

United States Department of the Interior
National Park Service

BC 2523

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.



1. Name of Property

Historic name: East Center City Commercial Historic District Additional Information, Boundary Increase and Boundary Decrease
Other names/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: Roughly bounded by S. 6th, Locust, Juniper, Market, and Arch Streets
City or town: Philadelphia State: PA County: Philadelphia
Not for Publication: NA Vicinity: NA

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance: ___ national ___ statewide local
Applicable National Register Criteria: A ___ B C ___ D

<u>Andrea McDonald</u>	<u>4/16/2018</u>
Signature of certifying official:	Date
<u>Director/PA State Historic Preservation Office/PA Historical & Museum Commission</u>	
Title/State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official/Title:	Date
State or Federal agency/bureau or Tribal Government	

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain: _____)

<u>Lisidlene</u>	<u>5/24/18</u>
Signature of the Keeper	Date of Action

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5. Classification

Ownership of Property

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

The numbers provided below are exclusively for the Boundary Increase areas. Within the boundary increase areas are 5 properties that are individually National Register-listed. The 1984 nomination did not include a resource count in Section 5. In the district as defined in 1984, the inventory lists approximately 330 buildings, 9 sites, and 1 structure, of which 260 resources were considered Significant or Contributing.

Boundary Increase Areas:

Contributing	Noncontributing	
<u>27</u>	<u>8</u>	buildings
<u>1</u>	<u>1</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>28</u>	<u>9</u>	Total

Number of contributing resources within increase areas previously listed in the National Register: 5
 (Rohm and Haas Headquarters; Franklin Institute/Atwater Kent Museum; Philadelphia Savings Fund Society Building [PSFS]; John Wanamaker Store; New Century Guild)

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6. Function or Use

Historic Functions¹

DOMESTIC: single dwelling, multiple dwelling, secondary structure, hotel

COMMERCE/TRADE: business, professional, financial institution, specialty store, department store, restaurant, warehouse

SOCIAL: clubhouse

GOVERNMENT: fire station, post office, public works

EDUCATION: college, library, research facility, education-related

RELIGION: religious facility

RECREATION AND CULTURE: theater

INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility, communications facility

HEALTH CARE: hospital

TRANSPORTATION: rail-related, road-related

Current Functions

DOMESTIC: single dwelling, multiple dwelling, secondary structure, hotel

COMMERCE/TRADE: business, professional, financial institution, specialty store, department store, restaurant, warehouse

SOCIAL: clubhouse

GOVERNMENT: post office

EDUCATION: college, library, research facility, education-related

RELIGION: religious facility

RECREATION AND CULTURE: theater

HEALTH CARE: hospital

TRANSPORTATION: rail-related, road-related

7. Description

Architectural Classification²

EARLY REPUBLIC: Federal

MID-19TH CENTURY: Greek Revival, Gothic Revival, Italianate

LATE VICTORIAN: Gothic, Italianate, Second Empire, Queen Anne, Stick/Eastlake, Romanesque, Renaissance

LATE 19TH AND 20TH CENTURY REVIVALS: Beaux Arts, Colonial Revival, Classical Revival

MODERN MOVEMENT: Moderne, International Style, Art Deco

OTHER: Arts and Crafts, Regional Modernism

Materials:

Principal exterior materials of the property: Brick, stone, concrete, metal, glass

¹ Functions were not identified in the 1984 nomination's Section 6. This list covers the primary functions supported by the narrative sections of the 1984 nomination for the boundary as listed, and in the Boundary Increase areas.

² Styles were not listed in the original nomination form under Section 7, although many are indicated in the 1984 narratives. This list covers the styles present both in the 1984 area and the boundary increase areas.

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Additional Documentation and Boundary Revisions

The East Center City Historic District, listed in the National Register in 1984 (See Figure 1), identified an area of downtown Philadelphia characterized by its dense, heterogeneous collection of building scales and types that range from vernacular to high-style works by prominent architects based in Philadelphia and elsewhere. Recent examination has identified oversights in the original listing that can be clarified through additional documentation and boundary adjustments.

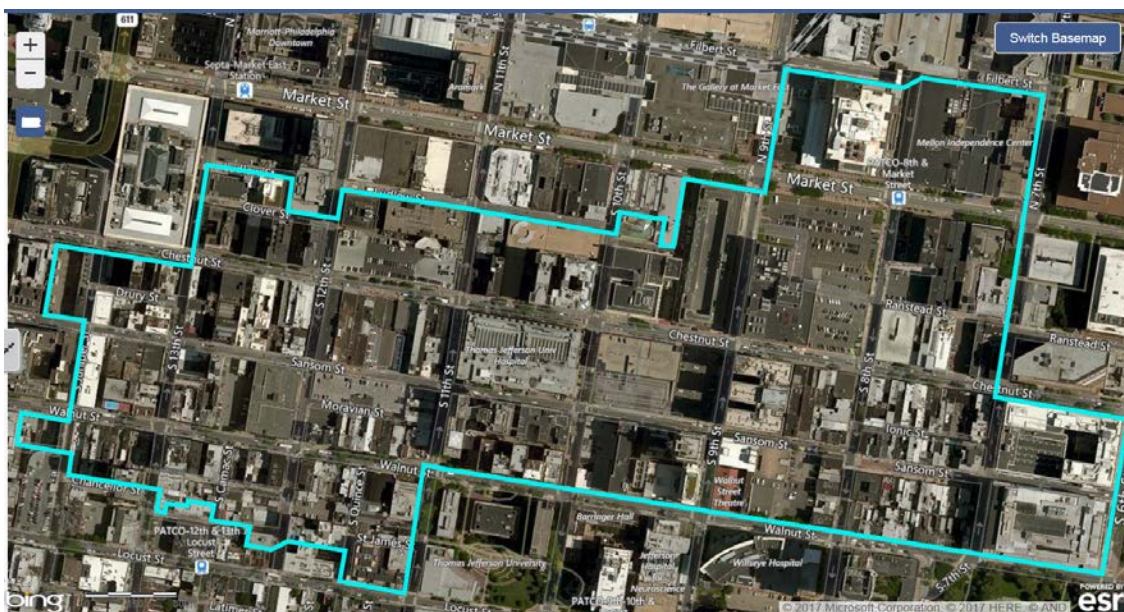
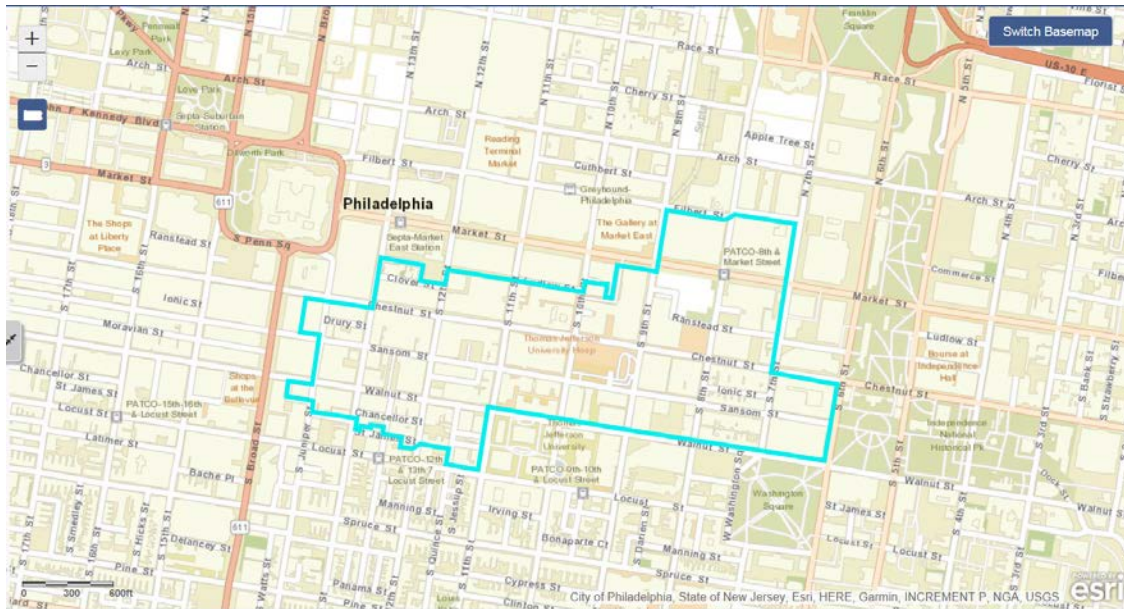


Figure 1: East Center City Commercial District boundary as listed in 1984, images from PA SHPO's Cultural Resources GIS program, 2017.

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While it is predominantly commercial in its buildings' uses, the district also includes residential and formerly residential buildings, institutional, office, and industrial buildings. The original nomination defined one of the most important characteristics of the district as its mixture of commercial building types. These include banks, hotels, newspapers, private clubs, shops (many of these are conversions of early- to mid-nineteenth-century residential buildings), restaurants, large department stores, and insurance companies. The listed district's period of significance was originally defined as beginning in 1799 and ending in 1934, although multiple buildings constructed after 1934 were identified as either significant or contributing to the district in the inventory prepared with the nomination.

The Additional Documentation portion of this form establishes a longer and more appropriate period for the listed district and adjusts the listed boundary to expand it in specific areas to add properties that help to fully convey the evolution and significance of this portion of Center City. The period has been extended to c.1970, when redevelopment near the listed District began to change the streetscapes during preparations for the Bicentennial Celebration focused around Independence Hall. The significance of Bicentennial era changes, especially those involving the National Park Service, has not yet been evaluated for its own significance. The listed district's inventory has been updated and the contributing status of resources reassessed in consideration of the expanded period and current physical appearance of individual resources.

The East Center City Commercial District remains remarkably unchanged in its essential physical fabric (and thus its character-defining features) and retains integrity, with post-listing demolitions and redevelopment confined to limited areas. Properties adjacent to the district that share associations but were overlooked in 1984 for unknown reasons have been identified as appropriate for inclusion within the District. The Boundary Increase areas will add approximately 28 contributing previously unlisted resources to the National Register. (As indicated in the Resource Count above, five³ resources within boundary increase areas are individually listed in the National Register and will be considered contributing, but not repeated in this Resource Count.) There are 7 specific areas being added to the existing district (see Figure 2).

The original boundary requires a Boundary Decrease to exclude a resource believed to have been included in error (Figure 2). The listed boundary included property at the northeast corner of Market and 9th Streets. The Gallery at Market East, an indoor shopping mall that opened in 1977 and expanded in the 1980s,⁴ extends along the north side of Market Street between 11th and 9th Streets, and reaches over 9th Street with a pedestrian skywalk connecting an extended portion of the complex. The building at the northeast corner of Market and 9th Streets is actually an integrated part of the larger Gallery. It is possible the boundary was originally drawn to align neatly with 9th Street. Because it cuts through a larger property that post-dates the period of significance, the property at the northeast corner of Market and 9th Streets is being removed from the listed boundary.

³ The individually listed resources included within Boundary Increase areas are the Rohm and Haas Headquarters, Wanamaker's Department Store (NHL), the PSFS Building (NHL), the New Century Guild (NHL), and the Franklin Institute/Atwater Kent Museum.

⁴ The Gallery is currently being redeveloped to include a mix of retail, entertainment, and dining venues and will be renamed.

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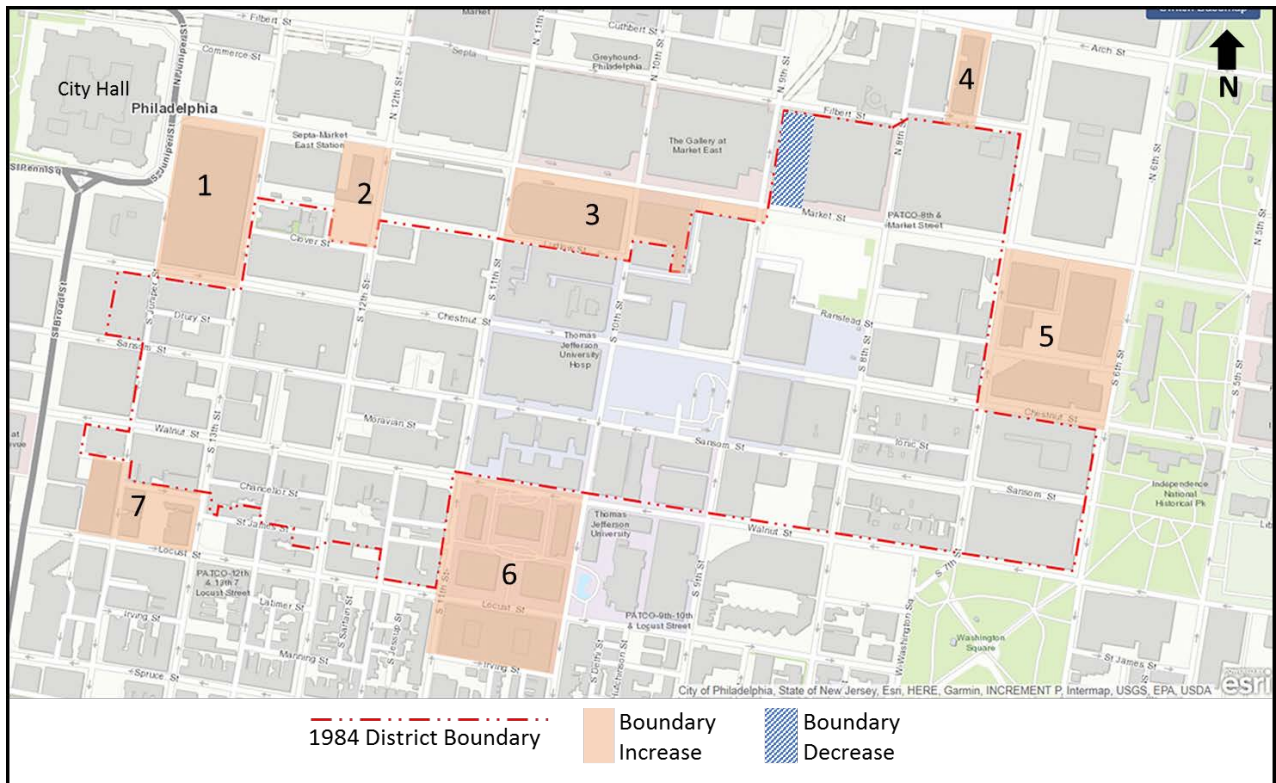


Figure 2: District listed in 1984 outlined in dashed line, plus areas to be added (shaded in orange), and area removed (diagonal hatching).

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The East Center City Commercial District Area Physical Description

The East Center City Commercial Historic District is generally easily distinguished from the other parts of the large area known as Center City Philadelphia, including the flanking National Register-listed districts of Independence National Historical Park, Society Hill Historic District, Washington Square West Historic District, and Broad Street Historic District. The surrounding districts correspond to different sections and functions of Center City Philadelphia with differing characteristics. The East Center City Commercial district remains distinct from what surrounds it in the same ways it did in 1984. The original nomination notes that it is “unique and identifiable,” and that it is “cut off from the old city [area of Center City] by the gash of Independence Mall on the east”. On the south it is visibly separated from residential neighborhoods by Washington Square and redeveloped parcels. This southern edge is marked by a shift to generally smaller, predominantly residential buildings, many on smaller streets. The northern edge is defined by lofts and warehouses above Market Street and by the 1970s-era Gallery urban shopping mall. With the exception of the property at 720 Arch Street, which is included within the Boundary Increase, the area along the northern edge of the District today reflects one of redevelopment from 1970 and later. This northern edge is also occupied today by post-Bicentennial government buildings along Arch Street, which differ substantially in the combination of much larger scale and in the different relationship to the city streets and pedestrians than the earlier buildings, not included here as they are of a noticeably different character from the pre-1970s office buildings. Finally, the original nomination defined the western edge of the district as the “spine of tall buildings that form the financial district of the early 20th century at Broad Street.” This shift in scale and use still characterizes the line of the western boundary.

While the surrounding areas are generally readily different in appearance from the listed East Center City Commercial District, there are properties immediately adjacent to the as-listed district that were excluded from the original boundary for reasons that are today unclear, and others excluded solely due to a date of construction that was less-than-50 years in 1984. This updated assessment of the District has established a longer, more appropriate period of significance for the district, and identified those formerly-excluded properties at the edges of the listed boundary that clearly help convey the Commercial and Architectural significance and history of the East Center City Commercial District.

Changes to the East Center City Commercial District, 1984-2017

Changes within the original listed district post-National Register designation are primarily concentrated in the redevelopment areas around Jefferson University on blocks of Walnut Street between 9th and 12th Streets. With the exception of 2 relatively small properties (1302-08 Drury Street, and 204-10 S. 11th Street), the demolitions and redevelopments within the district have taken place on lots that were identified as non-contributing to the district as it was originally listed. New construction has generally been large-scale, including a 7-story combination retail and parking building at 910-32 Chestnut Street, and a 6-story building at 1112-24 Chestnut Street. The most substantial alteration to a building listed within the 1984 district is the removal of the cladding to the former Snellenberg’s Department Store at 34-40 S. 11th Street, which was evaluated as Significant in the district at the time of designation. The loss of the exterior materials results in the building now being considered non-contributing. Substantially altered also is the Western Union Building at 1103-13 Locust Street, which has been changed by a large addition on the top of the building. The Art Deco façade that led to the evaluation of 1106 Chestnut Street as Significant in 1984 has been removed. The 2017 reconnaissance inventory identified three smaller buildings originally designated as contributing have been altered to an extent that they have lost integrity.

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The listed district includes examples of vernacular mid-century styles including a group of small, modernist banks, including the Colonial Federal Savings and Loan Association at 1206 Chestnut Street and Cayuga Federal Savings and Loan at 121-27 S. 13th Street, styles and buildings that are now better appreciated than at the time of listing.

The 1984 nomination also emphasized the important role of transportation in consumer access to retail and commuter movement, particularly rail-related. The accompanying inventory recognized the crucial role of cars for these purposes in accessing this portion of downtown. The district retains important, intact examples of historic parking garages dating from the 1940s to the 1960s (including 727-35 Chestnut, an early example completed in 1940, and the Alman Garage, 123-37 S. 12th Street, 1950, designed by Thalheimer and Weitz, listed as contributing to the district in 1984 with an incorrect date of 1935), marking the car's role in providing access to commerce in the district after World War II.

The original nomination also clearly indicates that the buildings of the district represent a heterogenous mix of sizes, ranging from small, mixed-use and retail buildings to large institutional and office buildings that occupy most of a city block, such as the Curtis Building and the main building of Jefferson University Hospital. Section 7 notes that "against the pattern of [newer] large buildings, there is an underlying fabric of small buildings that survive from the initial development of the region as a residential community." These formerly residential buildings are almost invariably adapted for either commercial or mixed use. These buildings can be found throughout the district, but are particularly evident along Locust and Walnut Streets. Larger, purpose-built commercial buildings predominate on its northern, Market and Arch Street edge, and on its eastern edge facing Independence Mall.

Boundary Increase Description

As noted, the original nomination emphasized the commercial types of buildings in the district. The nomination identified some institutional buildings as contributing and significant resources within the District, including the main building of Jefferson University Hospital. The nomination also noted the dominance of the publishing industry with many buildings surviving from different periods. The buildings in the Boundary Increase areas reflect this mixture of scales and uses. Market Street continued to be the preferred location for new, large department stores in the 1950s and 1960s, such as the W. T. Grant Company buildings at 1010-16 and 1026-44 Market Street. Jefferson University remained a key institutional presence, and expanded its holdings in the 1950s-1960s to create a small urban campus. Banking continued to be an important sector in the local economy, with resources on Market, Chestnut and Sansom Streets. Hotel construction continued with a Holiday Inn on Walnut Street completed in 1964.

The buildings in the Boundary Increase areas continue the patterns detailed in the original nomination. They also display an important variety of approaches to modern design of the Philadelphia area of the period. The expanded district includes examples of the work of architects important in the region and the nation (such as the Rohm and Haas headquarters by Pietro Belluschi). Buildings constructed or substantially altered with new facades in the period 1934-1970 continue to reflect the pattern of the mixture of scales and commercial building types that were established before 1934. Thus, for example, the Rohm and Haas building echoes the earlier Public Ledger and Curtis Buildings in the listed district in scale and as a strong architectural design statement at the eastern edge of the district.

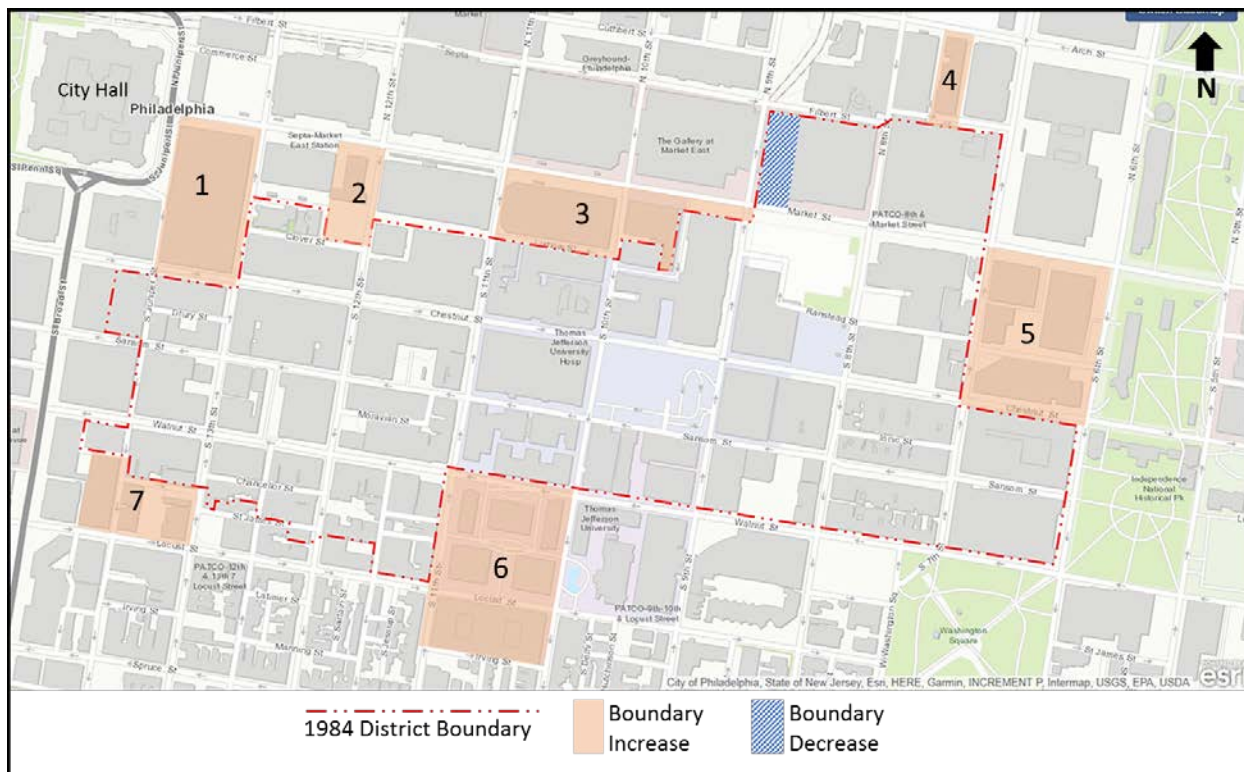
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Boundary Increase Areas



Northern Side (Primarily along Market Street, Areas 1, 2, 3, 4, 5)

The areas of expansion along the northern edge of the listed district include the National Historic Landmark-designated John Wanamaker Department Store and PSFS Building, the south side of the 900 and 1000 blocks of Market Street, 720 Arch Street (an extension of Market Street's Lit Brothers Department store stretching from Filbert to Arch Streets), and the block bounded by Market, S. 6th, Chestnut, and S. 7th Streets. The buildings in these blocks reflect the varied scale of commercial construction and redevelopment in the district through 1970 that continued the patterns identified in the original nomination. 720 Arch Street is connected to the Lit Brothers Department Store via an ornate pedestrian bridge, and should have been included in the original listing due to its physical, historic and functional relationship with the main department store building. The buildings further west on Market Street represent banking, retail, and hotel functions, all important aspects of the original nomination, and include many important examples of modern movement design as well, ranging from the landmark PSFS building to the 1953-54 W.T. Grant Store by important regional modernists Thalheimer & Weitz at 11th and Market Streets. The landmark John Wanamaker Store (1) provides a counterpoint to the Lit Brothers Department Store on the east end of the Market Street corridor.

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Areas 1 and 2: 1301-25 Chestnut Street, John Wanamaker Department Store (1), and 1200 Market Street, Philadelphia Savings Fund Society (PSFS) Building (2); Areas 1 and 2 outlined in white dashed line; existing district is highlighted)

Wanamaker's is an NHL and is a monument of Philadelphia retail; it anchors the northwest corner of East Center City's commercial strip along Market Street and represents a counterpart to the department stores on the east end. It was likely not included in the district when listed due to its individual status. The PSFS building is also an NHL and reflects the historic role of banking in the district and high-end architectural design continuing into the Modern movement. Including these within the district presents a more-complete picture of the area's commercial importance and reflects its significance within the theme of architecture. The office building between these two NHLs at 1234 Market Street is excluded from the boundary increase because it was opened in 1974 and is associated with the redevelopment of East Market Street that defines the 1970s era, beyond this period of significance.



Left, Wanamaker's flagship department store;
Right, PSFS Building, Philadelphia's first International style skyscraper.

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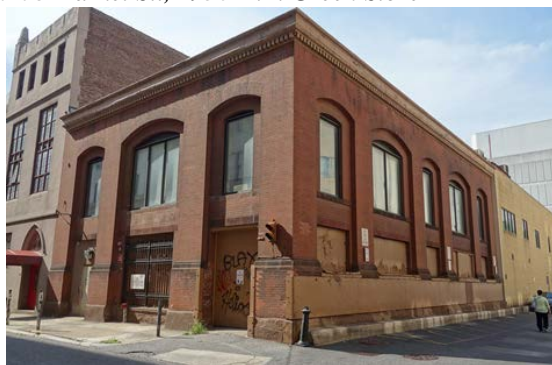


Area 3: South side of 900-1000 blocks of Market Street, north side of 900 block of Ludlow Street (Area 3 outlined in white dashed line; existing district highlighted)

The buildings along Market Street represent the continuation of large-scale, retail store development in the district from the 1920s to the 1950s, and include examples of vernacular modernism and the work of nationally and regionally important designers, including George W. Neff, Victor Gruen, Elsie Krummeck, and Thalheimer & Weitz. They were likely excluded from the original listing due to insufficient appreciation for later 20th century history and styles in 1984. The Ludlow Street-facing buildings reflect the pre-Modern appearance of the area.



*Above left, 920-28 Market St., 1969 Yamasaki-influenced façade applied to 1946 building;
Right, 1000-08 Market St., 1936 H.L. Green Store*



*Left, 1020-24 Market St., 1946 Robinson's Department Store, by Victor Gruen and Elsie Krummeck)
Right, 919-21 Ludlow St.; Penn Mutual Building Boiler House, 1899, by Louis C. Hickman. The Ludlow Street
properties reflect earlier styles found within the district.*

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Area 4: 720 Arch Street, Lit Brothers Warehouse (Area 4, outlined in white dashed line; existing district highlighted)

This property has three components: it incorporates the former Lits Brothers Warehouse (built for another use between 1875 and 1885) on the south, facing Filbert Street, and which was historically connected to the Lits Brothers Store facing Market Street (included in the original nomination) c.1910 by an ornate second floor bridge (component two). The current tax parcel property continues through to Arch Street to the former Harris Steam Power Printing House (component three), c.1860-70, which abuts the Lit warehouse. Due to historic (and continuing) physical connection between the Lit Brothers Department Store and its Warehouse and the commercial nature of 720 Arch Street, these should have been included in the original district nomination.



Photos above show the Filbert (south) end of the warehouse, facing NW from Filbert Street; the c.1910 bridge connecting the Lit Brothers Department Store to its warehouse, facing W, and the 720 Arch Street façade (the north end of the warehouse building), facing SW from the north side of Arch Street.

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Area 5: Northeastern area of increase, outlined in white dashed line; district highlighted

The block bounded by Market, S. Independence West Mall (S. 6th Street), Chestnut Street, and S. 7th Street represents the mixture of scales of construction and styles in commercial and institutional buildings in the years before the Bicentennial, including the Rohm and Haas headquarters (individually listed) and its adjacent parking garage on Market Street, between 6th and 7th Street. One large non-contributing 1980s building is included within the block. As noted above, the large, later federal government buildings on the northeast side of Market Street define the edge of the district.



Above left, 100 S. Independence W. Mall (S. 6th St.), Rohm and Haas Headquarters; 1963-65 by Pietro Belluschi; and right, 618-34 Market Street, Rohm and Haas Parking Garage, with retail on first floor; 1965-67 by the George Ewing Company.



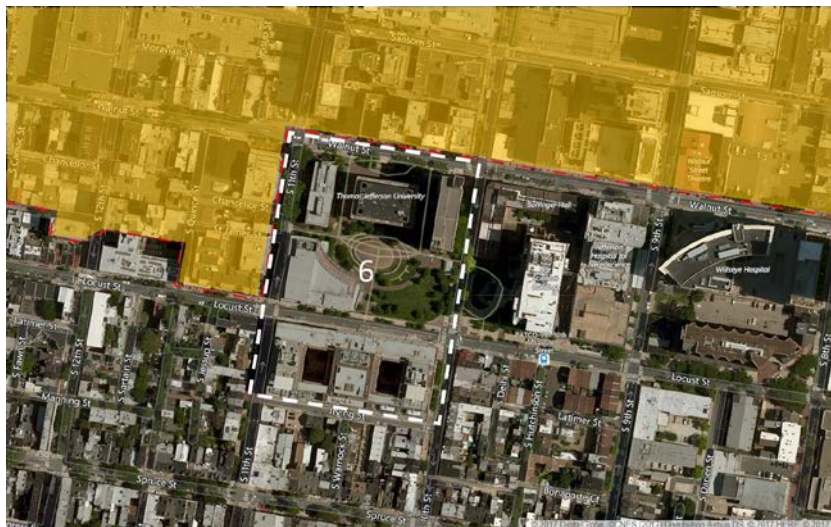
Above left, 623-99 Ranstead Street, 1965-67 Charles P. Mills & Son Building, adjacent in background to the left is the original 1825 Franklin Institute, now the Philadelphia History Museum; Right, 130 S. Independence W. Mall, the Pennsylvania Company Building, c.1950 by Sydney Errington Martin. Behind this Colonial Revival building is a non-contributing c.1980 mixed-use high rise.

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Area 6: Southern Side of increase area; outlined in white dashed line, existing district highlighted
Jefferson University's buildings in the blocks bounded by Walnut, 10th, 11th, and Irving Streets mark a major mid-1960s building initiative of this institution, beginning with a capital campaign launched early in 1963. Other Jefferson campus buildings were included within the original NR boundary for the district. The Jefferson buildings included in the boundary expansion reflect the trends within the district of mid-century modern style and, with the Scott Library, "statement" buildings by prominent architects. To complement the period expansion, 4 modernist buildings and the outdoor plaza (contributing) that were part of Jefferson's mid-1960s expansion are being added to the boundary. Only one non-contributing campus building built after the Period of Significance is included but does not diminish the campus plan.



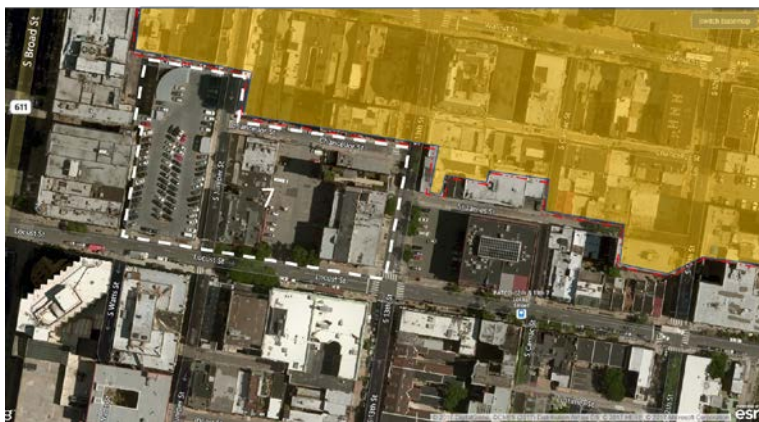
Left photo features 1000 Walnut Street, Orlowitz Hall; 1968. Center photo includes 1020 Walnut Street, the 1967-70 Scott Memorial Library (building on the right) by the firm Harbeson, Hough, Livingston and Larson (believed to have designed other Jefferson campus buildings); and 201 S. 11th Street, the 1959 Martin Residence Hall, which pre-dates the building campaign (center), and the plaza. Right photo shows a portion of 1008-34 Locust Street, Alumni Hall, constructed 1965-67.

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Area 7: Southwestern Edge of increase area outlined in white dashed line; existing district highlighted

The southwestern corner additions to the listed district capture buildings omitted from the original district for unknown reasons, as they relate both historically and thematically as commercial buildings, either purpose-built or adapted former residential buildings.



Above left: 1301-03 Locust Street; 1305 Locust Street; and 1307 Locust Street. The 1927 Art Deco commercial building at the corner of 13th Street was probably designed by Leroy Rothschild for Heyman Brothers.

Adjacent is a 4-story 19th-century townhouse with first floor restaurant. Similar in appearance is the New Century Guild building, an NHL. Above right: 1327 Locust Street Parking Garage, a 3-story, 1949 reinforced concrete parking garage included due to the expanded period; it helps convey the ongoing importance of the district as a commercial area, and emphasize the role of the auto in this district.



Above left: 210 S. 13th St., Davison Building, a c.1915 6-story, Beaux Arts style commercial building, probably designed by Clarence Schermerhorn. Right: The restaurant with 1960s faux half-timbering (1318-20

Chancellor St.) abuts the 1912 office for the prominent architectural firm Mellor & Meigs (1322 Chancellor St.), a converted mid-19th century stable.

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Boundary Decrease: Property removed from the district



Decrease: *Northeast corner of Market and N. 9th Streets, shown inside dashed-line rectangle.*

As noted above, the boundary as originally drawn included the portion of the interconnected 1970s-1980s Gallery shopping mall on the east side of North 9th Street. (The building spans 9th Street via a pedestrian skywalk at the second floor level.) It was identified in the original inventory as 831-41 Market Street and considered an intrusion to the district. The listed boundary has been redrawn to omit this eastern portion of the Gallery complex (the correct address of which is 833 Market Street), as it is and was part of a larger property outside the district, and remains inappropriate for inclusion as it post-dates even the expanded period of significance. It is likely the 1984 boundary was drawn to follow 9th Street for expediency, and the surveyors failed to consider its connection to the Gallery resources on the west side of the street.



Above: The Gallery shopping center, from N. 9th Street at Market, facing north, looking at the pedestrian skywalk that connects the Gallery buildings on the east and west sides of 9th Street. The building on the east side of the street is being removed from the listed district as it appears it was included in error.

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Impacts to the 1984 listed district based on expanded Period of Significance

The original period appears to have been defined solely by the standard 50-year guideline, and was not based on the actual historic importance or architectural significance of the district. Expanding the listed district's period will result in the contributing status of some previously-inventoried resources changing. Following are examples of buildings re-evaluated for contributing status for age, style, or integrity.



722-24 Market St.

Looking southeast from Market Street

1984 description: c.1950 3-story Moderne Bauhaus glazed terra cotta, stone and aluminum facade with asymmetrical organization.

Update: M&H Sports Stores. New building replaced earlier theater after fire in 1950, architect: Maurice G. Cohn. Interesting modernist retail building, retains character-defining period features such as corrugated sheet glass in windows.

References: Philadelphia City Building Permits

Evaluation: 1 contributing building

734-36 Market; 1-13 South 8th St

Facing south, slightly east, from Market Street

1984 description: Mitchell/Giurgola subway exit c.1969.

Update: Designed and built 1963-69 by important local designers

Evaluation: 1 contributing structure



704 Chestnut

Looking southeast from Chestnut Street

1984 description: 3-story commercial building; base altered; top story removed; rusticated stone piers frame shallow center bay with pressed metal leafage

Update: Unclear why this was evaluated as non-contributing, reflects appearance from within period

Evaluation: 1 contributing building

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727-35 Chestnut St. (35-47 S. 8th Street)

Looking northeast from Chestnut and 8th Streets

1984 description: 4-story c.1950 concrete parking garage

Update: 1940, Silverman & Levy for Thrift Park, Inc.; important early garage with first floor storefronts, retains character-defining details such as glass block and cast-stone ornament

Evaluation: 1 contributing building

800-06 Chestnut St.

Looking southwest from Chestnut and 8th Streets

1984 description: 2-story c.1960 bank; modern, granite base; limestone "cornice" with angled glass windows.

Update: 1966, Public Federal Savings and Loan Association. Architect: Stephen J. Mathews; Good example of commercial modern style; References: *Philadelphia Inquirer* 29 August 1966, p.2; *Philadelphia AIA Yearbook* (1966), p.56.

Evaluation: 1 contributing building



1025-29 Chestnut St. (14-20 S. 10th St.)

Looking northwest from Chestnut Street

1984 description: c.1960 Rite Aid and parking group, tan brick and tile.

Update: Built between 1950 and 1959, L-plan parking garage with retail on first floor; interesting 1950s garage

Evaluation: 1 contributing building

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1206 Chestnut St.

Looking southeast from Chestnut Street

1984 description: 4--story commercial building, fronted c.1950 with black granite and stainless steel; no windows above first floor

Updated description: 1962-63, Colonial Federal Savings and Loan Association. Interesting example of modern commercial design of the period. Retains integrity. Architect: Lee Casaccio. References:

Philadelphia City Building Permits
Evaluation: 1 contributing building



1214 Chestnut St.

Looking southwest from Chestnut Street

1984 description: 5-story Victorian building refaced c. 1950; granite first two floors, stucco above, stainless steel casement.

Update: First two floors, granite faced, probably date to 1938, Silverman and Levy, new store front for George Allen, Inc. Upper floors, alterations, 1960 for dress store. Interesting combination of commercial architectural styles of two historic periods.

References: Philadelphia City Building Permits
Evaluation: 1 contributing building



1318-20 Chestnut St.

Looking south from Chestnut Street

1984 description: 4-story tan brick c.1955 office, pink marble base, first floor badly altered.

Update: Altered commercial front dates from 1940, within the period, probably Thalheimer and Weitz.

Evaluation: 1 contributing building

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923-25 Walnut St.

1984 description: 3-story reinforced concrete parking garage.

Update: 3-story reinforced concrete, L-plan parking garage, 1965-1970, with entrances from Walnut and 10th Street. Essentially unchanged since construction. Retains character-defining features such as historic neon sign and corrugated wall panels on 10th Street.

Evaluation: 1 contributing building



1027-29 Walnut St, Foerderer Pavilion, Jefferson University

1984 description: 16-story, modern yellow brick Aalto influenced hospital slab, V.G. Kling, architect, c.1951; marble clad piers support asymmetrically designed International Style facade with projecting balconies at upper right corner; Corbusian roof deck; all windows replaced 1983-84 with modern dark, energy efficient glazing.

Update: date 1954-5, Philadelphia chapter AIA Gold Medal winner in 1961; some windows appear to be historic. Locally significant representation of Aalto manner by one of the most important modern practices in the Philadelphia region.

Evaluation: Although identified in 1984 inventory as a separate building, this is actually an addition to the listed Jefferson Main Building (as part of the original district), therefore not counted separately but identified here as a reflection of the impact of the period extension.

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1305-11 Walnut Street

1984 description: Modern, multi-story reinforced concrete Holiday Inn with parking garage base, c.1960.

Update: Developed by Arel Realty and leased by Holiday, begun 1961, completed 1964. Architect: probably Geddes, Brecher, Qualls & Cunningham, who are documented as the designers of the marquee. References: Philadelphia City Building Permits; Harry Hoffman, "Travel Notes: Vacation Know-How," *Philadelphia Inquirer*, 6 December 1964, p. 140.

Evaluation: 1 contributing building



114-16 S. 8th Street

1984 description: Three-story brick coated commercial building with bathroom marble and aluminum 1960 first story.

Update: New storefront, 1964, for Govberg Jewellers, P. Price, architect. Mid-century storefront with historic marble re-facing. Retains integrity. References: Philadelphia City Building Permit

Evaluation: 1 contributing building



126 S. 8th Street

1984 description: 2-story bathroom tile and bronze trim c.1960 shop.

Update: Interesting commercial storefront, c.1965. Retains historic window sash, bronze trim, and marble tile.

References: Philadelphia City Building Permit

Evaluation: 1 contributing building

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201-03 S. 12th Street

1984 description: 4-story Pompeiian brick double house; limestone and terracotta detail with glorious terracotta bay; north half has squareheaded openings; south half damaged by fire but perhaps salvageable. Could be by Addison Hutton, 1892. Intrusion by reason of fire damage

Update: Property repaired.

Evaluation: 1 contributing building

121-27 S. 13th Street (1228 Sansom Street)

1984 description: 4-story building refaced with granite, aluminum and stainless steel for East Girard Savings c.1960.

Update: Cayuga Federal Savings and Loan, Philip Mastin architect, 1960.

References: Philadelphia City Building Permit

Evaluation: 1 contributing building



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8. Statement of Significance

Applicable National Register Criteria

- 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.

Criteria Considerations

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

Architecture

Commerce

Communications⁵

Period of Significance

1799-c.1970⁶

⁵ The area of Communications was included in the 1984-listed district, due to the presence of some prominent companies within the original boundary, but does not pertain to the expanded boundary increase areas.

⁶ The period of significance for the Boundary Increase area is 1799-c.1970. The period for the 1984-listed district was identified as 1799-1934. This additional information extends that original period to c.1970.

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Significant Dates

NA

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Pietro Belluschi
Daniel Burnham & Co.
Maurice G. Cohn
Lee Casaccio
George Ewing Company
Victor Gruen and Elsie Krummeck
Harbison, Hough, Livingston and Larson
Louis C. Hickman
Howe & Lescaze
Sydney Errington Martin
Stephen J. Mathews
Mellor & Meigs
Silverman & Levy
Thalheimer and Weitz

Statement of Significance

The East Center City Commercial Historic District was listed in 1984 for significance under Criterion A in the area of Commerce for its important role as the City's commercial center in the 19th and 20th centuries, before the Bicentennial-motivated changes of the 1970s. The District was also listed for significance under Criterion C in the area of Architecture for containing an important collection of diverse building styles. The boundary increase areas directly relate to those two areas of significance.

The original district nomination emphasizes the presence in the district of "examples by the principal architects" of Philadelphia from the early nineteenth into the twentieth century. Many buildings that post-date the original district period, or possess facades applied to existing buildings, also serve as examples of the work of prominent local and national architects, and as important examples of various styles. The resurvey of the area established a justification for expanding the period and adding increase areas supporting and enhancing the Architectural significance of the original district. (see above pages 10-22)

In establishing Commercial significance, the original nomination asserts that the District "marks the space where retailing and business were concentrated in Philadelphia during the 19th and early 20th centuries" and notes the presence of "major retailers," as well as prominent insurance company buildings, smaller

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retail and manufacturing facilities, banks, hotels, and office buildings. The nomination explains the District's significance for its association with the history of commercial activities in the city of Philadelphia. The areas included as boundary increases share the same roles and help convey the commercial nature of the original district.

The district as initially listed contains multiple instances of the extension of the patterns of Architecture and Commerce beyond 1934, the original end of the period. It appears that the period was defined by the National Register 50-year guideline, without clarifying when the district's importance under relevant themes actually ends. The original nomination's inventory justifies continuation of that period into at least the 1950s through the categorizing multiple post-1934 properties as "contributing" or "significant." These include the Moderne style former Woolworth's building that bounds the western edge of the listed district on Chestnut Street (1330-36), which was dated to c.1940 in the 1984 inventory, but which in fact was built in 1949, and the Mercantile Library at 1021-23 Chestnut Street, designed and built in 1952, as well as the Alman Garage (123-37 S. 12th Street, inventoried in 1984 as 1106 Sansom Street), which was mis-dated to c.1935, but which was constructed in 1950.

As suggested above, multiple buildings in the district constructed after 1934 continue the significance of the district under Criterion C in the Area of Architecture, ranging from larger buildings designed by nationally significant practitioners as represented by the Rohm and Haas headquarters building, to the smaller and more vernacular, as represented by the smaller, mid-century banks found scattered through the district. In the same vein, related to Criterion A, for the area of Commerce, the construction of commercial buildings that mix scales and uses also continued in the district in the post-1934 period. Thus, the resources of this later period in the district are consonant with those of the period of significance identified in 1984, and thus contribute to, and extend its significance under Criteria A and C.

While a general trend can be noted in the late nineteenth century and pre-1970 twentieth century buildings of the district toward progressively larger construction, the forces of redevelopment, and particularly the push to develop the areas near Independence Hall in advance of the Bicentennial, led to buildings of a superblock scale both in and near the District, marking a clear line of difference between before and after the 1970s.

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9. Major Bibliographical References (in addition to those listed in the original nomination)

Philadelphia City Building Permits
Information available at www.philadelphiabuildings.org
Information available at www.philageohistory.org
Information available at www.phillyhistory.org

Previous documentation on file (NPS):

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

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Philadelphia City Archives

Historic Resources Survey Number (if assigned): NA

10. Geographical Data

Acreeage of Property: The total of the increase areas is 24.35 acres. The area being removed from the listed 1984 district is less than one acre (approximately 0.85 acre).

Latitude/Longitude Coordinates (decimal degrees; enter coordinates to 6 decimal places)

Points that correspond to the center of each boundary increase and decrease area, as shown on the accompanying USGS and aerial views:

Increase Areas:

1. -75.162106 39.951428
2. -75.160218 39.951625
3. -75.157686 39.951296
4. -75.152364 39.952579
5. -75.151420 39.950013
6. -75.158373 39.947546
7. -75.163265 39.948368

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Decrease Area:

0. -75.154725 39.951757

New coordinates for a polygon that encompasses the entire East Center City Commercial District as originally defined in 1984, plus the boundary increase areas:

A -75.149875 39.952876

B -75.151335 39.945276

C -75.159488 39.946032

D -75.164467 39.948039

E -75.163265 39.952908

F -75.152965 39.953336

Verbal Boundary Description (Describe the boundaries of the property.)

There are seven areas of increase to the existing district, and one area of decrease.

Increase Area 1: Beginning at the southeast corner of Market and East Penn Square, continuing approximately 265 feet southeast along the southwest side of Market Street to the southwest corner of 13th and Market Streets, continuing southwest along the northwest side of 13th Street approximately 545 feet to the northeast side of Chestnut Street, continuing approximately 265 feet along the northeast side of Chestnut Street to the southeast corner of Chestnut and Juniper Streets, continuing northeast along the southeast side of Juniper Street approximately 545 feet to the point of beginning. This block contains the John Wanamaker Store.

Increase Area 2: Beginning at a point approximately 130 feet northwest from the southwest corner of 12th and Market Streets in the southwest side of Market Street, continuing southeast approximately 130 feet to the southwest corner of 12th and Market Streets, continuing southwest along the northwest side of 12th Street approximately 350 feet to the northeast side of Clover Street, continuing northeast approximately 130 feet, continuing northeast approximately 350 feet to the point of beginning. This area contains the PSFS Building.

Increase Area 3: Beginning at the southeast corner of 11th and Market Streets, continuing along the southwest side of Market Street approximately 670 feet to the northwest corner of the 901 Chestnut Street property, continuing approximately 265 feet along the northeast side of this property to the southwest side of Ludlow Street, continuing approximately 70 feet to a point opposite the southwest corner of 919-21 Ludlow Street, continuing northeast and then counter-clockwise around the St. Stephen's Episcopal Church property at 19 S. 10th Street, and continuing northwest across 10th Street to its northwest side, continuing southwest along the northwest side of 10th Street to the northeast corner of 10th and Ludlow Streets, continuing along the northeast side of Ludlow Street to the southeast side of 11th Street, continuing northeast to the point of beginning.

Increase Area 4: Beginning at the northwest corner of the property at 720 Arch Street, continuing along the southwest side of Arch Street to the northeast corner of this property, continuing southwest along the southeast side of this property in a line that continues to the northeast side of Filbert Street,

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continuing along the northeast side of Filbert Street to a point parallel to the southwest corner of 720 Arch Street, continuing northeast to the point of beginning.

Increase Area 5: Beginning at the southwest corner of 7th and Market Streets, continuing southeast along the south side of Market Street to the southwest corner of 6th Street, continuing south along 6th Street to the southwest corner of 6th and Chestnut Streets, continuing northwest along the southwest side of Chestnut Street, continuing northeast along the northwest side of 7th Street to the point of beginning.

Increase Area 6: Beginning at the northwest corner of 11th and Walnut Streets, continuing southeast along the northeast side of Walnut Street to the northwest corner of 10th and Walnut Streets, continuing southwest along the northwest side of 10th Street, crossing Locust Street, and continuing to the northwest corner of Irving Street, continuing northwest along the northeast side of Irving Street to the northwest side of 11th Street, continuing northeast along the northwest side of 11th Street to the point of beginning.

Increase Area 7: Beginning at the northwest corner of the property at 1327 Locust Street, continuing clockwise around the perimeter of this property to the southeast side of Juniper Street, continuing southwest along the southeast side of Juniper Street to the northeast corner of Juniper and Chancellor Street, continuing southeast along the northeast side of Chancellor Street to the northwest side of 13th Street, continuing southwest along the northwest side of 13th Street to the northwest corner of 13th and Locust Streets, continuing northwest along the northeast side of Locust Street to the southwest corner of the property at 1327 Locust Street, continuing northeast along the edge of this property to the point of beginning.

Decrease Area: Beginning at the southeast corner of 9th and Filbert Streets, continuing east along Filbert approximately 100 feet to the northeast corner of the building, turn south to Market Street, continuing west to the northeast corner of 9th and Market Streets, continuing north to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The increase areas possess properties that reflect the themes of Architecture or Commerce established in the original listing, share the defining characteristics of the listed district, and complement the extended period of significance ending c.1970. Adjacent blocks or parcels excluded are not being added because they post-date c.1970, have different associations, have lost integrity, or do not enhance the district's abilities to convey the relevant themes.

11. Form Prepared By

name/title: Emily, T. Cooperman, Ph.D., Principal; with PA SHPO staff
organization: ARCH Preservation Consulting
street & number: 608 W. Phil-Ellena St., 3B
city or town: Philadelphia state: PA zip code: 19119
e-mail: etcooperman@comcast.net telephone: 267-702-0778 date: October, 2017

Additional Documentation

Submit the following items with the completed form:

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- **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Photographer: Emily Cooperman

#	Date	Description of view
1	8/17/2017	700 and 600 blocks Walnut Street, northeast side, looking east from the intersection of S. 8 th and Walnut Streets
2	8/17/2017	1000 block Chestnut Street, northeast side, looking east from the intersection of S. 11 th and Chestnut Streets
3	8/17/2017	Northwest Side of Market Street at 9 th Street, showing the Gallery Mall and the boundary decrease area.
4	8/17/2017	South Independence Mall West, blocks below Market Street, with Rohm and Haas Headquarters at right, showing increase area 5 and edge of district
5	8/17/2017	Former W. T. Grant Store and southwest side of Market Street, increase area 3
6	6/29/2017	700 Block Arch Street, showing increase area 4 and edge of district

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Figure 1: East Center City Commercial District boundary as listed in 1984, images from PA SHPO's Cultural Resources GIS program, 2017.

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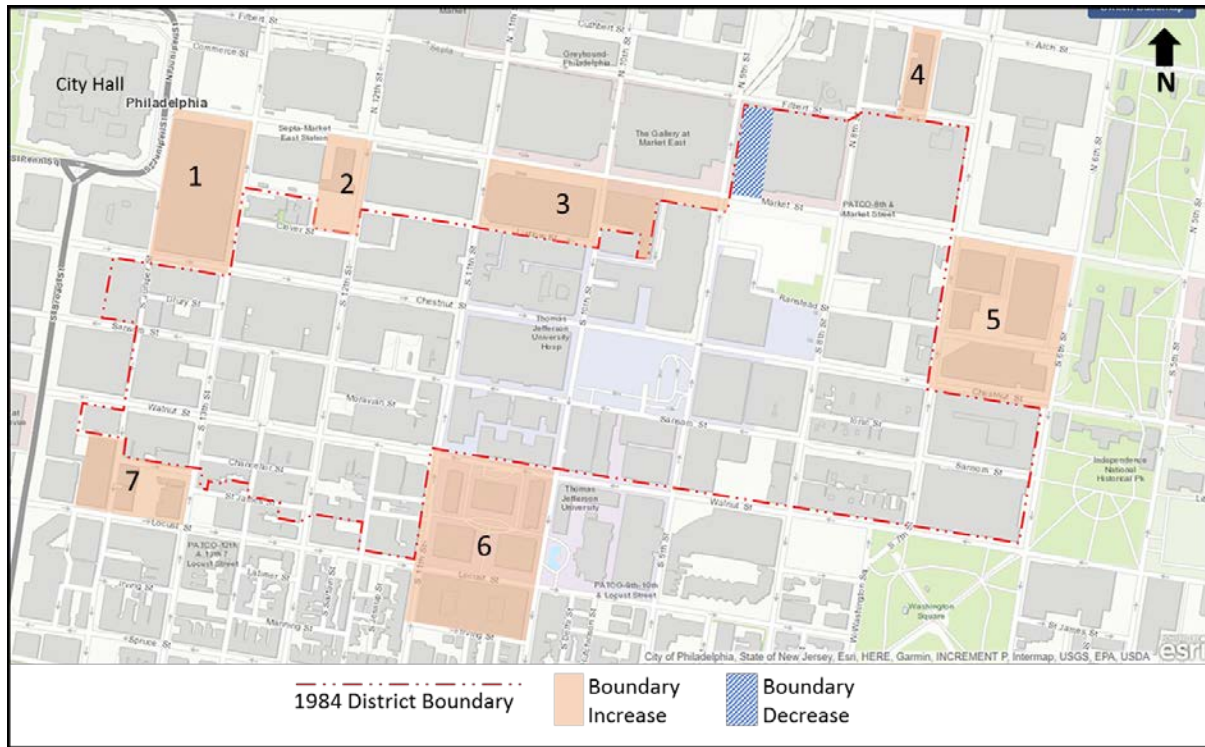


Figure 2: District listed in 1984, indicated by the red dashed line, plus areas to be added (highlighted), and area removed (diagonal).

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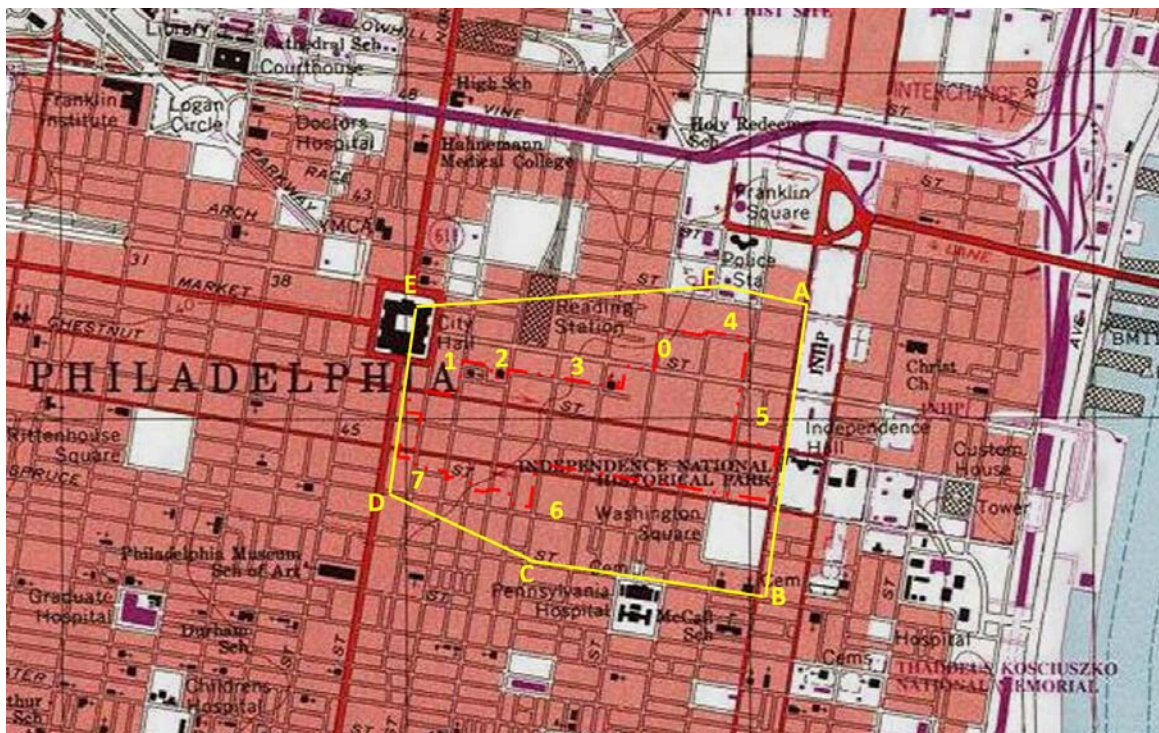


Figure 3: USGS map, Philadelphia Quadrangle, showing 1984 listed district outlined by dashed line, surrounded by a polygon (points A-F) that encompasses the listed district and boundary increase areas. Coordinates that match the approximate center of each increase area (1-7) and the decrease area (0) are listed below. See Figure 2 for map of increase areas.

Polygon points enclosing original district and increase areas:

- A -75.149875 39.952876
- B -75.151335 39.945276
- C -75.159488 39.946032
- D -75.164467 39.948039
- E -75.163265 39.952908
- F -75.152965 39.953336

Increase Areas:

- 1. -75.162106 39.951428
- 2. -75.160218 39.951625
- 3. -75.157686 39.951296
- 4. -75.152364 39.952579
- 5. -75.151420 39.950013
- 6. -75.158373 39.947546
- 7. -75.163265 39.948368

Decrease Area:

- 0. -75.154725 39.951757

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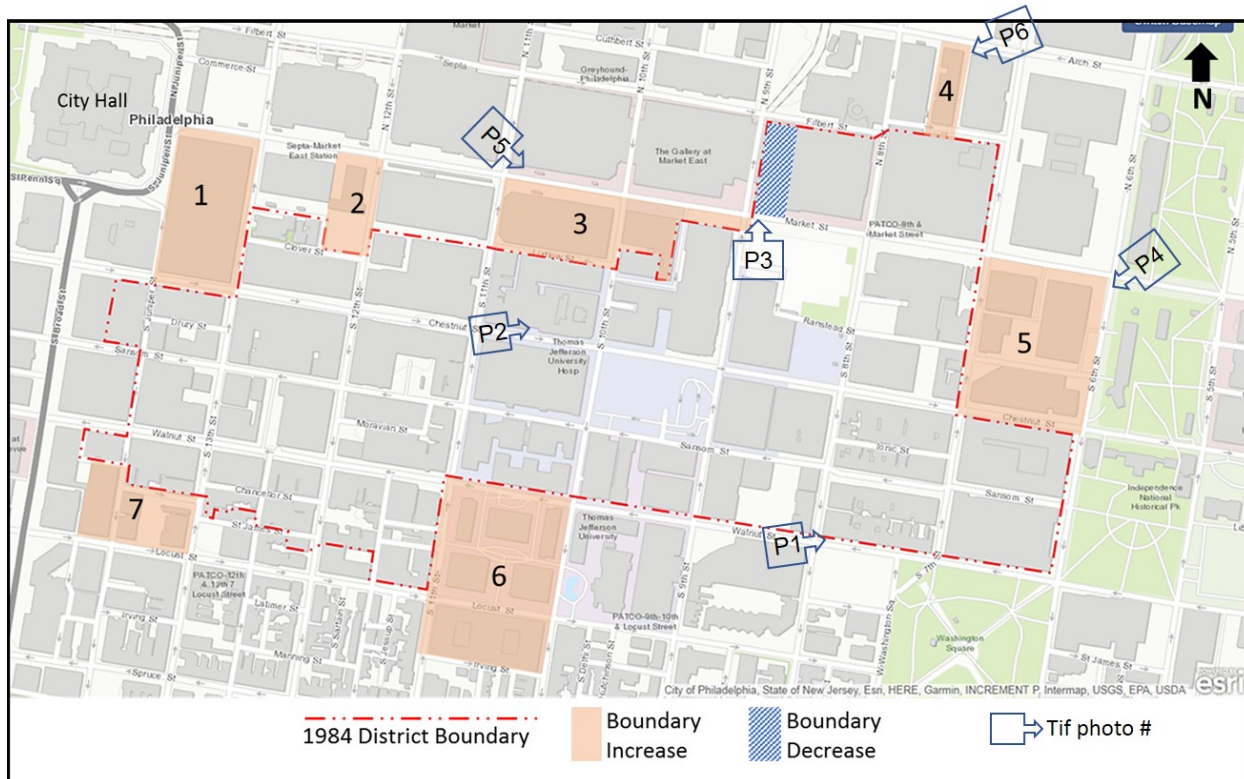


Figure 4: Photo key for representative streetscape photos from within and around the current district and increase areas, provided as tif images with the increase nomination form. Additional embedded photos in the above physical description are provided from throughout the listed district and increase areas for reference.



Photo 1, left: 700 and 600 blocks Walnut Street, northeast side, looking east from the intersection of S. 8th and Walnut Streets; Photo 2, right: 1000 block Chestnut Street, northeast side, looking east from the intersection of S. 11th and Chestnut Streets

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Photo 3(left): Northwest Side of Market Street at 9th Street, showing the Gallery Mall and the boundary decrease area; Photo 4 (right): South Independence Mall West, with Rohm and Haas Headquarters at right, showing increase area 5



Photo 5 (left): Former W. T. Grant Store and southwest side of Market Street, increase area 3; Photo 6 (right): 700 Block Arch Street, showing increase area 4

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Number	Street	Historic Name/Identity	Designer	1985 Date	Correct date	1985 Evaluation	2017 Eval	Comment
13-17	7th, S.	Franklin Institute; Atwater Kent Museum	John Haviland	not included	1824-7	Not evaluated	C	Boundary Extension; Individ. NR listed; Philadelphia History Museum
18-28	7th, S.	Balch Institute	H2L2	c.1975	1975-76	Intrusion	NC	
30-32	7th, S.			c.1860	same	Significant	C	
34	7th, S.			c.1970	same	Intrusion	NC	
36	7th, S.			c.1890	same	Contributing	C	
124-26	7th, S.			c.1850	same	Contributing	C	
128	7th, S.			c.1980	same	Intrusion	NC	
15	8th, S.	Burger King		c.1975	same	Intrusion	NC	
17-27	8th, S.	Parking lot		multiple	same	Intrusion	NC	buildings removed
24-28	8th, S.	Parking lot					NC	part of site at 800-38 Market
100-02	8th, S.							See 800 Chestnut
104-06	8th, S.		John H. Windrim	1892	same	Significant	C	
107	8th, S.			c.1840	same	Contributing	C	
108	8th, S.			c.1940	same	Contributing	C	
109	8th, S.			c.1840	same	Contributing	C	
110	8th, S.			c.1910	same	Contributing	C	
111	8th, S.			c.1960	same	Intrusion	NC	
112	8th, S.			c.1860	same	Contributing	C	
113-15	8th, S.							See 731 Sansom
114-16	8th, S.			1960	1964	Intrusion	C	
117	8th, S.							See 735 Sansom
122-24	8th, S.		Frank Watson	1896	same	Significant	C	
126	8th, S.			c.1960	1965	Intrusion	C	
128	8th, S.			c.1860	same	Contributing	C	
130	8th, S.			c.1930	same	Contributing	C	
131-35	8th, S.							See 734-44 Sansom
132	8th, S.			c.1870	same	Contributing	C	
134	8th, S.			c.1850/c.1900	same	Contributing	C	
136	8th, S.			c.1900	same	Contributing	NC	altered, integrity lost
137-43	8th, S.							See 739 Walnut Street
138	8th, S.			1926	same	Intrusion	NC	
140-42	8th, S.			n.d.	c.1910	Contributing	C	Inventoried as 801-03 Walnut
122-30	9th, S.	Philadelphia Electric Company	John T. Windrim	1923	same	Significant	C	
125-37	9th, S.	Sheridan Building	Frederick Webber	1915	same	Significant	C	
0-8	10th, S.							See 1000 Market Street
10	10th, S.			c.1890	same	Contributing	C	
12	10th, S.			c.1890	same	Contributing	C	
14-20	10th, S.							See 1025-29 Chestnut Street
19	10th, S.	St. Stephen's church and parish house	George V. Mason	1888	same	Significant	C	
21-25	10th, S.							See 917-33 Chestnut Street
22-32	10th, S.							See 1001-13 Chestnut Street
107-119	10th, S.			multiple				See 900 Chestnut Street
120	10th, S.	Jefferson Medical College	J.H. Windrim	1900				See 1001-41 Walnut Street
121	10th, S.			n.d.	same	Intrusion	NC	
123-25	10th, S.							See 923-25 Walnut Street
127	10th, S.			n.d.	same	Intrusion	NC	
129	10th, S.			c.1840	same	Intrusion	NC	
131-33	10th, S.			1873	same	Contributing	C	

Number	Street	Historic Name/Identity	Designer	1985 Date	Correct date	1985 Evaluation	2017 Eval	Comment
135	10th, S.			c.1840	same	Intrusion	NC	
137	10th, S.			c.1870	2015	Intrusion	NC	demolished and replaced
15-21	11th, S.		Sauer & Hahn	1912	same	Significant	C	
23	11th, S.			c.1840	same	Contributing	NC	altered, integrity lost
25-27	11th, S.			c.1950	same	Intrusion	NC	
29	11th, S.			c.1840	same	Contributing	C	
31	11th, S.			c.1870	same	Contributing	C	
33	11th, S.			n.d.	same	Intrusion	NC	
34-40	11th, S.	Snellenberg's Department Store		c.1910	same	Significant	NC	terra cotta cladding removed 2016
106-10	11th, S.			n.d.	c.1900	Contributing	C	
112-14	11th, S.			c.1880	same	Contributing	C	
116-20	11th, S.			multiple	same	Intrusion	NC	further alterations in 2008
122	11th, S.			n.d.	same	Intrusion	NC	further alterations
124	11th, S.			c.1920	same	Contributing	C	first floor altered
126	11th, S.		Neubauer & Supowitz	1926	same	Contributing	C	
128	11th, S.			c.1870	same	Contributing	C	
130	11th, S.			c.1910	same	Contributing	C	
132	11th, S.			c.1890	same	Contributing	C	
134	11th, S.			c.1960	same	Intrusion	NC	further alterations since 1960
136-38	11th, S.			n.d.	c.1870	Contributing	C	
140	11th, S.			c.1940	same	Contributing	C	
201	11th, S.	Martin Residence Hall		not included	1959	Not evaluated	C	Boundary extension
204-10	11th, S.			1900	same	Contributing	NC	see 1100-04 Walnut Street
212	11th, S.			c.1840	same	Contributing	C	
214	11th, S.			c.1850	same	Contributing	NC	Further alterations
216	11th, S.			c.1850	same	Contributing	C	
218-26	11th, S.	Macar Building		c.1890	same	Significant	C	
228-232	11th, S.						NC	See 1101 Locust Street
19-25	12th, S.	Stephen Girard Building	James H. Windrim	1896	same	Significant	C	inventoried as 21 S. 11th
105	12th, S.	S. S. White Company	Samuel Sloan	1858	same	Significant	C	
112	12th, S.			c.1840	same	Contributing	C	
114	12th, S.			c.1840	same	Contributing	C	
116	12th, S.			c.1860	same	Contributing	C	
118	12th, S.			c.1870/1940	same	Contributing	C	
120	12th, S.					Intrusion	NC	See 1201-11 Walnut Street
123-37	12th, S.	Alman Garage	Thalheimer & Weitz	c.1935	1950	Contributing	C	Philadelphia Building Permit
131-33	12th, S.	Parking lot		n.d.	same	Intrusion	NC	
200	12th, S.			n.d.	c.1895	Contributing	C	
201-03	12th, S.		Addison Hutton	1892	same	Intrusion	C	
202	12th, S.			c.1840	same	Contributing	C	
204	12th, S.			c.1890	same	Contributing	NC	further alterations
205-07	12th, S.	Parking lot		n.d.	same	Intrusion	NC	
206	12th, S.	12th Street Bath House		c.1960	same	Not evaluated	NC	Unevaluated in original survey
211-17	12th, S.	S. S. White Company	D. K. Boyd	1893	same	Significant	C	
214-18	12th, S.	Jeweller's Building		c.1890	same	Contributing	C	
21	13th, S.	St. John Church	Frank Watson	1897	same	Significant	C	
27-35	13th, S.			n.d.	c.1870	Significant	C	
102	13th, S.			1890s	same	Contributing	NC	altered, integrity lost

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104-06	13th, S.			c.1900	same	Contributing	C	
107-09	13th, S.			c.1930	same	Contributing	C	
108	13th, S.			c.1890	same	Contributing	C	
110	13th, S.			c.1890	same	Contributing	C	
111-15	13th, S.			c.1930	same	Contributing	C	
112	13th, S.	Penne Building	A. Barnes	1904	same	Contributing	C	
114	13th, S.			c.1900	same	Contributing	C	stucco removed
116-20	13th, S.			c.1920	same	Contributing	C	
117	13th, S.			c.1810/1930	same	Contributing	C	
119	13th, S.			c.1920	same	Contributing	C	
121-27	13th, S.	Cayuga Federal Savings and Loan	Philip Mastin	c.1960	1960	Intrusion	C	
122-24	13th, S.			n.d.	2008	Contrib./Intrusion	NC	new construction
129	13th, S.			c.1890	same	Contributing	C	
131	13th, S.			c.1890	same	Contributing	C	
133	13th, S.			c.1960	same	Intrusion	NC	
201-03	13th, S.	St. James Hotel	Horace Trumbauer	n.d.	c.1901-04	Significant	C	Individually NR listed
204-06	13th, S.	The Chancellor	A. Hall	1927	same	Significant	C	
205	13th, S.			c.1870	same	Intrusion	C	
207-09	13th, S.			c.1870	same	Contributing	C	
208	13th, S.			not included	2016-17	Not evaluated	NC	Boundary extension
210	13th, S.		Clarence Schermerhorn	n.d.	c.1915	Not evaluated	C	Boundary extension
211	13th, S.		Magaziner & Eberhard	1919	same	Contributing	C	
720	Arch	Harris Steam Power Printing House		not included	multiple	Not evaluated	C	Boundary extension; connected to Lit Warehouse
201-3	Camac, S.	Turkish Baths	J. Fieldstein	1928	same	Contributing	C	
205-09	Camac, S.	Franklin Inn Club		omitted	c.1810/1922	Not evaluated	C	Omitted from original survey for unknown reasons
1216-18	Chancellor			c.1840	same	Contributing	C	
1220-26	Chancellor			c.1840	same	Contributing	C	
1232	Chancellor		Frank Watson	1902	same	Contributing	C	Originally inventoried as 201-03 S. 13th.
1318-20	Chancellor			n.d.	c.1960s	Not evaluated	NC	Boundary extension
1322	Chancellor	Mellor & Meigs office	Mellor & Meigs	n.d.	1912	Not evaluated	C	Boundary extension
615	Chestnut			not included	1980s	Not evaluated	NC	Boundary extension
700-02	Chestnut			1922	same	Contributing	C	
701	Chestnut			c.1875	same	Contributing	C	
703	Chestnut			c.1870	same	Contributing	C	
704	Chestnut			none	c.1900	Intrusion	C	
705	Chestnut			c.1935	same	Contributing	C	
706	Chestnut	Quaker City National Bank	Charles Balderston	1892	same	Significant	C	
707	Chestnut			c.1840	same	Contributing	C	
708	Chestnut			1892	same	Contributing	C	
709-13	Chestnut	Parking lot		none	same	Intrusion	NC	
710	Chestnut			1892	same	Intrusion	NC	
712	Chestnut			1920s	same	Contributing	C	
714	Chestnut			1892	same	Contributing	C	
715-17	Chestnut	Integrity Trust Company	Paul Cret	1923	1923-29	Significant	C	
716	Chestnut			1892	same	Contributing	C	
718	Chestnut			1920s	same	Contributing	NC	Further alterations since original evaluation
720	Chestnut			1870s	same	Contributing	C	

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721	Chestnut	Union Trust Company	Willis Hale	1888	same	Significant	C	Originally inventoried as 719-21
722	Chestnut			n.d.	1897	Significant	C	Date omitted in original inventory
723	Chestnut			n.d.	c.1860	Significant	C	
724	Chestnut			1892	same	Contributing	C	
725	Chestnut			c.1890	same	Contributing	C	
726	Chestnut			1860s	same	Significant	C	
727-35	Chestnut	Thrift Park Parking Garage	Silverman & Levy	c.1950	1940	Intrusion	C	
728	Chestnut			c.1870	same	Contributing	C	
730	Chestnut			1896	same	Contributing	C	
732	Chestnut			multiple	same	Contributing	NC	Building re-faced in brick, integrity lost
800-06	Chestnut	Public Federal Savings and Loan Association	Stephen J. Mathews	c.1960	1966	Intrusion	C	
801-17	Chestnut	Parking lot		n.d.	same	Intrusion	NC	
808-10	Chestnut			c.1890	same	Contributing	C	
812-14	Chestnut		Edward Brown	1894	same	Significant	C	
816	Chestnut			c.1960	c.1970	Intrusion	NC	
818-20	Chestnut		J. F. Stuckert	1889/1901/1930	same	Significant	C	Originally inventoried as 818
819-41	Chestnut	Gimbels Department Store	Burnham, D. H.	1906	same	Significant	C	
822-38	Chestnut	Benjamin Franklin Hotel	Horace Trumbauer	n.d.	1923-24	Significant	C	Individual NR listed
900	Chestnut	Parking lot		n.d.	same	Intrusion	NC	902-08 demolished and added to site
901-15	Chestnut	U. S. Post Office	Harry Sternfeld	1937	same	Significant	C	
910-32	Chestnut	3-story parking garage and retail	Multiple	various	2011	Intrusion	NC	Buildings formerly at these addresses demolished
917-33	Chestnut	Federal Reserve	Paul Cret	n.d.	1931-35	Significant	C	Address corrected
1000-32	Chestnut	Jefferson Medical College		c.1975	same	Intrusion	NC	
1001-13	Chestnut	Victory Building; Annex	Henry Fernbach/Phillip Roos	n.d.	1873-75; 1901	Significant	C	Individual NR listed
1015-19	Chestnut		Weber & Wurster	1922	same	Contributing	C	Address corrected
1021-23	Chestnut	Mercantile Library	Martin, Stuart & Noble	1952	same	Contributing	C	In poor condition
1025-29	Chestnut			c.1960	1950-59	Intrusion	C	
1031-33	Chestnut		A. W. Dilks	1894	same	Significant	C	
1035-37	Chestnut			c.1900	same	Contributing	C	
1039	Chestnut		Frank Hahn	1923	same	Contributing	C	Originally inventoried as 1041
1100	Chestnut			c.1980	c.1840	Intrusion	C	1980 façade removed
1101-53	Chestnut	Girard Estates Development	Ballinger Company	1939	same	Significant	C	
1102	Chestnut			c.1880	same	Contributing	C	
1104	Chestnut			n.d.	c.1820	Contributing	C	
1106	Chestnut			n.d.	n.d.	Significant	NC	Art Deco façade removed
1108	Chestnut			c.1940	same	Contributing	C	
1110	Chestnut			1980	1980	Intrusion	NC	
1112-24	Chestnut			multiple	2016	Intrusion	NC	6-story mixed-use, 9-bay replacement building
1126-28	Chestnut		Buchman & Kahn	1923	same	Contributing	C	
1130-32	Chestnut							See 105 S. 12th
1200-02	Chestnut	Beneficial Savings Fund Society	Horace Trumbauer	1915	same	Significant	C	
1201-05	Chestnut	Commonwealth Title	John T. Windrim	1901	same	Significant	C	
1204	Chestnut		Baily and Truscott	1896	same	Contributing	C	
1206	Chestnut	Colonial Federal Savings and Loan Association	Lee Cassaccio	c.1950	1962-63	Intrusion	C	
1207-09	Chestnut		John T. Windrim	1901	same	Significant	C	
1208	Chestnut		Frank Watson	1896	same	Intrusion	NC	
1210-12	Chestnut	George Allen Store	Clarence Wunder	1931	same	Contributing	C	
1211-15	Chestnut			c.1910	same	Contributing	C	
1214	Chestnut	George Allen Store	Silverman & Levy	c.1950	1938/1960	Intrusion	C	
1216	Chestnut	Schrafft's Candies/Shattuck Company	Silverman & Levy with Charles Birge	1932	same	Contributing	C	
1217-19	Chestnut			c.1970	same	Intrusion	NC	Further alterations since original evaluation

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1218-22	Chestnut	Bailey, Banks and Biddle Company		n.d.	c.1910	Contributing	C	
1221-23	Chestnut			c.1890	same	Intrusion	NC	
1224	Chestnut			c.1960	same	Intrusion	NC	re-clad within last decade
1226	Chestnut		Thalheimer & Weitz	1929	same	Contributing	C	
1227-27	Chestnut			omitted	c.1990	Omitted	NC	
1228	Chestnut			c.1970	1971	Intrusion	NC	
1229-33	Chestnut	Adelphia Hotel	Horace Trumbauer	1912	same	Significant	C	
1230	Chestnut			c.1930	same	Intrusion	NC	
1232	Chestnut	DeLong Building	Horace Trumbauer	1900	same	Significant	C	
1235-37	Chestnut		Ralph Bencker	1925	same	Significant	C	Inventoried as 1235 Chestnut
1300-06	Chestnut	Blum's	Simon & Simon	1928	same	Significant	C	
1301-25	Chestnut	John Wanamaker Department Store	Daniel H. Burnham & Company	not included	1902-10	Not evaluated	C	Boundary extension; Individual NHL
1308-10	Chestnut		Solis Kaplan	1936	same	Contributing	C	
1312	Chestnut		Andrew Sauer	1923	same	Significant	C	Inventoried as 1312-14
1316	Chestnut			c.1980	same	Intrusion	NC	
1318-20	Chestnut		Thalheimer & Weitz	c.1955	c.1940	Intrusion	C	
1322	Chestnut			c.1900	same	Contributing	C	
1324	Chestnut	Tradesman Trust	Lloyd Titus	1905	same	Contributing	C	
1326-28	Chestnut	Keystone Bank	Willis Hale	1886	same	Significant	C	
1330-36	Chestnut	Woolworth's		c.1940	1949	Contributing	C	
1302-08	Drury Street			multiple	same	Contributing	NC	surface parking lot
1310-12	Drury Street	McGillan's Ale House		c.1910	same	Significant	C	
100	Independence W. Mall, S.	Rohm and Haas Headquarters	Pietro Belluschi	not included	1963-65	Not evaluated	C	Boundary extension; street also known as S. 6th Street
130	Independence W. Mall, S.	Pennsylvania Company	Sydney E. Martin	not included	c.1950	Not evaluated	C	Boundary extension
150	Independence W. Mall, S.	Public Ledger Building	Horace Trumbauer	1923	same	Significant	C	inventoried as 100-122 S. 6th
170	Independence W. Mall, S.	Curtis Building	Edgar V. Seeler and Spencer Roberts	1906	same	Significant	C	inventoried as 124-148 S. 6th St.
101-13	Juniper, S.	The Lift Parking Garage		n.d.	c.1965	Intrusion	NC	Inventoried in 1984 as 1300 Sansom; substantial façade changes
1001	Locust	Dorrance Hamilton Building	Burt Hill	n.d.	2007	Not evaluated	NC	Boundary extension/new construction
1008-34	Locust	Alumni Hall, Jefferson Univ.		not included	1965-67	Not evaluated	C	boundary extension
1103-13	Locust	Western Union	Wells Bosworth	1923	same	Significant	C	Large upper story addition; status should be re-evaluated
1301-03	Locust		LeRoy Rothschild	n.d.	1927	Not evaluated	C	Boundary extension
1305	Locust			n.d.	c.1850	Not evaluated	C	Boundary extension
1307	Locust	New Century Guild		n.d.	c.1850/1882	Not evaluated	C	Boundary Extension/Individual NHL
1327	Locust	Parking garage		not included	1949	Not evaluated	C	Boundary extension
NA	Locust & S. 10th, NWcorner	Jefferson University Outdoor Plaza		not included	c.1965	Not evaluated	C	Boundary Extension; landscape site assoc. w/mid-1960s campus expansion
724-26	Ludlow	Parking lot		n.d.	n.d.	Intrusion	NC	Originally evaluated as 17-27 S. 8th
919-21	Ludlow	Penn Mutual Building Boiler House	Louis C. Hickman	not included	1899	Not evaluated	C	Boundary extension
1212	Ludlow	Connelly House	BWA Architecture		2011		NC	new construction
618-34	Market	Parking garage with shops		not included	1965-67	Not evaluated	C	Boundary extension; associated with Rohm & Haas
700-04	Market	Graff House	H2L2	1975	same	Intrusion	NC	
701-39	Market	Lit Brothers		n.d.	1859-1906	Significant	C	Individual NR listed
706-12	Market	Sterns Department Store	Joseph Steele	1914	same	Significant	C	Originally inventoried as 706-14
714	Market			c.1860	same	Significant	C	
718	Market		LeRoy Rothschild	1921	same	Contributing	C	
720	Market			1937	same	Contributing	C	

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722-24	Market		Maurice G. Cohn	c.1950	1951	Intrusion	C	
726-28	Market		Frank Watson	1891	same	Significant	C	
730	Market	Horn and Hardart	Ralph Bencker	1938	same	Contributing	C	Originally inventoried as 730-32
734-36	Market	Subway entrance	Mitchell/Giurgola	c.1969	1963-69	Intrusion	C	
800-38	Market	Parking lot		n.d.	same	Not evaluated	NC	Includes 24-28 S. 8th
801	Market	Strawbridge and Clothier	Addison Hutton/Simon & Simon	c.1885/1928	same	Significant	C	Originally inventoried as 2 buildings
920-28	Market			not included	1946/1969	Not evaluated	C	Boundary extension
930-34	Market			not included	1967	Not evaluated	C	Boundary extension
936	Market			not included	c.1980s	Not evaluated	NC	Boundary extension
938	Market			not included	c.1980s	Not evaluated	NC	Boundary extension
940	Market			not included	c.1980s	Not evaluated	NC	Boundary extension
942	Market	Mallas Building		not included	1920	Not evaluated	C	Boundary extension / Key #054781
1000-08	Market	H. L. Green Store		not included	1936	Not evaluated	C	Boundary extension / Key #054782
1010-16	Market	W. T. Grant Company Store		not included	1954	Not evaluated	C	Boundary extension
1018	Market			not included	c.1980s	Not evaluated	NC	Boundary extension
1020-24	Market	Robinson Store	Victor Gruen and Elsie Krummeck	not included	1946	Not evaluated	C	Boundary extension
1026-44	Market	W. T. Grant Company Store	Thalheimer & Weitz	not included	1953-4	Not evaluated	C	Boundary extension
1200	Market	PSFS	Howe & Lescaze	not included	1929-32	Not evaluated	C	Boundary extension/individual NHL
202	Quince			c.1930	same	Contributing	C	
204-06	Quince			n.d.	c.1905	Significant	C	
208-10	Quince			c.1830	same	Contributing	C	
209	Quince			c.1920	same	Contributing	C	
211-15	Quince			c.1830	same	Contributing	C	
600	Ranstead	Parking lot		not included	n.d.	Not evaluated	NC	Boundary extension
623-99	Ranstead	Charles P. Mills & Son Photography Building		not included	1965-67	Not evaluated	C	Boundary extension
719-21	Ranstead			c.1840	same	Contributing	C	
723	Ranstead	Parking lot		not included	n.d.	Not evaluated	NC	Part of site of 17-27 S. 8th
700	Sansom	Carstairs Row		1799/c.1900	same	Significant	C	
701-07	Sansom	Philadelphia Press Building	T. P. Chandler	1898	same	Significant	C	
702	Sansom		M. Boonin	1924	same	Contributing	C	
704	Sansom		Collins & Autenrieth	1890	same	Contributing	C	
706-08	Sansom			n.d.	c.1860	Contributing	C	
709	Sansom	Carstairs Row - 1799 / Hagstoz	J. Fletcher Street	1923	same	Significant	NC	re-clad within last decade, integrity lost
710	Sansom			n.d.	c.1875-80	Contributing	C	
711	Sansom			c.1920	same	Contributing	C	
712-14	Sansom		Greisler & Abramson	1920	same	Contributing	C	
713	Sansom			c.1980	same	Intrusion	NC	
716-18	Sansom			c.1880	same	Contributing	C	
715	Sansom			c.1980	same	Intrusion	NC	
717	Sansom			1799	same	Contributing	C	
719	Sansom			c.1920	same	Intrusion	C	unclear why originally evaluated as Intrusion
720	Sansom			1924	same	Contributing	NC	Refaced, integrity lost
721	Sansom		Anderson & Haupt	1911	same	Contributing	C	
722	Sansom			1920	same	Contributing	NC	Refaced, integrity lost
723	Sansom			n.d.	c.1885-90	Significant	C	
724	Sansom			n.d.	c.1885	Significant	C	
725	Sansom			n.d.	c.1920s	Contributing	C	
726	Sansom		Arnold Mueller	1923	same	Contributing	C	

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727	Sansom			1921	same	Contributing	C	
728	Sansom			c.1930	same	Contributing	C	
729	Sansom			c.1880	same	Significant	C	
730-32	Sansom			1799	same	Contributing	C	
731	Sansom			c.1900	same	Contributing	C	rear entrance on S. 8th
733	Sansom			n.d.	c.1865	Contributing	C	
734-42	Sansom		Ralph Bencker	1929	same	Significant	C	Inventoried as 734-44
735	Sansom			c.1900	same	Contributing	C	
737	Sansom			c.1840	same	Contributing	C	also storefronts on S. 8th
801	Sansom			c.1925	same	Contributing	C	
803-07	Sansom			c.1830	same	Contributing	C	
804-10	Sansom	Parking lot		n.d.	same	Intrusion	NC	810 Sansom demolished
809	Sansom			c.1920	same	Contributing	C	
812-20	Sansom	Edison Electric Light Power House	Wilson Brothers	1888	same	Significant	C	
915-29	Sansom	Parking lot		none	same	Intrusion	NC	Buildings demolished
1018-30	Sansom	Samuel Thompson Annex	John T. Windrim	1922	same	Contributing	C	See 1001-41 Walnut Street
1101	Sansom							See 116 S. 11th Street
1103	Sansom			n.d.	c.1880	Contributing	C	
1106	Sansom	Alman Garage						See 123-27 S. 12th Street
1201-03	Sansom			c.1840	same	Contributing	C	
1213	Sansom			not included	c.1870	Not evaluated	C	not counted in original inventory
1214	Sansom	Hoffman House Restaurant		n.d.	n.d.	Significant	C	
1220-24	Sansom	Bailey, Banks and Biddle Company	Percival Sax	1919	same	Contributing	C	
1225	Sansom			c.1880	same	Significant	C	
1228	Sansom							See 121-27 S. 13th
1300	Sansom							See 114 S. 13th
1301	Sansom							See 112 S. 13th
1302-08	Sansom							See 1305-11 Walnut
1309	Sansom			n.d.	c.1910	Contributing	C	
1311-13	Sansom			c.1890	same	Contributing	C	
1315-23	Sansom			c.1890	same	Intrusion	NC	1323 originally inventoried separately
1329	Sansom							See 101-13 S. Juniper
701	Walnut	Pennsylvania Bible Society		1799/c.1850	same	Significant	C	
703	Walnut			c.1850	same	Contributing	C	
705	Walnut	Sansom Row	B. H. Latrobe	1799	same	Significant	C	
707	Walnut	Sansom Row	B. H. Latrobe	1799	same	Significant	C	
709	Walnut	Sansom Row	B. H. Latrobe	1799	same	Significant	C	
711	Walnut	Sansom Row	B. H. Latrobe	1799	same	Significant	C	
713	Walnut	Sansom Row	B. H. Latrobe	1799	same	Significant	C	
715	Walnut	Sansom Row	B. H. Latrobe	1799	same	Significant	C	
717	Walnut			n.d.	c.1845	Contributing	C	
719-23	Walnut			c.1860	same	Contributing	C	
725-27	Walnut			n.d.	c.1865	Contributing	C	
729	Walnut			n.d.	c.1800	Contributing	C	
731	Walnut			n.d.	c.1800	Contributing	C	
733	Walnut			n.d.	c.1860	Contributing	NC	Stuccoed - integrity lost
735	Walnut			n.d.	c.1800	Contributing	C	
737	Walnut			c.1970	same	Intrusion	NC	
739	Walnut			c.1920	same	Contributing	C	
801-03	Walnut							See 140-42 S. 8th

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805-23	Walnut	Parking lot		n.d.	same	Intrusion	NC	819-23 Walnut demolished since 1985
825	Walnut			n.d.	c.1915	Contributing	C	
827-33	Walnut	Walnut Street Theater		n.d.	1809	Significant	C	Individual NR listed
901-03	Walnut			c.1960	2011-12	Intrusion	NC	demolished and replaced
905-11	Walnut	Jefferson facility		various	1989-90	Intrusion	NC	901-03, 911 demolished and replaced
913	Walnut			c.1840	same	Intrusion	NC	
915-17	Walnut	Cooling tower for Jefferson		n.d.	2006	Intrusion	NC	
919-21	Walnut	Robert Morris Building		1905-06	same	Significant	C	
923-25	Walnut	Parking garage		n.d.	1965-70	Intrusion	C	
927-29	Walnut			c.1890	same	Contributing	C	
1000	Walnut	Orlowitz Residence Hall		not included	1968	Not evaluated	C	Boundary extension
1001-25	Walnut	Thomas Jefferson Medical College	Horace Trumbauer	1928	same	Significant	C	
1020	Walnut	Scott Memorial Library	H2L2	not included	1967-70	Not evaluated	C	Boundary extension
1027	Walnut	Foerderer Pavilion	Vincent Kling	c.1951	1954-5	Intrusion	C	
1100-04	Walnut			c.1940	1985	Intrusion	NC	Buildings at 1100-02 demolished
1101	Walnut			n.d.	c.1980	Intrusion	NC	
1105	Walnut		J. Stuckert & Son	1900	same	Contributing	C	
1106-14	Walnut	Forrest Theater	H. Krapp/Hoffman-Henon	1927	same	Significant	C	Address corrected
1107	Walnut		LeRoy Rothschild	1923	same	Intrusion	NC	
1109	Walnut		Solis Kaplan	1925	same	Contributing	C	
1111	Walnut			n.d.	c.1860	Contributing	C	
1113	Walnut		LeRoy Rothschild	1922	same	Contributing	C	
1115	Walnut			n.d.	1860	Contributing	C	
1116	Walnut			c.1840/1893	same	Contributing	C	
1117	Walnut			c.1895	same	Contributing	C	
1118	Walnut		E. Hazlehurst	1901	same	Significant	C	
1119	Walnut			1900	same	Contributing	NC	altered, integrity lost
1120	Walnut			c.1840/1890	same	Contributing	C	
1121	Walnut			c.1890	same	Contributing	C	
1122	Walnut			1922	same	Contributing	C	
1123	Walnut			c.1890	same	Contributing	C	
1124	Walnut			c.1980	same	Intrusion	NC	
1125-35	Walnut	English Gothic Episcopal Church House	Baily and Truscott	1894	same	Significant	C	
1126	Walnut			n.d.	c.1900	Significant	C	
1128-30	Walnut			n.d.	1989-90	Intrusion	NC	new construction
1200-02	Walnut			c.1900	same	Contributing	C	
1201-11	Walnut			c.1980	same	Intrusion	NC	
1204	Walnut			c.1900	same	Contributing	C	
1206	Walnut			c.1840	same	Contributing	C	
1208	Walnut		C. Berger	1902	same	Significant	C	
1210	Walnut		P. Welsh	1888	same	Contributing	C	
1212	Walnut			c.1840	same	Contributing	C	
1213-19	Walnut			n.d.	2016-17	Contributing	NC	in construction at time of survey
1214	Walnut			c.1840	same	Contributing	C	
1216-18	Walnut			c.1915	same	Contributing	C	
1220	Walnut			c.1880	same	Contributing	C	
1221-23	Walnut			c.1840	same	Contributing	C	
1222-24	Walnut			c.1900	same	Contributing	C	
1225-29	Walnut			1912	same	Contributing	C	
1226	Walnut							See 201 S. 13th Street
1231-33	Walnut			1900	same	Significant	C	

Number	Street	Historic Name/Identity	Designer	1985 Date	Correct date	1985 Evaluation	2017 Eval	Comment
1300-02	Walnut		LeRoy Rothschild	1924	same	Contributing	C	
1301-03	Walnut	Pierce Butler House/Philadelphia Club	Multiple	1838	same	Significant	C	Address corrected
1304	Walnut			c.1840	same	Contributing	C	
1305-11	Walnut	Holiday Inn		c.1960	c.1964	Intrusion	C	Address corrected
1306	Walnut			c.1840	same	Intrusion	NC	
1308	Walnut			c.1840/1920	same	Contributing	C	
1310	Walnut			c.1840/1920	same	Contributing	C	
1312	Walnut			c.1940	same	Intrusion	C	
1313-17	Walnut		Horace Trumbauer	1923	same	Significant	C	
1314	Walnut			n.d.	c.1840	Contributing	C	
1316	Walnut			c.1890	same	Significant	C	
1318	Walnut			c.1920	same	Contributing	NC	altered, integrity lost
1320-22	Walnut			c.1975	same	Intrusion	NC	
1324	Walnut			1910	same	Contributing	C	
1326	Walnut			c.1900	same	Contributing	C	
1328	Walnut			n.d.	same	Intrusion	NC	
1330	Walnut			multiple	same	Contributing	NC	altered, integrity lost
1332	Walnut			c.1840	same	Contributing	C	
1334-36	Walnut			c.1840/1888	same	Contributing	C	



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TACO BELL
TACO BELL

NUMBER TO CALL OUR
STATE WIC HELP OUR
COMMUNITY WELL
11th ST
JULY 1975

DON'T BLOCK
THE BOX

SIDEWALK
CLOSED



HEALTH PARTNERS

900 W 800
MARKET ST

9th St

OPENING 2018

FASHION OUTLETS

SIDEWALK CLOSED

OPEN

NO TURN ON RED



DOW

TOURS

ZSC-818

Market St

TOURS



Marshalls

Marshalls

NO TURNS

11th St

CVS/pharm

1 Hour Photo

FOOD

CVS pharmacy

CVS/pharm
1 Hour Photo



CAST IRON BUILDING

718

FOR LEASE
CHECK SPACE
TDK
BY APPOINTMENT ONLY

NO PARKING
ANYTIME

NO PARKING
ANYTIME

P

P

P

Market East
Station
SEPTA
Bus Terminal
Reading Terminal
Market

DEACON



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: East Center City Commercial Historic District (Boundary Increase and Decrease)

Multiple Name: _____

State & County: PENNSYLVANIA, Philadelphia

Date Received: 4/16/2018 Date of Pending List: _____ Date of 16th Day: _____ Date of 45th Day: 5/31/2018 Date of Weekly List: _____

Reference number: BC100002523

Nominator: State

Reason For Review: _____

X Accept Return Reject 5/24/2018 Date

Abstract/Summary Comments: Updates the East Center Commercial HD. POS: 1799-c.1970. Revises contributing and noncontributing properties and the district boundaries.

Recommendation/ Criteria _____

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 5/24/18

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL
COMMISSION

Room 576, City Hall
Philadelphia, Pennsylvania 19107
Tel: 215.886.7660
Fax: 215.886.7674

Sam Sherman, Jr.
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

27 September 2017

April E. Frantz
National Register Reviewer/Eastern Region
PA State Historic Preservation Office
400 North Street
Harrisburg, PA 17120-0093

Re: East Center City Commercial Historic District amendment/boundary increase

Dear Ms. Frantz:

I am writing in response to your request that the Philadelphia Historical Commission provide its official Certified Local Government comments on the boundary amendment/increase of the East Center City Commercial Historic District in Philadelphia to the National Register of Historic Places. At its monthly public meeting on 8 September 2017, the Philadelphia Historical Commission reviewed and discussed the amendment and accepted public testimony. The Commission agreed that the proposed historic district boundary amendment satisfies National Register Criterion A in the area of Commerce, and Criterion C in the area of Architecture. The Commission contends that the additional resources retain sufficient integrity to be added to the National Register. A Commissioner requested that a map of the new boundary be included with the final nomination. The Commission commented that it is positive that the sixteen reclassified buildings are now being valued, citing 1020-24 Market Street as an example of a building that was not always appreciated for its architecture. That building was added to the Philadelphia Register of Historic Places in 2016. Additionally, the former Rohm & Haas building at 100 South Independence West Mall is pending listing on the Philadelphia Register of Historic Places. The remaining buildings included in the section of expanded boundary, and also listed on the Philadelphia Register, include:

- 720 Arch Street, designated in 1970
- 1322 Chancellor Street, designated in 2000
- 1301-25 Chestnut Street, designated in 1973
- 1307 Locust Street, designated in 2004
- 1200 Market Street, designated in 1968

The Philadelphia Historical Commission voted unanimously to recommend to the Pennsylvania Historic Preservation Board that it supports the amendment and boundary increase of the East Center City Commercial Historic District in Philadelphia to the National Register of Historic Places. Thank you for providing the Philadelphia Historical Commission with the opportunity to comment on this amendment.

Yours truly,

A handwritten signature in black ink, appearing to read "Jon F.", with a long, sweeping horizontal line extending to the right.

Jonathan E. Farnham, Ph.D.
Executive Director

1ST DISTRICT
LAWRENCE M. FARNESE JR.
SENATE BOX 203001
THE STATE CAPITOL
HARRISBURG, PA 17120-3001
TELEPHONE: 717-787-5882
FAX: 717-787-4531

1802 SOUTH BROAD STREET
PHILADELPHIA, PA 19145
TELEPHONE: 215-952-3121
FAX: 215-952-3155

EMAIL: farnese@psenate.com
TWITTER: @larryfarnese
FACEBOOK: [facebook.com/SenatorLarryFarnese](https://www.facebook.com/SenatorLarryFarnese)
WEB: www.senatorfarnese.com



Senate of Pennsylvania

October 2, 2017

COMMITTEES

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TRANSPORTATION
POLICY

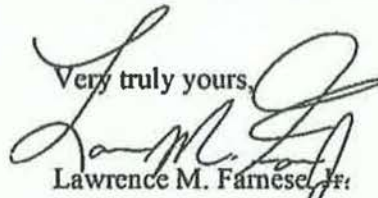
April E. Frantz
National Register Reviewer/Eastern Region
Pennsylvania State Historic Preservation Office
Pennsylvania Historical and Museum Commission
Commonwealth Keystone Building
400 North Street, 2nd Floor
Harrisburg, PA 17120

Dear Ms. Frantz:

I am writing in support of the proposed expansion of the East Center City Commercial District to include the Dow Building to the National Register of Historic Places, scheduled for consideration at the October 3, 2017 meeting of the Pennsylvania Historic Preservation Board.

100 Independence Mall West, currently known as the Dow Building, was the former Rohm and Haas Building. It was completed in 1964 on the corner of 6th and Market Streets in Philadelphia along Independence Mall. It was a revolutionary design by Pietro Belluschi and George Ewing that was one of the first in urban renewal efforts in the Independence Mall area of the city. The design incorporated the principal product of Rohm and Haas, Plexiglas, into several aspects of the building, including its ground floor chandeliers, as well as its exterior sunscreens.

Thank you for your kind consideration of the boundary increase to East Center City Commercial District.

Very truly yours,

Lawrence M. Farnese, Jr.
State Senator
1st Senatorial District



www.bandywinereally.com

FMC Tower at Cira Centre South | 2929 Walnut Street | Suite 1700 | Philadelphia, PA 19104 | t 610-832-5620

October 3, 2017

VIA FEDEX and EMAIL

Andrea MacDonald
Deputy State Historic Preservation Officer
Pennsylvania Historical and Museum Commission
400 North Street, 2nd Floor
Harrisburg, PA 17120

**Re: National Register – East Center City Commercial District Boundary
618-634 Market Street and 101-13 S. Juniper Street
Objection of Private Owner to Inclusion of Properties on National Register**

Dear Ms. MacDonald:

I write on behalf of Brandywine Realty Trust ("Brandywine"), as the ultimate parent of 618 Market LP, the sole owner of 618-634 Market Street ("618 Market"), and Brandywine Operating Partnership, L.P., the sole owner of 101-13 S. Juniper Street ("The Lift at Juniper Street"). We are in receipt of a notice from the Pennsylvania State Historic Preservation Office (the "Historic Preservation Office") advising that the Historic Preservation Office has nominated 618 Market and The Lift at Juniper Street as "contributing" properties in the East Center City Commercial District Boundary. Pursuant to the National Historic Preservation Act and 36 CFR 60, Brandywine objects to the inclusion of 618 Market and The Lift at Juniper Street on the National Register. At this time, Brandywine does not believe that these properties should be designated as "contributing" to the National Register District.

Should you have any questions, please contact Michael J. McCalley at 610.832.5645.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'George Hasenecz', with a checkmark at the end.

George Hasenecz

cc: April Frantz, Pennsylvania State Historic Preservation Office (via email)
Mike Harris, Brandywine Realty Trust (via email)
Michael J. McCalley, Brandywine Realty Trust (via email)



COMMONWEALTH OF PENNSYLVANIA :
:
: SS.
:
COUNTY OF PHILADELPHIA :

On the 3RD day of OCTOBER, 2017, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared George Hasenecz, who acknowledged himself/herself to be the Senior Vice President of Investments for Brandywine Realty Trust, and that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal the day and year aforesaid.

[NOTARIAL SEAL]

NOTARIAL SEAL
Nicole J DiNenna
NOTARY PUBLIC
Phoenixville Boro, Chester County
My Commission Expires 06/10/2019

Nicole DiNenna

Notary Public

My Commission Expires:

August 10, 2019



www.brandywinerealty.com

FMC Tower @ Cira Centre South | 2929 Walnut Street | Suite 1700 | Philadelphia, PA 19104 | t 610.325.5600

Via FedEx and Email

October 24, 2017

Ms. Andrea MacDonald
Deputy State Historic Preservation Officer
Pennsylvania Historical and Museum Commission
400 North Street, 2nd Floor
Harrisburg, Pennsylvania 17120

Re: National Register – East Center City Commercial District Boundary
618-634 Market Street and 101-13 South Juniper Street
Objection of Private Owner to Inclusion of Properties National Register

Dear Ms. MacDonald:

Brandywine Realty Trust is including this letter as part of our objection to 618-634 Market Street ("618 Market") and 101-13 South Juniper Street ("The Lift at Juniper Street") from being designated as "contributing" to the National Register District.

The Lift at Juniper Street has undergone many exterior changes since it was constructed. It ultimately looks nothing like it did at inception and thus we do not think it meets the criteria. Secondly, though, it operates as a garage, currently, the operation is not even close to how it operated when it first opened. We are using a high-tech automated delivery system which was not even in production when the garage was built. Lastly, our intentions may change and ultimately we may want to develop something other than a parking garage on this site. We believe this designating may bring unwanted attention or political objections to a new development.

Brandywine has already announced that our long-term vision for 618 Market is to redevelop the site. Our short-term plan is to upgrade the exterior of the building, including a new façade, retail and parking signage, as well as adding LED lights. The exterior of the building will look completely different from when it was built initially. Brandywine would prefer that our long-term plan to redevelop the site be infringed upon by a "contributing" designation.

Our ultimate goal is to not limit or add any additional layers of review or oversight to any future plans we have for these sites. We appreciate you considering our request.

Very truly yours,

A handwritten signature in black ink, appearing to read 'George S. Hasenecz', is written over a light blue horizontal line.

George S. Hasenecz
Senior Vice President

cc: April Frantz, Pennsylvania Historic Preservation Office
Michael Harris, Brandywine Realty Trust
Michael McCalley, Esq., Brandywine Realty Trust



Francine E. Tajfel, Esq.
General Counsel
Phone: (609) 944-4050 X. 508
E-mail: ftajfel@tfeproperties.com

September 27, 2017

VIA FEDEX OVERNIGHT DELIVERY

Andrea MacDonald
Deputy State Historic Preservation Officer
Pennsylvania Historical and Museum Commission
400 North Street, 2nd Floor
Harrisburg, PA 17120

**RE: Philly Chestnut LP
130 S. Independence W. Mall, Philadelphia, PA 19106
600 Ranstead Street, Philadelphia, PA 19106
NOTICE OF OBJECTION TO NOMINATION
TO THE NATIONAL REGISTER OF HISTORICAL PLACES**

Dear Ms. MacDonald:

I am writing to you as the legal representative of Philly Chestnut LP, the record owner of the above-referenced properties. I hereby certify that Philly Chestnut LP is the sole owner of the above-referenced properties and, further, this shall serve as written notice of objection by Philly Chestnut LP to consideration of said properties for nomination to the National Register of Historic Places at the upcoming meeting of the Pennsylvania Historic Preservations Board.

We hereby dispute any suggestion that either property is "contributing" to the significance of the surrounding district. To the best of our understanding, the property known as 130 S. Independence W. Mall was constructed in 1965 and is of no historic or archaeological significance. The property known as 600 Ranstead Street is a vacant parking lot and also is of no historic or archaeological significance. Please withdraw the above-referenced properties from consideration for nomination to the National Register of Historic Places.

Very truly yours,


FRANCINE E. TAJFEL

NOTARIZED BY:


CARRIE M. JONES
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES ON APRIL 17, 2022

cc: April E. Frantz, National Register Reviewer/Eastern Region (via overnight delivery)



Francine E. Tajfel, Esq.
General Counsel
Phone: (609) 944-4050 X. 508
E-mail: Ftajfel@tfeproperties.com

November 13, 2017

VIA OVERNIGHT DELIVERY

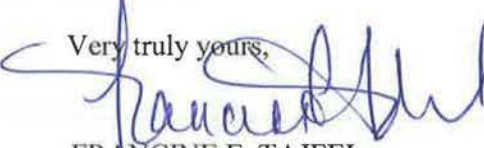
April E. Frantz
National Register Reviewer/Eastern Region
Pennsylvania State Historic Preservation Office
Commonwealth Keystone Building
400 North Street, 2nd Floor
Harrisburg, PA 17120

**RE: Philly Chestnut LP
130 S. Independence W. Mall, Philadelphia, PA 19106
600 Ranstead Street, Philadelphia, PA 19106
CONTINUED OBJECTION TO NOMINATION
TO THE NATIONAL REGISTER OF HISTORICAL PLACES**

Dear Ms. Frantz:

We understand that the Pennsylvania Historic Preservation Board has recently elected to proceed in nominating the above-referenced property to the National Register of Historic Places, and that all such nominations will soon be sent to the National Register for review. I am writing to confirm and restate our objection to our property's inclusion on the list of nominations, and to further inquire whether any further action may be taken on our part to withdraw our property from this process. Enclosed is my letter dated September 27, 2017 to Andrea McDonald, Deputy State Historic Preservation Officer, Pennsylvania Historical and Museum Commission, whereby I formally requested that our property be removed from the list of nominated properties.

We look forward to hearing from you regarding withdrawal from the list of nominations.

Very truly yours,

FRANCINE E. TAJFEL



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION



April 13, 2018

Paul Loether, Keeper
National Register of Historic Places
National Park Service, US Department of Interior
1849 C Street, NW, Mail Stop 7228
Washington DC 20240

Re: East Center City Commercial District Historic District Additional
Documentation, Boundary Increase, and Boundary Decrease; Reading Country
Club; St. Joseph's Parish Complex

Dear Mr. Loether:

Enclosed please find three National Register nominations for your review. Included are the signed first pages, CDs containing the true and correct copies of the nominations, and CDs with tif images. Copies of correspondence are enclosed as well. Please note that objections were received for the East Center City Boundary Increase.

The proposed actions are listing in the National Register. Our Historic Preservation Board members support these nominations. If you have any questions please contact me at 717-783-9922 or afrantz@pa.gov. Thank you for your consideration of these properties.

Sincerely,

April E. Frantz
NR Reviewer/Eastern Region

enc.