
 ART
 COMMERCE
 COMMUNICATIONS

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

COMMUNITY PLANNING
 CONSERVATION
 ECONOMICS
 EDUCATION
 ENGINEERING
 EXPLORATION/SETTLEMENT
 INDUSTRY
 INVENTION

LANDSCAPE ARCHITECTURE
 LAW
 LITERATURE
 MILITARY
 MUSIC
 PHILOSOPHY
 POLITICS/GOVERNMENT

RELIGION
 SCIENCE
 SCULPTURE
 SOCIAL/HUMANITARIAN
 THEATER
 TRANSPORTATION
 OTHER (SPECIFY)

SPECIFIC DATES 1925, 1928

BUILDER/ARCHITECT Frank Hahn

STATEMENT OF SIGNIFICANCE

The Warwick represents an architectural style prevalent in the 1920's.

The building was designed in 1923-24 by Frank Hahn, a member of Baylinson and Hahn, one of the leading architectural firms in Philadelphia at that time. While this firm produced a number of buildings in the neo-classical style using lime-stone, brick and other natural materials, very few exist today.

Among the most notable examples, The Warwick exhibits an outstanding use of materials, excellent detailing of exterior walls and windows, fine exterior proportions and massing, and creation of finely detailed, proportioned and monumental interior spaces. The interior lobby space and the 17th Street facade particularly exhibit these outstanding characteristics.

The Warwick was involved in many financial disputes throughout its brief history. It was put up for public auction at City Hall in the 1930's. It was involved in notable confrontations with labor unions. Most prominent was The Warwick's conflicts with the AFL-CIO. In terms of commerce, The Warwick maintains a significant place in Philadelphia history because it afforded daily comforts to the businessman.

As an elegant resting place, The Warwick played a central role in providing lodging and recreation to personalities in politics, government and the theater.

The Democratic National Convention in 1936 and the Republican and Democratic National Conventions in 1948 were closely associated with The Warwick. Both winning and losing candidates used its facilities. For example, in 1976 it was the site of the Philadelphia headquarters for Morris Udall's primary campaign and the Carter-Mondale campaign.

The Warwick thus holds a place of significance in many aspects of Philadelphia's cultural, social, political and business heritage.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .8

QUADRANGLE NAME Philadelphia, Pa.

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	<u>18</u>	<u>485</u>	<u>480</u>	<u>442</u>	<u>189</u>	<u>0</u>	B						
	ZONE	EASTING		NORTHING				ZONE	EASTING		NORTHING		
C							D						
E							F						
G							H						

VERBAL BOUNDARY DESCRIPTION

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

C. Craig Lord

ORGANIZATION

Blank, Rome, Klaus & Comisky

DATE

STREET & NUMBER

1100 Four Penn Center Plaza

TELEPHONE

215-569-3700

CITY OR TOWN

Philadelphia

STATE

Pennsylvania 19103

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

Ed Weintraub

TITLE

ED WEINTRAUB, DIRECTOR

DATE

Office of Historic Preservation

6-21-78

FOR NPS 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

