

Berry-Coxe House  
413 Locust Street  
Philadelphia  
Philadelphia County  
Pennsylvania

HABS No. PA-1062

HABS  
PA  
51-PHILA  
168-

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Eastern Office, Design and Construction  
143 South Third Street  
Philadelphia, Pennsylvania

## HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. PA-1062

## BERRY-COXE HOUSE

HABS  
PA  
51-PHILA  
168-

Address: 413 Locust Street, Philadelphia, Philadelphia  
County, Pennsylvania.

Present Owner: Independence National Historical Park.

Present Use: Employee living quarters.

Brief Statement  
of Significance: Erected by Peter L. Berry, House Carpenter,  
between 1802 and 1804, the house was tenanted  
by Tench Coxe, "Purveyor of Public Supplies  
for the United States," from 1804 until 1807.  
Coxe, a holder of several important political  
positions in the new Federal government, "has  
been called the father of the American cotton  
industry because he was one of the first to  
urge on the South cultivation of cotton as a  
staple."

PART I. HISTORICAL INFORMATION

## A. Physical History

1. Original and subsequent owners: Peter L. Berry retained ownership of the house through Tench Coxe's occupancy. On March 31, 1807, he sold the property to Joshua Edwards, gentleman and merchant, who occupied the house until 1811. The property changed hands several times in the next few years. It was purchased by Joshua Clibborn, merchant, in 1811, Benjamin Stille, merchant, in 1814, and Mary McIlvaine, widow, in 1815. She retained ownership until 1829 when the property was transferred to Jeremiah Fisher Leaming, and remained in his estate until 1873. The house is presently owned by the U. S. National Park Service and is part of the Independence National Historical Park Project.
2. Date of erection: Between 1802 and 1804.
3. Architect, builder: Architect, unknown. Builder, Peter L. Berry.
4. Original plans, construction, etc.: The precise plan arrangement of the original house is unknown. However, it is probable that the building was little altered before the 1825 insurance survey (see below).

5. Notes on alterations and additions: In late 19th century, the backbuildings were extended to the rear of the lot. These have been removed by the National Park Service and the house extensively remodeled into apartments.
6. Sources of information: Historic Building Report on 413 Locust Street, dated February 1959, prepared by Independence National Historical Park, National Park Service, Philadelphia, Pennsylvania.  
For a biographical account of Tench Coxe and his economic theories, see: Hutcheson, Harold. Tench Coxe, a Study in American Economic Development. Baltimore: The Johns Hopkins Press, 1938.

B. Supplemental Material

1. Mutual Assurance Company, Policies 4450 and 4787

"SURVEY of Mary McIlvaine's Three Story Brick House, Situate N<sup>o</sup> 11 on the north side of Prune, between Fourth & Fifth Streets, Front 24 feet, Depth 38 feet, exclusive of a Bow, first Story, 2 Rooms, marble mantles, neat surbase, washbds and windows Cased, Stucco Cornices, 3 Curld Maple doors, 1 of them large & folding, - in the interior of the Bow in one window of 12 lights, glass 12, 18 inches, glazed with looking glass. plates. Entry wainscoted surbase high, 2 Neat Arches, Reeded pilasters, Surbase, washbds & stucco. cornice, Arch head front door, Neat flat top frontispiece, turned Colloms, Second Story, 2 Rooms, neat Mantles, Surbase, washbds & windows Cased, Stucco Cornices, Marble to the Chimnies 1 door large & folding, - Entry 1 neat Arch Reeded pilasters, Surbase, washbds & Stucco Cornice, - Third Story 3 Rooms, 2 Neat Mantles, Surbase, washbds, Closets & windows Cased, 1 flight painted Strait hand Rail Stairs, Close String, with Closets under do. Garret 2 Rooms & plaister'd, Trap Door, 1 Arch head dorman Window front 12 Lights, glass 10..12 inches & 1 Common Square head do. 12 lights, glass 8..10 inches, Piazza 9 feet by 15 feet 6 in. Three Stories high, two flights. Open Newell, Mohogany, Rampt hand Rail Stairs, Neat brackets, painted half Rails & pilasters... Back Building 14 feet 6 in by 20 feet, Two stories high. First Story, used as a Kitchen, plain mantle, washbds, closets & windows Cased, - Second Story, plain mantle, surbase, washbds, Closets & windows Cased, Common winding Stairs, - Kitchen 13 feet 6 in by 17 feet, Two Stories high. First Story finished as Customary with a family Brick Oven & Stew holes, Second Story, plain Mantle, washbds, Closets & windows Cased, Adjoining to the last describ'd Building & Communicating with the Same in the Second Story by a doorway, Is a Brick Building 9 feet Square, two Stories high, First Story in two parts, one a privy, other an Ash house--- Second Story, a Store Room, washbds & windows Cased and Shelv'd, 1 floor narrow heart pine. Other floors narrow white pine bds, - Glass, 60 lights 12..22, 60 do. 12..18, 60 do. 12..12, 134 do. 10.. 12, & 24 do. 8..10 inches.

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

\$3000	May 1825	Philip Justus
On Said house \$3000 @2-1/4 pr Cent		\$67.50
Policy & Incidental expenses @30 cents pr Cent		<u>9.</u>
		\$76.50

I acknowledge the above to be a Correct Survey of the Premises & to have Received a Deed of Settlement. Philed June 9, 1825

William McIlvaine  
For Mary McIlvaine

On said house \$3000 @2 pr Cent		\$60-
Policy & incidental expenses		\$ 9-
Allowed for [       ] & Survey		
Not renewed	3.25	
		<u>5.75</u>
	Amt.	\$65.75

I acknowledge the above Survey to be correct, the deposit of Sixty five dollars & Seventy five Cents as above paid by me and the Policy & Copy of Deed settlement received by me Philed Novem 11, 1829.

J. Fisher Leaming

On viewing the premises describ'd by Survey NO 3102 --- I find erected in the Cellar A furnace (Coal Fuel) enclosed in a Brick Chamber [       ]. The gas pipe leads into a Chimney. The heated air conveyed in a Brick flue to the first & Second Stories & let out through apertures in the hearth & wall, covered by Iron Valves, & also by a Tin pipe leading to an aperture in the Entry floor. Covered by an Iron Valve.

The whole appears secure.

Novb<sup>r</sup> 4, 1841

Philip Justus

Prepared by James F. O'Gorman, Architect  
National Park Service  
August 1959

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement

1. Architectural character: A fine example of a large corner city row house of the opening years of the 19th century, one of a pair of similar houses. Much of the exterior fabric and interior trim remain unchanged.
2. Condition of fabric: Generally good; the brick walls are sound, but some floor joists are in a weakened condition.

B. Technical Description of Exterior

1. Overall dimensions: Front portion - 23'8" x 41'0"; Stair Hall - 8'8" x 13'0"; Rear Wing - 19'6" x 14'0". There was originally a 9' x 9' two-story building behind the rear wing, now demolished. Ash house on first floor, privy on second.
2. Foundations: White ashlar stone.
3. Wall construction: Red brick laid in Flemish bond with stone string courses on front at second, and third floor levels; sides and rear of red brick laid in common bond, side not keyed in with front. Front brickwork returns around corner to butt joint connection with side wall.
4. Stoops: 4' x 6' white stone stoop, two steps high, at front door. Cellar entrance in front, lean-to, cheeks of white stone, two modern steel doors.
5. Chimneys: One large plain red brick chimney is shared between this building and its adjoining mate. Smaller chimney in rear wing.
6. Openings:
  - a. Doors and doorways: Front door - handsome "Doric" composition with  $3/4$  round unfluted columns supporting a flat top entablature over arch head of doorway. Paneled reveals to doorway and arch soffit; six-panel door topped with arch containing Gothic-like fanlight.
  - b. Windows and shutters:

First story front: flush type double hung wood sash, six over six lights, modern paneled shutters.

Second Story front: flush type double hung wood sash, six over six lights, Victorian period paneled shutters.

Third story front: flush type double hung wood sash, six over six lights, shutters removed; pintles remain.

Attic: Arch head wood dormer window, a replacement.

Side: Several small windows, probably later additions except two in attic.
7. Roof:
  - a. Shape, covering: Front portion: gable roof, slope to street, asphalt shingles; stair hall and rear wing - shed roof.

- b. Cornice: Front - wood cornice, large cymation, fretwork bed mold; simple bargeboard on sides.
  - c. Dormer: Two dormers in attic, one each side of gable. Dormer to street has peaked roof, simple pilaster trim, modern casement window with arch head light over; sides of dormer shingled with asphalt shingles.
- C. Technical Description of Interiors  
Interior: 23'8" x 41'0", three stories plus attic.
1. Floor plans
    - a. Front portion - two rooms, one in front (S), one in rear (N), and stair hall east side through from front to rear. North wall of rear room is three sided (as a bay or bow) with windows N and NW, cupboard facing NE. This bay is expressed on exterior only on NW angle. The companion NE angle does not appear on exterior. Originally one of the windows was glazed by 12 lights of 12" x 18" looking glass.
    - b. Stair hall - 8'8" x 13'0", three stories high, located (N) behind stair hall. Passage through to rear wing, door to courtyard (W).
    - c. Rear Wing - 14'0" x 19'6", two stories high behind north of stair hall on east side of building, contains one room on each floor, originally connected by a winder stairway.
    - c. Modern additions - behind (north of) rear wing is a modern addition. Various alterations to third floor front portion to install kitchen and bath.
  2. Stairways: Handsome open newel ramped handrail stairs, four reversing runs with landing between each story, single steep runs to attic and basement. Original round newel posts; square reeded balusters, thin, simply designed railings, wall side of stairs has applied half rails and pilasters. Decorative cast metal scroll brackets between riser and tread on face stringer.
  3. Flooring: Random width pine flooring, butt sides and ends, stained maple.
  4. Wall and ceiling finish: Plaster walls and ceilings; decorative plaster cornices in rooms.

5. Doors and doorways: First floor interior doors in the front portion are handsome eight-panel (six small over two large) doors in tiger grain maple. Original hardware has been removed. Doorway trim is fairly simple reeded pilaster trim with square corner pieces with circular reeding typical of classic revival. Other doors in house paneled, painted.
6. Trim: Wood chair rails and baseboards; plaster cornices in main rooms.  
Second floor front and rear rooms, front portion, have recessed windows with paneled reveals and simple recessed panels below. Federal style double architraves to windows. Hallways, front portion on first story has two wood pilaster supported arches. Arch has reeded soffit and gouge work archivolt; pilasters reeded. There is also a similar arch on second floor. Hallway in front portion, first floor has simple paneled wainscoting, pedestal high.
7. Hardware: Principal hardware throughout building has been replaced by modern.
8. Lighting: Electric.
9. Heating: Modern central heat. Fireplaces in each room of building except first floor front room and third floor rear room; these two have been removed. All fireplaces in front portion are on west wall; in rear portion, on east wall. First floor rear, front portion, second floor, rear, front portion, third floor, front, front portion have large Federal style fireplaces with gouge work and reeded and gouged pilasters; marble cheeks, square brick floors and marble hearths (some marble hearths and cheeks have been removed). Second floor, front room, front portion has a very large, especially handsome and elaborate Federal style fireplace, with delicate gouge work. Pilasters are fluted with gouge work fillets. Marble cheeks; hearth removed. Second floor, rear wing has marble fireplace in a plain classic revival treatment; marble cheeks and hearth.

D. Site

1. General setting and orientation: One of two similar city row houses on the north side of Locust Street (which runs E - W). Small narrow dead end alley on east side of building. Locust Street, running here for only two blocks, from Fourth to Sixth Streets, is a quiet street with colonial houses and formal gardens; and is in this block a part of Independence National Historical Park.
2. Walks: Modern concrete sidewalks.

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PHOTOGRAPH

*Reduced Copies of Measured Drawings*

Historic American Buildings Survey  
Heritage Conservation and Recreation Service  
Department of the Interior  
Washington, D.C. 20243