

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Rittenhouse Historic District (Boundary Increase)

other names/site number N/A

2. Location

street & number Roughly bounded by the Center City West Historic District, S. 21st Street, the Rittenhouse Historic District and S. 17th Street not for publication n/a

city or town Philadelphia vicinity n/a

state Pennsylvania code PA county Philadelphia code 101 zip code 19103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally.
(___ See continuation sheet for additional comments.)

Signature of certifying official _____ Date

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional Comments.)

Signature of commenting or other official _____ Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of Keeper

Date of Action

___ entered in the National Register
___ See continuation sheet.

___ determined eligible for the
National Register
___ See continuation sheet.

___ determined not eligible for the
National Register

___ removed from the National Register

___ other (explain): _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 77 | 11 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 77 | 11 | Total |

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC

Single dwelling

Multiple dwelling

Hotel

Current Functions

(Enter categories from instructions)

DOMESTIC

Single Dwelling

Multiple Dwelling

COMMERCE/TRADE

Business

Professional

Organizational

Restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN

Italianate

LATE VICTORIAN

Second Empire

LATE VICTORIAN

Romanesque

LATE 19th AND 20th CENTURY REVIVALS

Colonial Revival

LATE 19th AND 20th CENTURY REVIVALS

Spanish Colonial Revival

MODERN MOVEMENT

International Style

MODERN MOVEMENT

Art Deco

Materials

(Enter categories from instructions)

foundation STONE: Limestone, STONE: Granite

roof SYNTHETICS

walls BRICK, STONE: Limestone

other METAL: Steel, TERRA COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Attached.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1830-1948

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Cultural Affiliation

N/A

Architect/Builder

Cope & Stewardson

Newman and Harris

Ballinger Company

Magaziner and Eberhard

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet.

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See continuation sheet.

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

| | | | | | | | |
|---|-------------------|--------------------------|----------------------------|---|-------|---------|----------|
| 1 | <u>18</u> Zone | <u>485231</u> Easting | <u>4422355</u> Northing | 2 | _____ | _____ | _____ |
| | | | | | Zone | Easting | Northing |
| 3 | _____ | _____ | _____ | 4 | _____ | _____ | _____ |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
See continuation sheet.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
See continuation sheet.

11. Form Prepared By

name/title Kevin McMahon

organization Powers & Co., Inc. date July 15, 2010

street & number 211 N. 13th Street, Suite 500 telephone (215) 636-0192

city or town Philadelphia state PA zip code 19107

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Rittenhouse Historic District (Boundary Increase)
Philadelphia County, PA

The proposed boundary increase area for the Rittenhouse Historic District consists principally of four blocks along Sansom Street between S. 17th and S. 21st streets. These blocks are currently excluded from – but are located between – both the existing Rittenhouse Historic District (NR 1981) and the Center City West Commercial Historic District (NR 1980). The resources located in the proposed boundary increase area illustrate the same architectural, planning, and development trends and themes for which the Rittenhouse Historic District was nominated in 1981. The boundary increase area's principle characteristics, as attributed also to the Rittenhouse Historic District in its original nomination, are the "early and continuously residential character of the neighborhood, and the high quality of architectural design that pervades the entire area."¹ In addition, frequent use of inexpensive red brick, even in the houses of the wealthy, has defined the neighborhood's visual character for over a century.

The boundary increase area is characterized by building types, styles, scales, and materials very similar to those found in the Rittenhouse Historic District. There are eighty-eight buildings in the proposed boundary increase area, all of which were constructed during the same period of significance, 1830-1948, as the existing district. They range from small workers' houses to much larger residences for the wealthy in more refined and varied styles. Commercial buildings and houses converted into shops and offices also exist in the Boundary Increase area in great numbers, allowing for the "complex urban mix" defined in the original nomination for the Rittenhouse Historic District.² In addition, mid-rise apartment buildings and hotels appeared beginning in the early twentieth century, creating a neighborhood of varied scale. Despite a variety of building types and scales, the Boundary Increase area largely conforms to the Rittenhouse Historic District's residential character.

Like the existing district, the Boundary Increase area contains an extraordinary concentration of high-quality nineteenth and early twentieth century buildings. Victorian architectural styles such as Italianate and Second Empire, found principally in repetitive residential rows built by speculative developers, are predominant in the Boundary Increase area. The 2000 and 2100 blocks of Spruce Street and the 2100 block of Pine Street are notable examples. By the late 19th and early 20th centuries, however, a series of more stylistically individual, architect designed buildings appeared, especially in the Romanesque, Late Victorian, and Colonial Revival styles. Fewer examples of 20th century styles like Art Deco and Modernism are also found within the Boundary Increase area. These styles are characteristic of the Rittenhouse Historic District's primary period of development and prosperity in the mid-19th to early 20th century.

¹ "Rittenhouse Historic District," *National Register Nomination*, 1981, 7:1.

² "Rittenhouse Historic District," *National Register Nomination*, 1981, 7:1.

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The Boundary Increase area, like the Rittenhouse Historic District, is defined largely by its residential character. Approximately sixty buildings in the district are or were originally brick rowhouses of three or three-and-one-half stories, built between the 1850s and 1920s. Most of these houses, concentrated not in one section of the Boundary Increase area but dispersed evenly, were entirely residential in function. Some, however, contained commercial spaces on the 1st floor and had apartments above. Many of the houses in the Boundary Increase area that were originally entirely residential have been converted for commercial use. Several of the blocks appear to have been designed by the same architect or developer and form unified streetscapes that have remained consistent in appearance since their construction. The most striking examples of this include the south side of the 2000 block of Sansom and Moravian Streets (Photographs #1, 2, & 3) and a group of houses at 110-118 S. 20th Street north of Sansom Street (1870s, Photograph #4). It is often difficult to determine the architect of speculative built houses like these, but their development can often be attributed to a single individual.

Among these repetitive rows of houses, the mid 19th century Italianate style is predominant. Characterized principally by simplified 2-bay brick facades and slightly overhanging bracketed cornices, Italianate houses like these also have double-hung sash windows with limestone sills and lintels. They generally follow architectural trends that were taking hold just a few blocks south in the current Rittenhouse Historic District during the same period. However, because the Boundary Increase area was inhabited by the working class long before the wealthy arrived, these houses are generally much smaller and simpler than those in a similar style on Spruce, Delancey, or Pine Streets.³ Working class blocks like these also were often built on narrower side streets or alleys like Sansom and Moravian Streets. The most notable examples are found at 2036-2054 Sansom Street (1860, Photograph #3) and 2037-2047 Moravian Street (1860) 119-123 S. 18th Street (1850, Photograph #11). These are the earliest remaining houses in the Boundary Increase area, constructed as early as the 1850s.

Some speculative developments were also constructed in the later Second Empire style, one of the most popular styles in the existing Rittenhouse Historic District. They are defined principally by their concave or straight Mansard roofs, but also by their decorative cornices, window sills, and lintels. The best examples are found in a group at 110-118 S. 20th Street (1870s, Photograph #4). They are wider and taller than their Italianate predecessors, ranging in size from three-and-one half to four stories high. Built for a wealthier demographic than that which inhabited the small houses on Sansom and Moravian Streets, these larger Second Empire

³ Nancy Heinzen, *The Perfect Square: A History of Rittenhouse Square* (Philadelphia: Temple University Press, 2009): 15.

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Rittenhouse Historic District (Boundary Increase)
Philadelphia County, PA

houses were generally built on the wider and more prominent north-south numbered streets, in addition to Walnut, Locust, and Spruce Streets in the Rittenhouse Historic District.

By the 1880s, the reign of speculative housing development in and around Rittenhouse Square was coming to an end. There were very few large, open blocks left on which to build rows of identical houses.⁴ Instead, as the neighborhood's population grew and became ever wealthier, it began to commission some of Philadelphia's most prominent architects to design more stylistic and individual houses in the latest fashionable styles. These often included popular late 19th and early 20th century styles like Romanesque Revival, Late Victorian or Queen Anne, and Colonial Revival, all of which are also found in the existing Rittenhouse Historic District. Several notable single buildings in each of these styles are found in the Boundary Increase area.

The most striking example of the Romanesque Revival style in the Boundary Increase area is found at 131 S. 18th Street (1895, Photograph #13). Built in 1895, the house was designed by Washington Bleddyn Powell (1854-1910), a lesser known designer who was Philadelphia's City Architect from 1889 to 1909.⁵ The limestone house is defined by two semi-circular Romanesque arches on the 1st floor that are embellished by ornate and highly detailed stone moldings. Between the two arches, one of which is the main entrance and the other a window, the richly sculptural 2nd and 3rd bay window grows until it reaches the cornice. Although this is the only surviving example of Romanesque Revival architecture in the Boundary Increase area, similar examples still exist in the current Rittenhouse Historic District.

More numerous in the Boundary Increase area are Late Victorian and early Colonial Revival houses, built by some of Philadelphia's leading families and designed by important architects like Cope and Stewardson (1885-1912), Newman and Harris (1902-1910), and John Windrim (1866-1934). Important examples are found at 118-120 S. 19th Street, 121 S. 19th Street, 124 S. 19th Street, 126 S. 19th Street, 122 S. 18th Street, and 124 S. 19th Street. Cope and Stewardson, who are credited with popularizing the collegiate Gothic style in the United States, were commissioned in 1898 by J.P. Doherty to construct the house at 122 S. 18th Street (1898, Photograph #10). They designed a residence influenced by the Queen Anne style in its florid sculptural detailing, but clearly showing early signs of a revival of traditional Colonial elements like semi-circular arches for doorways and pediments, double-hung sash windows, Palladian windows, and quoins. At 126 S. 19th Street (1907, Photograph #8), architects Newman and Harris designed a more explicitly Colonial house for John L. Clawson in 1907. This large house of three bays and four full stories has a 1st floor of limestone surmounted by a slightly bowed brick façade with a shallow balcony off of the 2nd floor. The convex front is topped off by a large

⁴ "Rittenhouse Historic District," *National Register Nomination*, 1981, 7:4.

⁵ Powell also built a mansion for William Lukens Elkins at 1201 N. Broad Street and worked as second assistant to architect John McArthur, Jr. on the construction of City Hall in the late 19th century.

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Rittenhouse Historic District (Boundary Increase)
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scale dentil cornice with a classical balustrade that shields the 4th floor windows. Many similar elements are found in Colonial Revival houses throughout the Boundary Increase area and especially in the existing Rittenhouse Historic District.

Apart from low-scale housing, high-rise apartment buildings, hotels, and commercial buildings are also contained within the Boundary Increase area and are characteristic of similar development within the Rittenhouse Historic District. Beginning in the early twentieth century, high-rise buildings began to appear as a result of greatly increasing land value and new technology – steel frame construction, in particular – that made building taller possible. The Warburton Hotel (1926, Photograph #5) at 1929 Sansom Street, now an apartment building, is the tallest building in the Boundary Increase area at 12-stories. Built in a Spanish Revival-Classical style, the mid-rise brick building helped to establish the surrounding neighborhood as one of varied scale during the early 20th century. On the same block, at 1906-1916 Sansom Street, the 7-story Warwick Apartment building (1901, Photograph #6) was built in 1901. Although much larger than other residential buildings in the neighborhood, it followed similar stylistic trends and was built in a Colonial Revival style. Its 5-bay brick façade is trimmed with limestone quoins, lintels, and sills much like early 20th century houses built for the wealthy in the existing Rittenhouse Historic District. Because these large buildings conformed to the same stylistic trends as the surrounding neighborhood, they fit in well. Their relatively modest size also meant that the residential scale of the existing neighborhood was not compromised.

Although they do not appear in great number, some purpose built commercial buildings did appear in the Boundary Increase area in the early 20th century. The most prominent example is the Doyle and Bowers Opticians building (1936, Photograph #12) at 125 S. 18th Street, a notable and rare example of Modernism in the district. The small, two-story building was constructed in 1936 and designed by architects Magaziner and Eberhard, a prominent local firm who also built the Sidney Hillman Medical Center (1955) in the existing Rittenhouse Historic District.⁶ The limestone building's streamlined modern form and large, unadorned window openings make it characteristic of the International Style introduced to Philadelphia by William Lescaze and George Howe with the PSFS Building in 1936.⁷

Apart from the Doyle and Bowers Opticians building, most other commercial buildings are either former houses or simply operate on the ground floors of houses and contain apartments above. This is especially the case on the 2000 Block of Sansom Street and the 100 block of S 20th, S

⁶ The inventory for the Rittenhouse Historic District in 1981 stated that the Sidney Hillman Medical Center was an intrusion, but would ultimately become a contributing building once it was old enough.

⁷ Howe also designed a house at 2005 Delancey Place, within the existing Rittenhouse Historic District, in 1935. The Doyle and Bowers building's curved façade, which accentuates the SW corner of 18th and Sansom Streets, is similar to the PSFS building and makes it unique in the Rittenhouse Historic District.

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19th, and S 18th Streets. This pattern of commercialization in the Boundary Increase area conforms to that which was predominant in Rittenhouse Historic District throughout its period of significance, 1830-1948. Small scale commercial development is also one of the chief characteristics that distinguishes the Boundary Increase area from the adjacent Center City West Commercial Historic District.

Other buildings with uses disparate to those typically found in the Boundary Increase area but contributing to its architectural significance include the Aldine Garage (1925, Photograph #2) at 2027-2039 Sansom Street and several small warehouses and industrial buildings on the 2000 block of Moravian Street. The Aldine Garage, the only parking garage in the Boundary Increase area, was built in 1925 by the architecture firm Ballinger Company, which was established in 1920 in Philadelphia and continues to operate today. It was built when the storage of automobiles in urban places was becoming a major issue and, because of its utilitarian nature, hidden from view on less-travelled Sansom Street. It was designed in a vaguely Art Deco style and constructed of a tannish running bond brick. Classical influences are clear; the garage's symmetry, semi-circular arched window pediments, cornice, and use of traditional materials make it appropriate to the neighborhood despite its utilitarian nature. In addition to the parking garage, some small warehouses were constructed on the 2000 block of Moravian Street in the late 19th and early 20th centuries as ancillary buildings to shops and offices located on Sansom Street. The only examples are found at 2017-2021 Moravian Street and 2023-2035 Moravian Street, which was connected to a store at 2028-2030 Sansom Street. Their use is appropriate to the size of the street on which they were built, clearly a specific decision on the part of the architect. Moravian Street has existed as a narrow alley for small workers' houses and factories for well over a century.

The original nomination for the Rittenhouse Historic District in 1981 describes the area as a "hierarchically and chronologically organized neighborhood".⁸ It cites the continuation of development in the nineteenth century that was spreading westward along Walnut, Locust and Spruce Streets as well as eastward movement precipitated by the maritime trades on the Schuylkill River. Evidenced by the variety of scale and materiality in the houses north of the square and their periods of construction, these trends in development are also quite visible in the boundary increase area. Although existing in very close proximity to each other, working class and upper class family residences are clearly separated according to the size of the streets on which they were built and when they were built. Small houses for the working class – like those on the 2000 block of Sansom and Moravian Streets – generally appear earlier. Workingmen and their families were the first to settle the Rittenhouse Square neighborhood. Once the wealthy began moving in, however, they constructed much larger residences on wider

⁸ "Rittenhouse Historic District," *National Register Nomination*, 1981, 7:2.

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and more prominent streets, such as S. 20th, S. 19th, and S. 18th Streets. The same type of spatial organization is prevalent in the existing district, with an important precedent being the large mansions of the 1800 and 2000 blocks of Delancey Place directly adjacent to the small rowhouses of Panama Street.

Despite its wide variety of building types and architectural styles, the boundary increase area retains unity – like the existing Rittenhouse Historic District – through its continuously residential character and scale interspersed with commercial elements. As the defining characteristics of the proposed Boundary Increase area are in keeping with those of the existing Rittenhouse Historic District, the area would be appropriate to include in the district's expansion.

Integrity

The Rittenhouse Historic District (Boundary Increase) possesses integrity. The Rittenhouse Historic District (Boundary Increase) retains its original location and continues to operate as a primary residential and commercial neighborhood in Center City Philadelphia. The buildings have a similar use to that for which they were designed and the overall defining forms and architectural characteristics, as well as the mix of land uses, remain intact. Although some houses have been adapted for commercial use, especially on their ground floors, the changes reflect the ongoing development, transition and use of the district for which it was originally designed and the buildings continue to reflect their original use. Of the 85 parcels in the Boundary Increase area, only three are empty lots and ten were constructed outside the period of significance or have been so altered as to be considered non-contributing. The visual continuity of the streetscape substantially contributes to the integrity of the proposed Boundary Increase area. The physical environment of the Rittenhouse Historic District (Boundary Increase) illustrates the character of this Center City Philadelphia neighborhood as a mixed-use residential and commercial area. The quality, placement and condition of the construction materials and workmanship in the district are good and firmly define the district as a product of middle and upper class prosperity. This vantage point is also expressed through the represented architectural styles, which speaks to the aesthetics of the period. The Rittenhouse Historic District (Boundary Increase) has no association or direct link to any individual historic event or person.

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The Rittenhouse Square Historic District (Boundary Increase) conforms to the original areas of significance for the Rittenhouse Square Historic District: Architecture and Community Planning. Its residential character, diverse mixture of socio-economic groups, and high quality of architectural design make it a logical area to be included within the existing district. The exclusion of the Boundary Increase area from the original district was arbitrary and based solely on the expectation that it would be included in another district. However, the area does not exhibit the same themes determined as significant of the Center City West Commercial Historic District, which lies directly adjacent to its northern boundary. Although both the Center City West Commercial National Register Historic District and the Boundary Increase area contain a significant concentration of outstanding late-19th and early 20th century architecture, the Boundary Increase area does not exhibit the same commercial themes as the Center City West Commercial National Register Historic District. Instead, its significance apart from architecture is based on community and social development. The expansion area is important for its association with both upper and working class housing. For these reasons, the Boundary Increase area is more in keeping with the Rittenhouse Historic District directly to the south. The Rittenhouse Historic District (Boundary Increase) is significant under Criterion A for Community Planning and Development, and Criterion C for Architecture. Although the original nomination does not specify a period of significance, there are no buildings within the Rittenhouse Historic District built before 1830, nor are there any contributing buildings built after 1948. This is also true for the inventory of the Boundary Increase area. Therefore, the period of significance for the district Boundary Increase area begins in 1830 and ends in 1948, in conformance with that of the existing Rittenhouse Historic District.

Like the Rittenhouse Square Historic District, the Boundary Increase area is reflective of both architectural and social history in Philadelphia. This cohesive and largely intact neighborhood just north of Rittenhouse Square characterizes much of Philadelphia's development, from a rural enclave to a primarily industrial neighborhood to a primarily residential neighborhood. As Philadelphia grew from the Delaware River westward, areas around Rittenhouse Square were some of the last in Center City to be developed. Rittenhouse Square and the blocks comprising the Boundary Increase area existed as clay pits and swampy fields as late as the 1820s, replaced largely with brickyards and stone quarries, then finally by intense residential development beginning in the 1860s.¹

The proposed Rittenhouse Historic District (Boundary Increase) encompasses a fairly small area directly north of Rittenhouse Square and just south of the Center City West Commercial Historic District (NR 1980) and contains eighty-eight resources. Although the boundary increase is small, the buildings are a natural fit for inclusion as they are extremely representative of those

¹ Nancy Heinzen, *The Perfect Square: A History of Rittenhouse Square* (Philadelphia: Temple University Press, 2009): 8-10.

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in the existing Rittenhouse Historic District. Many of the Late Victorian, Classical Revival, and Modern architectural styles that are found in the existing district are found also within the Boundary Increase area. In addition, all of the contributing buildings represent the same primarily residential function (with some commercial development) and therefore are more in keeping with the significance criteria of the Rittenhouse Historic district than they are of the Center City West Commercial Historic District. No resources have been excluded from the area to the north of the Rittenhouse Historic District or south of the Center City West Commercial Historic District.

As in the Rittenhouse Square Historic District, the Boundary Increase area contains both the red brick rows typical of Philadelphia's conservative Quaker history and landmark buildings designed by some of Philadelphia's most prominent 19th and early 20th century designers. The earliest residential development occurred as a result of industrial activities located around the square, such as brick making and stonecutting, that developed as early as the late 18th century. Workers employed in brickyards and quarries naturally chose to live close to their work and constructed brick rowhouses on small streets and alleys south of the square along Manning Street, and north of the Square, on Sansom Street in the Boundary Increase area. Some of these blocks, particularly the 2000 block of Sansom and Moravian Streets, saw the construction of speculatively built houses, rows of identical houses built by the same person. Most examples of this type were in the mid 19th century Italianate style, although smaller and simplified in their decoration to suit the economic circumstances of their inhabitants.

Most residential development in the mid 19th century around Rittenhouse Square, including within the Boundary Increase area, consisted largely of speculatively built rows of houses. Developers purchased large tracts of land from early landowners and constructed rows of identical houses in the hope of attracting wealthy Philadelphians as they moved west. This type of development resulted in many cohesive and unified streetscapes, some of which are found within the Boundary Increase area on the 100 block of S. 18th Street and the 100 block of S. 20th Street. By the 1860s and 70s, speculatively built houses were growing much larger as wealthy Philadelphians began to migrate to the neighborhood from east of Broad Street. Most of the later developer built houses were designed in the Italianate and Second Empire styles, like those found in the existing district.

By the 1880s, however, there were very few large plots of open land left to build such rows of houses and the wealthy turned to architect designed houses as a way of displaying their power and prominence. They commissioned some of Philadelphia's most noted residential designers and assisted in creating a neighborhood of extraordinary architectural quality. The Boundary Increase area alone contains works designed by such important architects as John Windrim, Frank Furness, Cope and Stewardson, and Magaziner and Eberhard, among many others. The

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cohesive concentration of principally residential works by significant architects of this period makes the Rittenhouse Square Historic District and the Boundary Increase area unique among Philadelphia neighborhoods.

Despite the Boundary Increase Area's intense development of large houses for the wealthy, it should not be mistaken for an exclusively wealthy enclave.. The original nomination for the Rittenhouse Historic District correctly states that "this community was the joint creation of working class and elite groups that collided and intermingled east and west of 20th Street, creating pockets of wealth in working-class neighborhood and pockets of workingmen's houses as far east as 16th and Rittenhouse Streets."² The same can be said of the Boundary Increase area. In fact, the district is one of the only areas in the city where working class and elite Philadelphians have coexisted successfully for well over a century. Even before the wealthy began moving close to Rittenhouse Square, workers had settled in small rowhouses on narrow streets and alleys, particularly to the north of the square along Sansom and Moravian Streets. Here, brickyards, quarries, and other small industries had employed working class Philadelphians as early as the late-18th century. They were also part of the maritime trades thriving on the banks of the nearby Schuylkill River. McElroy's Philadelphia Directory from 1858 records residents on the 2000 block of Sansom and Moravian (then Porcelain Street) Streets with such occupations as stone cutter, plasterer, blacksmith, laborer, and tailor.³ The surviving rows of small houses along Sansom and Moravian Streets, many of which were built as late as the 1860s, are tangible reminders of these early industries. They also demonstrate the important role that the working class played in the development of the Rittenhouse Square neighborhood.

Although industry played a crucial role in Rittenhouse Square's early history, the residential pockets that developed around it provided the foundation on which the future residential development of the neighborhood would be built.

By the middle of the 19th-century, wealthy Philadelphians began following the westward expansion of the city from traditional elite enclaves around Old City and Society Hill. Many of the large houses on S. 18th, S. 19th, and S. 20th streets just north of Rittenhouse Square demonstrate the favorability among wealthy Philadelphians that the neighborhood has enjoyed since the mid-nineteenth century. Elite families had been following the westward expansion of the city – from their long established residences on the other side of Broad Street – since the 1850s.⁴ Their previous neighborhoods were becoming increasingly commercial and industrial,

² "Rittenhouse Historic District," *National Register Nomination*, 1981, 7:2.

³ *McElroy's Philadelphia Directory* (1858).

⁴ Bobby Burke and Trina Vaux, *Historic Rittenhouse: A Philadelphia Neighborhood* (Philadelphia: University of Pennsylvania Press, 1985): 14-15.

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Philadelphia County, PA

so the wealthy were forced to seek a more residential neighborhood. Most settled on prominent east-west streets like Walnut, Locust, and Spruce, but the north-south numbered streets and some smaller side streets also saw the construction of grand residences.⁵

Some of Philadelphia's most well known and wealthy citizens constructed large residences around the Square in the Boundary Increase area. Allen B. Rorke, who built the Romanesque Revival house at 131 S. 18th Street, was a prominent politician who was chairman of the Republican City Campaign Committee for several years as well as a contractor who built the Pennsylvania State Capitol and the Bourse Building in Philadelphia.⁶ John C. Lowery, who lived at 126 S. 19th Street, was a banker and a director of the Philadelphia Company for Guaranteeing Mortgages.⁷ And the misses Arnette, Caroline, and Clementine Cope, who lived at 121 S. 19th Street, were members of one of Philadelphia's oldest and most prominent families. The three sisters were granddaughters of Thomas P. Cope, a wealthy shipping merchant in the 19th century.⁸ In addition to these notable individuals, most of the inhabitants of the larger houses located on S. 18th, S. 19th, and S. 20th Streets were listed in *Boyd's Blue Book*, a directory of well-known and wealthy citizens in Philadelphia, annually in the late 19th and early 20th centuries.⁹

Comparables

Throughout the existing Rittenhouse Historic District, there are numerous examples of buildings – and blocks of buildings – that are similar in both scale, style, and material to those included in the proposed boundary increase.

There are many blocks of houses in the existing Rittenhouse Historic District that relate to the small scale 2000 block of both Sansom and Moravian Streets in both scale and style. The 2200 block of Rittenhouse Square Street (Image #1), 300 block of S. Smedley Street, and 400 block of S. Carlisle Street, for example, are rows of small mid to late 19th century brick rowhouses in a simple Italianate style. These blocks are built of running bond red brick like the houses on Sansom and Moravian Streets and also have modestly bracketed cornices in addition to simple stone sills and lintels.

In addition to earlier rows of Italianate rowhouses, there are many blocks in the existing Rittenhouse Historic District that correspond in scale, style and materials to the group of Second

⁵ "Rittenhouse Historic District," *National Register Nomination*, 1981, 7:3.

⁶ *Philadelphia and Popular Philadelphians* (Philadelphia: The North American, 1891): 225.

⁷ *Fifteenth Annual Report of the Commissioner of Banking for the Year 1909* (Harrisburg, PA: C.E. Aughenbaugh, 1910): 681.

⁸ Henry Simpson, *The Lives of Eminent Philadelphians, Now Deceased* (Philadelphia: William Brotherhead, 1859): 248.

⁹ *Boyd's Blue Book* (Philadelphia: C.E. Howe Company, 1890): 232.

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Empire houses at 106-118 S. 20th Street. The north side of the 2200 block of Walnut Street is a row of Second Empire houses that echo the scale and configuration of those on S. 20th Street; they are three and one-half stories high, three bays wide, and have entrances directly on the sidewalk, without stairs leading to the front door. They are, however, constructed of brownstone and not brick. Many Second Empire brick rowhouses are found in the existing district, however, especially on the 2000 and 2100 blocks of Pine Street (Image # 2).

Many of the individual, architect-designed houses in the Boundary Increase area also have comparables located within the existing Rittenhouse Historic District. The Romanesque Revival house at 131 S. 18th Street, for example, is echoed by the house located at 2006 Walnut Street (1888, Image #3), designed by Theophilus P. Chandler in 1888, another very well known and prolific architect in 19th century Philadelphia. Both houses have two semi-circular openings on the 1st floor for a front door and large window in addition to a central bay window projecting from the second floor. 2006 Walnut Street is less refined and its stone more rusticated, but the house clearly follows the same stylistic trends as 131 S. 18th Street.

The house at 126 S. 19th Street, also within the Boundary Increase area, is very similar to a house found in the existing Rittenhouse Historic District, at 1827 Delancey Place. Designed and built by architect Charles Barton Keen in 1901, the Delancey Place house echoes 126 S. 19th Street in its Colonial Revival style and, more specifically, its limestone base and convex brick facade projecting modestly from the 2nd and 3rd floors. Similar Classical elements, such as limestone balustrades, cornices, sills and lintels appear in both houses. In addition, both houses are four stories high and constructed of a running bond red brick, common in Colonial Revival houses within the district and Boundary Increase area in the early 20th century.

Both the Warburton Hotel at 1929 Sansom Street and the Warwick Apartments at 1906 Sansom Street are similar to other mid-rise buildings in the existing district. These include the Roosevelt Apartments (c. 1930, Image #4) at 2220 Walnut Street, and the Coronado Apartments 2201 Chestnut Street, designed by Milligan & Webber in 1910. All three are modest, mid-rise apartment buildings built in the early 20th century. Apart from scale and massing, the Roosevelt echoes the Warburton in its materials – both are built of brick – and its stylistic characteristics. Both evoke a Spanish-Revival style popular in the early 20th century, but not often found within the district.

Even utilitarian buildings within the Boundary Increase area have similar examples located within the existing Rittenhouse Historic District. The Aldine Garage at 2027-2029 Sansom Street is echoed by the Penn Warwick Garage at 1710 Chancellor Street (1927, Image #5), one-half block off of Rittenhouse Square. It was built in 1927, only two years after the Aldine Garage, and was similarly hidden on a less-traveled side street. Although it is not as stylized as the

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Aldine Garage – it is more utilitarian in design – it functions much the same way and is of a similar scale as its predecessor. In addition to the Penn Warwick Garage, several other parking garages are found within the existing Rittenhouse Historic District. Most, however, were built outside of the period of significance for the district and the Boundary Increase area.

Conclusion

Although the buildings represented in the Rittenhouse Historic District (Boundary Increase) vary in style, scale, and material, they speak to the notion of a “complex urban mix” as stated in the National Register nomination for the Rittenhouse Historic District.¹⁰ The nomination cites the intermingling of working class and elite communities that has existed in the district for over a century, which is found in the Boundary Increase area. In addition, the Rittenhouse Historic District nomination notes the “early and continuously residential character of the neighborhood, and the high quality of architectural design that pervades the entire area” as the district’s unifying factors.¹¹ These same characteristics are present in the Boundary Increase area, and make it significant under Criterion A for Community Planning and Development and Criterion C for Architecture. For these reasons, it is appropriate to include the Boundary Increase Area within the existing Rittenhouse Historic District.

¹⁰ “Rittenhouse Historic District,” *National Register Nomination*, 1981.

¹¹ “Rittenhouse Historic District,” *National Register Nomination*, 1981, 7:1.

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Verbal Boundary Description

The boundary of the Rittenhouse Historic District (Boundary Increase) is shown as a dotted line on the accompanying map entitled "Rittenhouse Historic District (Boundary Increase): Site Plan with National Register Boundaries."

Boundary Justification

The nominated district includes those resources that demonstrate the community planning and architectural significance of the district, while excluding those resources that either no longer retain integrity or represent significant visual breaks or not in keeping with the residential or architectural character of the district.



Rittenhouse Historic District (Boundary Increase)
Philadelphia County, PA
Resource Inventory
July 2010

| Resource # | Address | Date | Historic Name | Historic Function | Current Function | Style | Architect |
|-------------------|-------------------------|-------------|--------------------------------|--------------------------|-----------------------------|---------------------|------------------------------|
| 1 | 1723-1729 Walnut St. | c. 1990 | | Commercial | Commercial | Commercial | |
| 2 | 1701-1735 Sansom St. | c. 1970 | | Hotel | Hotel | Brutalism | |
| 3 | 1728-1738 Sansom St. | c. 1960 | | Parking Garage | Parking Garage | | |
| 4 | 1740 Sansom St. | c. 1860 | | Residential | Commercial / Residential | Italianate | |
| 5 | 1742 Sansom St. | c. 1940 | | Commercial | Commercial | Modernism | |
| 6 | 1902 Sansom St. | 1855 | | Residential | Commercial / Residential | Italianate | |
| 7 | 1904 Sansom St. | 1855, 1923 | J.E. Buchanan & Company | Commercial | Commercial | Italianate | Clarence Edmond Wunder |
| 8 | 1906-1916 Sansom St. | 1901 | Warwick Apartments | Residential | Residential | Colonial Revival | Price & McLanahan |
| 9 | 1918-1920 Sansom St. | c. 1910 | Oliver H. Bair Funeral Home | Commercial | Commercial | Colonial Revival | |
| 10 | 1922-1936 Sansom St. | Vacant Lot | | Vacant Lot | Parking Lot | | |
| 11 | 1929 Sansom St. | 1926 | Warburton Hotel | Residential | Commercial / Residential | Spanish Revival | Arthur Loomis Harmon |

| Resource # | Address | Date | Historic Name | Historic Function | Current Function | Style | Architect |
|-------------------|----------------------|-------------|-----------------------------|--------------------------|--------------------------|-------------------|------------------|
| 12 | 2004 Sansom St. | 1880 | | Residential | Commercial / Residential | Italianate | |
| 13 | 2006-2008 Sansom St. | 1880 | Stable and Coachman's House | Residential / Garage | Commercial / Residential | Italianate | |
| 14 | 2010-2012 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 15 | 2014 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 16 | 2016 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 17 | 2018-2026 Sansom St. | 1860 | | Residential | Commercial / Residential | Classical Revival | |
| 18 | 2028-2030 Sansom St. | 1910 | | Commercial | Commercial | Italianate | |
| 19 | 2032 Sansom St. | 1870 | | Residential | Commercial / Residential | Italianate | |
| 20 | 2034 Sansom St. | 1870 | | Residential | Commercial / Residential | Italianate | |
| 21 | 2036 Sansom St. | 1870 | | Residential | Commercial / Residential | Italianate | |
| 22 | 2038 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 23 | 2040 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 24 | 2042 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 25 | 2044 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 26 | 2046 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 27 | 2048 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 28 | 2050 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |

| Resource # | Address | Date | Historic Name | Historic Function | Current Function | Style | Architect |
|-------------------|------------------------|-------------|----------------------|--------------------------|--------------------------|--------------|------------------|
| 29 | 2052 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 30 | 2054 Sansom St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| | | | | | | | |
| 31 | 2009-2011 Sansom St. | c. 1870 | | Residential | Commercial / Residential | Italianate | |
| 32 | 2013 Sansom St. | c. 1900 | | Residential | Commercial / Residential | Commercial | |
| 33 | 2015 Sansom St. | c. 1900 | | Residential / Garage | Commercial / Residential | Commercial | |
| 34 | 2017 Sansom St. | c. 1900 | | Residential / Garage | Commercial / Residential | Commercial | |
| 35 | 2019 Sansom St. | c. 1900 | | Residential | Commercial / Residential | Commercial | |
| 36 | 2021 Sansom St. | c. 1900 | | Residential | Commercial | Commercial | |
| 37 | 2023 Sansom St. | c. 1900 | | Residential | Commercial | Commercial | |
| 38 | 2025 Sansom St. | c. 1900 | | Commercial | Commercial | Commercial | |
| 39 | 2027-2039 Sansom St. | 1925 | Aldine Garage | Parking Garage | Parking Garage | Art Deco | Ballinger Co. |
| | | | | | | | |
| 40 | 2003 Moravian St. | c. 1880 | | Residential | Residential | Italianate | |
| 41 | 2005-2007 Moravian St. | c. 1900 | | Factory / Warehouse | Commercial | Industrial | |
| 42 | 2009 Moravian St. | c. 1860 | | Residential | Residential | Italianate | |
| 43 | 2011 Moravian St. | c. 1860 | | Residential | Residential | Italianate | |
| 44 | 2013 Moravian St. | c. 1860 | | Residential | Residential | Italianate | |

| Resource # | Address | Date | Historic Name | Historic Function | Current Function | Style | Architect |
|------------|--------------------------|------------|-------------------|--------------------------|--------------------------|------------------|-------------------|
| 45 | 2015 Moravian St. | c. 1860 | | Residential | Residential | Italianate | |
| 46 | 2017-2025 Moravian St. | c. 1900 | | Factory / Warehouse | Commercial | Industrial | |
| 47 | 2027-2035 Moravian St. | c. 1900 | | Factory / Warehouse | Commercial | Industrial | |
| 48 | 2037 Moravian St. | c. 1860 | | Residential | Residential | Italianate | |
| 49 | 2039 Moravian St. | c. 1860 | | Residential | Residential | Italianate | |
| 50 | 2041 Moravian St. | c. 1860 | | Residential | Residential | Italianate | |
| 51 | 2043 Moravian St. | c. 1860 | | Residential | Residential | Italianate | |
| 52 | 2045 Moravian St. | c. 1860 | | Residential | Residential | Italianate | |
| 53 | 2047 Moravian St. | c. 1860 | | Residential | Residential | Italianate | |
| | | | | | | | |
| 54 | 2036 - 2042 Chestnut St. | Demolished | | Residential | Parking Lot | | |
| 55 | 2044 Chestnut St. | c. 1950 | | Commercial | Commercial | Commercial Style | |
| 56 | 2046 Chestnut St. | Demolished | | Residential | Parking Lot | | |
| | | | | | | | |
| 57 | 114-116 S. 18th St. | c. 1960 | | Commercial | Commercial | Commercial | |
| 58 | 118-120 S. 18th St. | c. 1860 | | Commercial / Residential | Commercial / Residential | Italianate | |
| 59 | 122 S. 18th St. | 1898 | Doherty Residence | Residential | Commercial / Residential | Colonial Revival | Cope & Stewardson |
| 60 | 124 S. 18th St. | c. 1900 | | Residential | Commercial / Residential | Colonial Revival | |

| Resource # | Address | Date | Historic Name | Historic Function | Current Function | Style | Architect |
|------------|---------------------|------------|--------------------------|--------------------------|--------------------------|-------------------------------|---------------------------|
| 61 | 126-132 S. 18th St. | Demolished | | | | | |
| 62 | 117 S. 18th St. | c. 1960 | | Commercial | Commercial | Commercial | |
| 63 | 119 S. 18th St. | 1850 | | Residential | Commercial / Residential | Italianate | |
| 64 | 121 S. 18th St. | 1850 | | Residential | Commercial / Residential | Italianate | |
| 65 | 123 S. 18th St. | 1850 | | Residential | Commercial / Residential | Italianate | |
| 66 | 125 S. 18th St. | 1936 | Doyle & Bowers Opticians | Commercial | Commercial | Modernism | Magaziner and Eberhard |
| 67 | 127 S. 18th St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 68 | 129 S. 18th St. | 1860 | | Residential | Commercial / Residential | Italianate | |
| 69 | 131 S. 18th St. | 1895 | Rorke Residence | Residential | Commercial / Residential | Romanesque | Washington Bleddyn Powell |
| 70 | 133 S. 18th St. | 1901 | Frazier Residence | Residential | Commercial / Residential | Classical Revival | Furness, Evans & Co. |
| 71 | 110 S. 19th St. | c. 1900 | | Residential | Commercial / Residential | Colonial Revival | |
| 72 | 112 S. 19th St. | c. 1900 | | Residential | Commercial / Residential | Colonial Revival | |
| 73 | 114 S. 19th St. | c. 1900 | | Residential | Commercial / Residential | Colonial Revival | Hoffman Henon Co. |
| 74 | 116 S. 19th St. | 1903 | Clawson Residence | Residential | Commercial / Residential | Colonial Revival | John Windrim |
| 75 | 118-120 S. 19th St. | c. 1880 | | Commercial / Residential | Commercial / Residential | Italianate / Colonial Revival | |
| 76 | 122 S. 19th St. | c. 1970 | | Commercial | Commercial | Modernism | |

| Resource # | Address | Date | Historic Name | Historic Function | Current Function | Style | Architect |
|-------------------|-------------------|-------------|----------------------|--------------------------|--------------------------|------------------|------------------|
| 77 | 124 S. 19th St. | 1900 | Lee Residence | Residential | Commercial / Residential | Colonial Revival | |
| 78 | 126 S. 19th St. | 1907 | Lowery Residence | Residential | Commercial / Residential | Colonial Revival | Newman & Harris |
| 79 | 128 S. 19th St. | 1921 | | Commercial | Commercial / Residential | Colonial Revival | H. Wetherell |
| | | | | | | | |
| 80 | 121 S. 19th St. | c. 1890 | | Residential | Commercial / Residential | Queen Anne | |
| | | | | | | | |
| 81 | 106 S. 20th St. | c. 1870 | | Residential | Commercial / Residential | Second Empire | |
| 82 | 108 S. 20th St. | c. 1870 | | Residential | Commercial / Residential | Second Empire | |
| 83 | 110 S. 20th St. | c. 1870 | | Residential | Commercial / Residential | Second Empire | |
| 84 | 112 S. 20th St. | c. 1870 | | Residential | Commercial / Residential | Second Empire | |
| 85 | 114 S. 20th St. | c. 1870 | | Residential | Commercial / Residential | Second Empire | |
| 86 | 116 S. 20th St. | c. 1870 | | Residential | Commercial / Residential | Second Empire | |
| 87 | 118 S. 20th St. | c. 1870 | | Residential | Commercial / Residential | Second Empire | |
| 88 | 120-130 S. 20 St. | c. 1960 | | Commercial | Commercial | Commercial | |

| Resource # | Stories | Bays | Siding | Windows | Contributing / Non-Contributing | NR Listed |
|------------|---------|-------|----------|------------------|---------------------------------|-----------|
| 1 | 2 | 5 | Concrete | Aluminum | N | No |
| 2 | 14 | | Concrete | Aluminum | N | No |
| 3 | 4 | 7 | Concrete | ----- | N | No |
| 4 | 4 | 2 | Stucco | Wood / Aluminum | C | No |
| 5 | 2 | 2 | Stone | Multi-lite Metal | C | No |
| 6 | 3 | 2 | Brick | Wood | C | No |
| 7 | 3 | 2 | Stucco | Wood | C | No |
| 8 | 7 | 5 | Brick | Wood | C | No |
| 9 | 2 | 3 | Brick | Wood | C | No |
| 10 | ----- | ----- | ----- | ----- | N | No |
| 11 | 12 | 9 | Brick | Wood / Aluminum | C | Yes |

| Resource # | Stories | Bays | Siding | Windows | Contributing / Non- Contributing | NR Listed |
|-------------------|----------------|-------------|---------------|--------------------|---|------------------|
| 12 | 3 | 2 | Brick | Wood / Aluminum | C | No |
| 13 | 3 | 4 | Brick | Wood / Aluminum | C | No |
| 14 | 3 | 4 | Stucco | Wood | C | No |
| 15 | 3 | 2 | Stucco | Wood | C | No |
| 16 | 3 | 2 | Brick | Wood | C | No |
| 17 | 3 | 10 | Stucco | Wood / Aluminum | C | No |
| 18 | 3 | 3 | Brick | Metal | C | No |
| 19 | 3 | 2 | Brick | Wood | C | No |
| 20 | 3 | 2 | Brick | Wood | C | No |
| 21 | 3 | 2 | Brick | Wood | C | No |
| 22 | 3 | 2 | Brick | Wood | C | No |
| 23 | 3 | 2 | Brick | Wood | C | No |
| 24 | 3 | 2 | Brick | Wood | C | No |
| 25 | 3 | 2 | Brick | Wood | C | No |
| 26 | 3 | 2 | Brick | Wood | C | No |
| 27 | 3 | 2 | Brick | Wood | C | No |
| 28 | 3 | 2 | Brick | Wood | C | No |

| Resource # | Stories | Bays | Siding | Windows | Contributing / Non-Contributing | NR Listed |
|------------|---------|------|--------|----------------|---------------------------------|-----------|
| 29 | 3 | 2 | Brick | Wood | C | No |
| 30 | 3 | 2 | Brick | Wood | C | No |
| | | | | | | |
| 31 | 2 | 4 | Stucco | Wood | C | No |
| 32 | 3 | 2 | Stone | Aluminum Frame | C | No |
| 33 | 3 | 3 | Brick | Wood | C | No |
| 34 | 2 | 3 | Brick | Wood | C | No |
| 35 | 3 | 2 | Brick | Wood | C | No |
| 36 | 1 | 2 | Stucco | Wood | C | No |
| 37 | 3 | 2 | Stucco | Wood | C | No |
| 38 | 2 | 2 | Glass | Aluminum | C | No |
| 39 | 4 | 9 | Brick | Metal Louver | C | No |
| | | | | | | |
| 40 | 2 | 2 | Brick | Wood | C | No |
| 41 | 3 | | Brick | Wood | C | No |
| 42 | 3 | 2 | Brick | Wood | C | No |
| 43 | 3 | 2 | Brick | Wood | C | No |
| 44 | 3 | 2 | Brick | Wood | C | No |

| Resource # | Stories | Bays | Siding | Windows | Contributing / Non-Contributing | NR Listed |
|------------|---------|------|--------|----------------|---------------------------------|-----------|
| 45 | 3 | 2 | Brick | Wood | C | No |
| 46 | 3 | | Brick | Wood | C | No |
| 47 | 3 | 8 | Brick | Wood | C | No |
| 48 | 3 | 2 | Brick | Wood | C | No |
| 49 | 3 | 2 | Brick | Wood | C | No |
| 50 | 3 | 2 | Brick | Wood | C | No |
| 51 | 3 | 2 | Brick | Wood | C | No |
| 52 | 3 | 2 | Brick | Wood | C | No |
| 53 | 3 | 2 | Brick | Wood | C | No |
| | | | | | | |
| 54 | ---- | ---- | ---- | ---- | N | No |
| 55 | 2 | 2 | Brick | Aluminum Frame | N | No |
| 56 | ---- | ---- | ---- | ---- | N | No |
| | | | | | | |
| 57 | 3 | 4 | Brick | Aluminum | N | No |
| 58 | 3 | 4 | Brick | | C | No |
| 59 | 4 | 2 | Brick | Wood | C | No |
| 60 | 4 | 2 | Brick | Wood | C | No |

| Resource # | Stories | Bays | Siding | Windows | Contributing / Non-Contributing | NR Listed |
|------------|---------|------|--------|-----------------|---------------------------------|-----------|
| 61 | ---- | ---- | ---- | ---- | N | No |
| 62 | 2 | 2 | Stone | Aluminum | N | No |
| 63 | 3.5 | 2 | Brick | Wood / Aluminum | C | No |
| 64 | 3.5 | 2 | Brick | Wood / Aluminum | C | No |
| 65 | 3.5 | 2 | Brick | Wood / Aluminum | C | No |
| 66 | 2 | 1 | Stone | Aluminum | C | No |
| 67 | 4.5 | 2 | Brick | Wood / Aluminum | C | No |
| 68 | 4.5 | 2 | Brick | Wood / Aluminum | C | No |
| 69 | 4.5 | 2 | Stone | Wood | C | No |
| 70 | 3.5 | 2 | Stone | Wood / Aluminum | C | No |
| 71 | 3.5 | 2 | Stucco | Wood / Aluminum | C | No |
| 72 | 1 | 2 | Brick | Wood | C | No |
| 73 | 3 | 2 | Stone | Wood / Aluminum | C | No |
| 74 | 3 | 2 | Brick | Wood / Aluminum | C | No |
| 75 | 4 | 3 | Brick | Wood / Aluminum | C | No |
| 76 | 1 | 1 | Brick | Aluminum | C | No |

| Resource # | Stories | Bays | Siding | Windows | Contributing / Non-Contributing | NR Listed |
|-------------------|----------------|-------------|---------------|-----------------|--|------------------|
| 77 | 4 | 2 | Brick | Wood / Aluminum | C | No |
| 78 | 4 | 3 | Brick | Wood / Aluminum | C | No |
| 79 | 4 | 3 | Brick | Wood / Aluminum | C | No |
| | | | | | | |
| 80 | 4 | 2 | Brick | Wood | C | No |
| | | | | | | |
| 81 | 3.5 | 3 | Brick | Wood | C | No |
| 82 | 3.5 | 3 | Brick | Wood | C | No |
| 83 | 3.5 | 2 | Brick | Wood | C | No |
| 84 | 3.5 | 2 | Brick | Wood | C | No |
| 85 | 3.5 | 2 | Brick | Wood | C | No |
| 86 | 3.5 | 2 | Brick | Wood | C | No |
| 87 | 3.5 | 2 | Brick | Wood | C | No |
| 88 | 1 | 5 | Concrete | Aluminum | N | No |