

APPENDIX A - SCENARIOS

Chestnut Roasting

- Sean Denniston, Frances Ford, and Linda Kikunaga

Scenario: Booming economy, government is antagonistic toward preservation

Our story begins as Mayor Street has been impeached for embezzlement and, buoyed by the casino lobby, a pro-development, pro-casino and consequently anti-everything-that-stands-in-their-way mayor is elected. The most fertile ground for “economic development” in Center City has been identified as Chestnut Street. Real estate speculators begin to buy up property on Chestnut Street, banking on a casino boom. The first casino is built on the 1100 block in place of the first automat, a sacred building for Philadelphia modernists. Existing historic preservation policies and proponents are unable to stop the loss of historic fabric at this site and many others in the vicinity. Design guidelines are ineffective. In the mini economic boom that follows the casino revolution, the discount retailers are forced out by higher-end retailers and franchises, who demand significant changes to the building fabric to accommodate their needs and at times corporate images. The speculation market heats up with real estate speculators buying condo-converted and underutilized properties. Speculation and development is concentrated east of Broad Street.

With the success of the first casino experiment, new properties are earmarked for casino operations, again at the expense of historic fabric. The next site targeted is west of Broad Street in the 1500 block. Planned is a large-scale casino tower, including hotel and parking. This casino tower will play off access to Liberty Place, City Hall, and tourists visiting “Independence City.” The lower rise buildings around this casino are converted into ground floor retail, and undergo major façade and interior alterations to facilitate modernization and commercialization. Owners sympathetic to preservation try to do sensitive

alterations on their own, but owners with no support for preservation are able to side step city preservation regulations, which by now are going under- and un-enforced.

Small-scale residential property on the street is now mostly gone, with a few holdouts; die-hards who really love living on Chestnut Street and speculators who are holding out hoping to sell out later for even greater profit. As buildings begin to be demolished, most of the remaining preservation policies are rescinded. A new high rise parking structure is built between the two casinos with ground floor retail and with a new curb cut. The conversion and alteration of existing building fabric begins to spread west on Chestnut. We begin to see signs of three and four lots consolidated and converted into use for new mega commercial structures, even housing companies previously located only in the suburbs.

The area from Old City to Liberty Place has been demolished and rebuilt, restored, and/or heavily altered. The transformation continues west, until a new super hotel casino is built on the Schuylkill with, in an ironic twist, an imitation 19th century Philadelphia Streetscape façade and tower set behind. This hotel casino is a gateway entry landmark that further reinforces Chestnut Street as a federally-funded highway, and garners support at City Hall to build a Sky-Tram down the length of Chestnut Street, connecting the string of casinos to the tourist's center and "Independence City." By 2025, most of the remaining fabric from 2005 has either been replaced or heavily altered. Chestnut Street undergoes a 21st century urban renewal. The historic fabric that does remain are those buildings nominated to the National Register of Historic Places, or that continue to hold some local sentimental value, like Wannamaker's. These buildings were preserved for reuse or incorporated into other developments

because of façade easements or marketable “quirkiness” prevented their demolition. Chestnut Street is transformed, casinos are king.

Nary a Soul

- Mary Grilli, Jenna Higgins, and Logan McClintic-Smith

Scenario: Real estate bubble bursts, government is antagonistic toward preservation

The burst of the real estate bubble, coupled with an antagonistic local government would indubitably result in Chestnut Street's decline as a successful commercial strip. However, the effect of such a situation on the actual architectural fabric of the street depends on the actions of individual investors (most likely in the form of institutions, such as Jefferson Hospital), and is therefore less straightforward.

If the real estate market does take a downward turn, it will result in a decline and perhaps collapse in property values on and investment in Chestnut Street, in the form of new residents, new commercial vendors, or new office occupants. Such lack of investment means that few people will be buying the condominiums that have already been created, and few, if any, people will be buying and rehabilitating the still-vacant buildings on the street. Thus, the supply of buildings that has already been rehabilitated for residential use exceeds the demand for such space, resulting in many vacant building along the street. In addition, current occupants of the street might also leave, leading to even further vacancies, most notably in the upper floors, but on the ground floors as well. This increased vacancy level might lead to decreased pedestrian traffic and higher crime rates, which, in turn, would drive more residents and consumers away from Chestnut Street.

The extensive public debate about this impending "bubble-burst" might also hamper the public's confidence in the purchase of real estate as a sound investment—people will choose to put their money in seemingly more

reliable investments rather than property and this will likely lead to a general deterioration of all existing buildings. However, this situation might also have a positive effect: because, in this situation, neither the market nor the local government creates any incentives for new development, the threat of demolition of historic buildings to make way for new development is minimal. Although the remaining buildings might not receive the maintenance that they need, they would also be spared from demolition. The real estate crash could serve as a market force protection of the historic fabric, leaving the buildings relatively untouched until the next market upturn. This is similar to the situation in the mid to late twentieth century.

The decline in property values effects the city budget – less valuable properties translate into smaller property tax revenues, which generally translates into less services for the citizens of the city. Therefore, this drastic reduction in city revenues has created a fiscally perilous situation in the city. In addition to the aforementioned unwillingness to invest in real property, the declining city economy, coupled with the increased vacancies on Chestnut Street, means that even those residents and consumers who would like to patronize Chestnut Street's dwindling array of stores have less money to spend at these locations. Because the Street's consumer base has less money to spend, the current upswing of retail stores and services would reverse, and the retail mix would return to the predominantly lower end goods and services.

This decline in property values would also result in the virtual elimination of the Center City District. It is an organization that is primarily funded by assessments from real property value, therefore, once property values decline, the operating fund for the BID will dwindle. Without the Center City District, many important services (streetscape maintenance, sanitation, crime prevention, lighting, tree

planting) would be abandoned. Chestnut Street would be filled with debris, graffiti, homeless people and poorly maintained sidewalks; the 1980s live again.

The local government is antagonistic toward historic preservation and views it as a luxury, only to be dealt with in times of economic surplus. The basic tools for historic preservation at a national and state level (NPS, federal tax credits, state grants, National Trust) are still intact, but for the most part, the lack of local resources makes these tools mostly irrelevant. In this time of economic struggle, the government has no interest in participating in preservation programs, but had instead hinged all its hopes on the revenues from the newly opened casino on Chestnut Street. Although the presence of the casino would likely stimulate some growth in its surrounding area, it would primarily include low to mid price restaurants and bars, pawnshops, and inexpensive amenities.

With the property value decline, and the decline of the residential market, the institutions on the street might see this as their opportunity to acquire surrounding land at a low price. Combined with the antagonistic government, this might result in the demolition or facadectomy of certain structures in areas near these institutions. For example, the Victory Building, because of its prime position in a corner lot across from Jefferson Hospital and despite its listing on the National and Local Historic Registers, could be the victim of the “pay-to-play” policies of this anti-preservation government: by offering enough money to the struggling government, an institution could arrange a manipulation of the preservation regulations in place. Even assuming that public sentiment supports historic preservation, there are a number of reasons that this would not be enough to stop the inertia of institutional spread. Because the government does not prioritize preservation, the only outlet that concerned citizens might have would be through advocacy agencies such as the Preservation Alliance, newspapers, and grassroots organization. This would not likely stand up to the powerful

institutions backed by government support. In addition, without a force in the government thinking strategically, these piecemeal changes would fly under the radar of even those citizens concerned with preservation.

The combination of a decline in the real estate market and an antagonistic local government would be a disastrous combination for both the dynamic atmosphere of Chestnut Street as well as its architectural fabric. The few positive elements that might be garnered from such a situation in no way nullify or compensate for the irreversible damage that will be done. If the real estate bubble does eventually burst, then the only hope for Chestnut Street is that its stakeholders – residents, property owners and the local government – have enough foresight to understand that the long-term economic, social and political value of the street is significant enough that it should not be sacrificed for any kind of immediate financial gain.

Preservation Mayor

- Sunny Kim and Leigh Seyfert

Scenario: Booming economy, government supports preservation

The economic boom currently experienced on Chestnut Street in past decade has resulted in a shift from local & regional economy to a retail market with more chain stores, upscale clothing and accessories boutiques, and many new restaurants. Chestnut Street has been dubbed 'the new Walnut' and 'restaurant and shopping row.' Real estate values have gone up and vacancies have been eliminated, creating the strongest economic base Chestnut Street has had in decades. Many new owners have realized the value of Chestnut's historic fabric, understand it, and capitalize on its historical significance by making it a part of their marketing tactics.

A pro-preservation mayor has also been appointed this year, who in turn has appointed all positions in his cabinet who are preservation-mindful, including those on the City Planning Commission. As a result, the design review process for Center City guidelines is improved and strengthened. The enforcement of new policies from the new mayor include a variety of tax incentives which are made known to all owners on Chestnut. The lobbying for Chestnut St. as a commercial historic district has proved successful and the listing of every building provides a major resource for Philadelphia architecture and history. As more buildings are listed and guidelines approved, Chestnut Street experiences major improvements in façade signage. The zoning ordinance is rewritten, encouraging greater appreciation of historic fabric, which in turn improves public perception of historic preservation.

Although Chestnut's good fortune has resulted in many positive preservation outcomes, it also resulted in negative side effects for many stakeholders as well as the in the altered character and atmosphere of the street. The lower end dollar

stores are being pushed out because of the exponentially increasing real estate values, While many owners are currently aware of Chestnut's historic fabric, developers who are continuing to take up the remaining vacant spaces are not aware of historic fabric and preservation issues. The most challenging result is the desire to add floors to existing buildings and the booming economy is exerting more pressure for vertical development in order to increase sq. footage. The residential market has surged above ground floor commercial space causing a shift in demographics of younger, urban professional, yuppie, big spenders, trendy students and empty-nesters.

A burgeoning conflict between the preservation mayor and developers has demonstrated their different interests in the development of street. The preservationist ethic widespread along Chestnut Street now has led to a sense of loss of the diversity and the unique character of each block including its social characteristics and authentic commercial vitality. The strict guidelines are of a traditional preservation mindset which brings many buildings and blocks back to a synchronic streetscape. In addition, the preservation mayor loses support from portions of his or her constituency base because of the number of controversial decisions being made that do not represent what the public wants.

Resolution:

The preservation mayor then realizes the need to strike a balance between historic preservation and economic potential growth. Because the preservation mayor places such a heavy emphasis on the tourism economy, the local center city economy booms and the conflict is resolved! The mayor takes advantage of historic tourism opportunities to build a strong tourist based economy, creating a new found preservation ethic in Philadelphians.

Preserve While the Pressure is Off

- Brendan Beier, Julie Donofrio, Dina Kanawati, and Sabra Smith

Scenario: Real estate bubble bursts, government supports preservation

The year is 2025. Philadelphia, like other major urban centers of its size, has both changed and stayed the same in the 20 years that have passed. Chestnut Street still retains a large portion of its character but the retailing revival that began around 2006 has resulted in an influx of national chains that tend to occupy large square footage. For the most part, the street is no longer marked by the narrow footprints of former row houses and pre-21st century retail establishments, but by midsize and mega footprints with facades focused on a corporate image imported from elsewhere in the country. The casino that a previous city government felt would inject vitality into the East End of Chestnut has led to the Atlantic City-effect – the area is now a down-at-the-heels tourist area, linked to Independence Hall by a series of chain restaurants and t-shirt shops. The West End has been subsumed into the ever-expanding Rittenhouse District and enjoys a healthy mix of residential, office, retail, and entertainment establishments. The area is thriving both day (office and retail) and night (restaurants and theatres).

It had failed in the residential sector, however. What had been a promising retail trend at the end of 2005 is now a complete bust. Buildings all over the eastern end of Chestnut Street were being converted into condominiums. Generous economic incentives hooked interested developers who put up condominiums along the street, and then residents were attracted into the area by the keen interpretative and signage programs that had a big hand in establishing the significance of Chestnut Street within the eye of the public. Empty nesters were eager to move back to such a stylish and upscale area. High end restaurants and cultural venues made their way into the streetscape in order to capitalize on the clientele now inhabiting the street.

It was at this thriving moment in 2011 that approval came from Harrisburg to build a casino on Chestnut Street in the old parking building on the 1100 block of the street. Disillusioned by the hoards of gamblers making their way into their neighborhood, residents hurriedly left their beautiful condominiums in a mass exodus into the west or out of Philadelphia completely. A few students of the ever-expanding Thomas Jefferson University used the vacated condominiums as housing after they had been acquired by the school and their layouts reconfigured to serve better as student housing, but for the most part the housing market was no longer viable on the Eastern end of Chestnut.

The commercial market soon followed suit. What had been fast on its way to becoming Philadelphia's newest high end sector was at that point nothing more than a draw for students, gamblers, small retailers, and entertainment seekers. Upset at the way the city's economics and policies had been handled up until then, the citizens of Philadelphia called for a referendum vote in a bid to oust the current mayor, one Milton P. Duberstadt. Running against him was Jeff Adams, an individual who felt that the city's salvation lay in the careful and patient restructuring of the street fabric in a way that would entice interest within the core of center city, especially aimed at the vicinity of Center City Slots. Adams had much work ahead of him, and he immediately set out to diffuse the mess that had been Duberstadt's legacy to him.

In the wake of the ten year tax abatement and the flight of center city residents, the city was now faced with a glut of high-end condominium space rather empty, excess office space. After the "casino effect," many developers lost significant investments and backed away from projects in Center City. Likewise, office space is overstocked as well. Thus, development in Center City is flat, with no indications of change in the foreseeable future.

During Duberstadt's destructive administration, major architectural losses occurred. A fire started by squatters in the empty Hale Building on Juniper and 13th completely destroyed the building and threatened other historic properties nearby, including the National Historic Landmark Wanamaker building, which thankfully emerged unscathed. This threat has ignited public interest in preservation.

Jeff Adams is elected, understanding the need to manage and create dynamic public spaces. Adams immediately recognizes the intrinsic value of Chestnut Street's remaining architectural treasures. With the stagnation of development pressures, evaluating the city's current architectural inventory and developing a long-term strategy for managing it are a top priority. Adams creates a new department that replaces the two distinct (and often opposing) L&I and Historical Commission and which includes a proactive subsection whose job it is to hit the streets and assist property owners with maintenance and design issues before there is so much deterioration or change that the original fabric and value of the building is forever lost. The Center City District receives new funding and a visionary new leader who introduces innovative new programs to ensure the long term success of Chestnut (working with programs like ArtSpace and Main Street to help business owners understand and deal with challenges in the marketplace, to find new uses and new types of tenants for some of the targeted "Heart of the City" buildings – including a new artisans block where workshops upstairs (open to the public on First Thursdays) sell their goods downstairs, imitating the long-ago traditions of commerce in the city, as well as a new "Museum of Shopping" located in one of the few surviving 19th century retail spaces on Chestnut.

As the city progresses with its "Buyout/Buyback" program (developers who lost their shirts are selling at good prices), the city begins to collect the most valuable "Heart of the City" properties. They use the model of the Woodward Estates in Chestnut Hill where valuable, architecturally significant properties will remain

privately-held and privately managed. As the inventory identifies these properties, those recognized as “of value” are passed along to the CCD who then contacts the owners to discuss rehabilitation of the building (removing unsympathetic accretions, such as rusting 1970s security grilles, etc.)

When the market heats up again, “Heart of the City” buildings will be protected by private ownership and new, meaty local preservation ordinances. “Of value” buildings should be thriving, economically viable and no longer at risk, also protected by local ordinance. The long term plan will have identified parcels of land where tear down development might take place, as well as innovative opportunities where several smaller historic properties might be “pooled” to create a large space with flexibility for many modern purposes. A new Chestnut Street Merchant’s Association meets regularly. Block captains deal with everyday issues; East End and West End meetings occur monthly and all members assemble quarterly to review challenges and opportunities.

With this new streamlined administration in place, preservation shines. Buildings are protected by local ordinances, and interpretive signage guides pedestrians to learn about the history of the street, which is now embraced throughout. However, the buildings are virtually facades only. The residential boom which encouraged adaptive reuse of buildings resulted in the modernization of all of the upper stories, and creating a museum of nothing more than luxurious condo interiors. Realizing this, the new commission places strict easements on all facades on Chestnut Street so that they may not be altered whatsoever.

The city uses the remaining “Heart of the City” land banked buildings (those not used for ArtSpace) to attract businesses back to Philadelphia once and for all. In a mass infrastructure investment, the city unites the top business owners in Philadelphia (Comcast, Eagles, Phillies, etc.) and pays to have each of the

formerly residential buildings converted into Class A+ office space, complete with wireless internet and marble bathtubs (left over from the condos, of course). Small and big businesses alike are offered these spaces free from the Business Privilege Tax and the wage tax. Instead businesses owners will pay a small tax to the new Chestnut Street Association. Delighted at the obliteration of these taxes (if only for a small area), businesses come flocking back to Chestnut Street. Because of this huge influx of economic activity, the city is not wont for the loss of taxes.

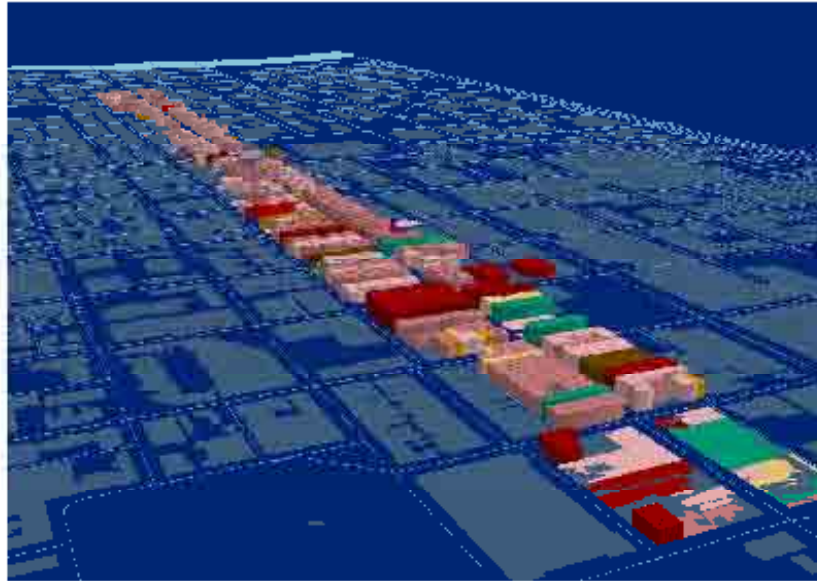
As a result of the collapse of the residential market, the city of Philadelphia had to approach anew the reuse of their older buildings. Aided by the insight of preservationist-Mayor Adams, this was done in a smart and timely fashion, and resulted in the liveliest business and office sector boom that Philadelphia had seen since the early years of the Twentieth century. The success on Chestnut Street spurred the government to designate and rethink other areas of Center City, and the rest of Philadelphia County. Admiration of the program spread throughout the state, and the Pennsylvania state government is now thinking of new incentives for preservation and business encouragement that will be applicable statewide and beyond. This scenario demonstrates that although preservation management can be cumbersome at times, when taken slowly and purposefully, it will result in a historically sound and economically vibrant environment, allowing all of Philadelphia to live happily ever after

APPENDIX B - MAPS

Block of Chestnut Street
1850-1860, Pennsylvania



Scale: 0 10 20 Feet

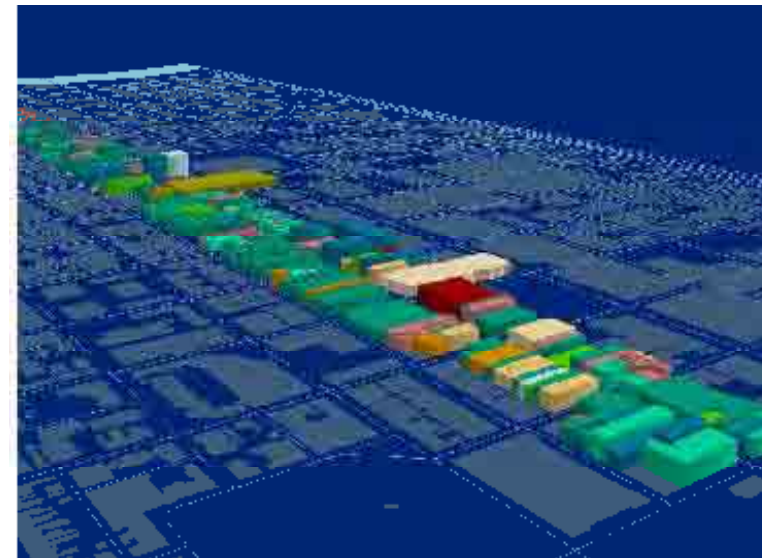


3D perspective looking east from 100 Street.
 The Federal Building is the large building at 100 and 110 blocks of Chestnut.

Block of Chestnut Street
1860-1870, Pennsylvania



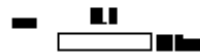
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3D perspective looking east from 100 Street.
 The Federal Building is the large building at 100 and 110 blocks of Chestnut.

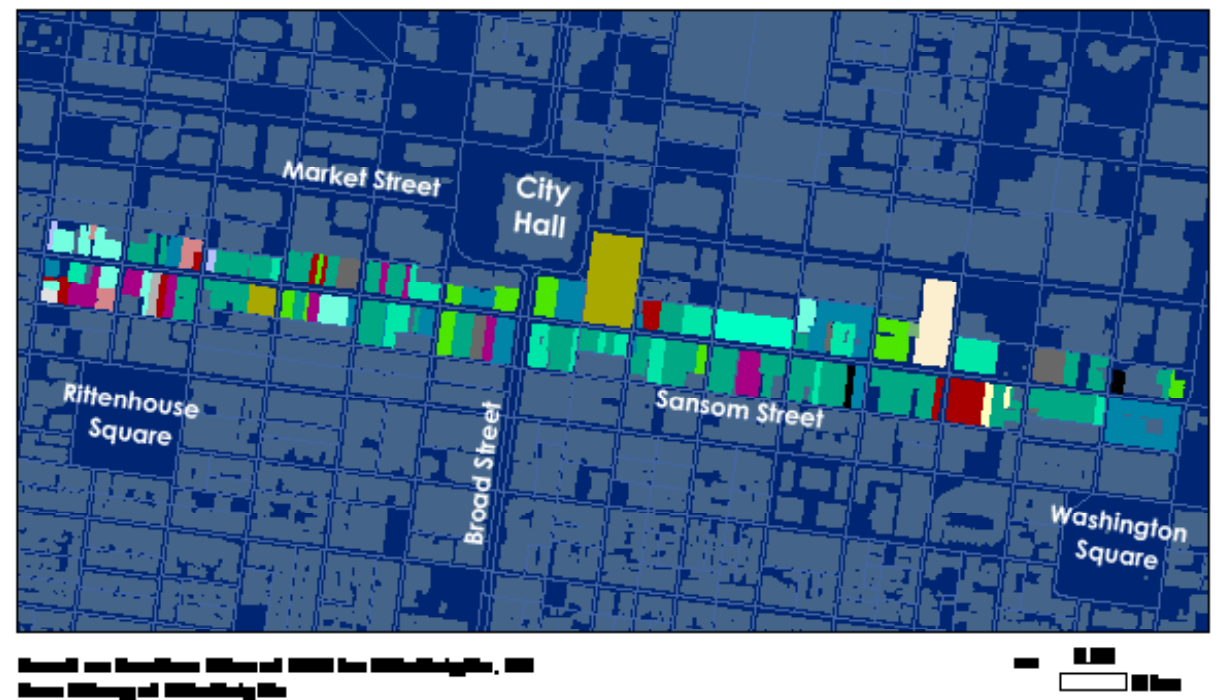
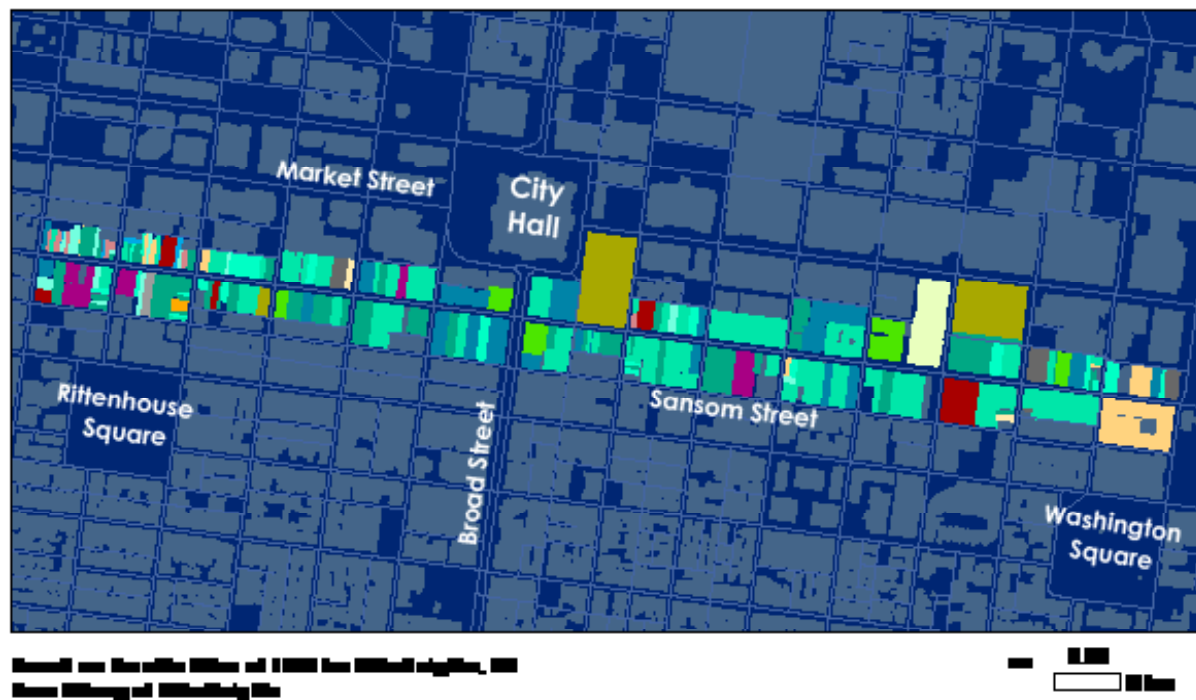
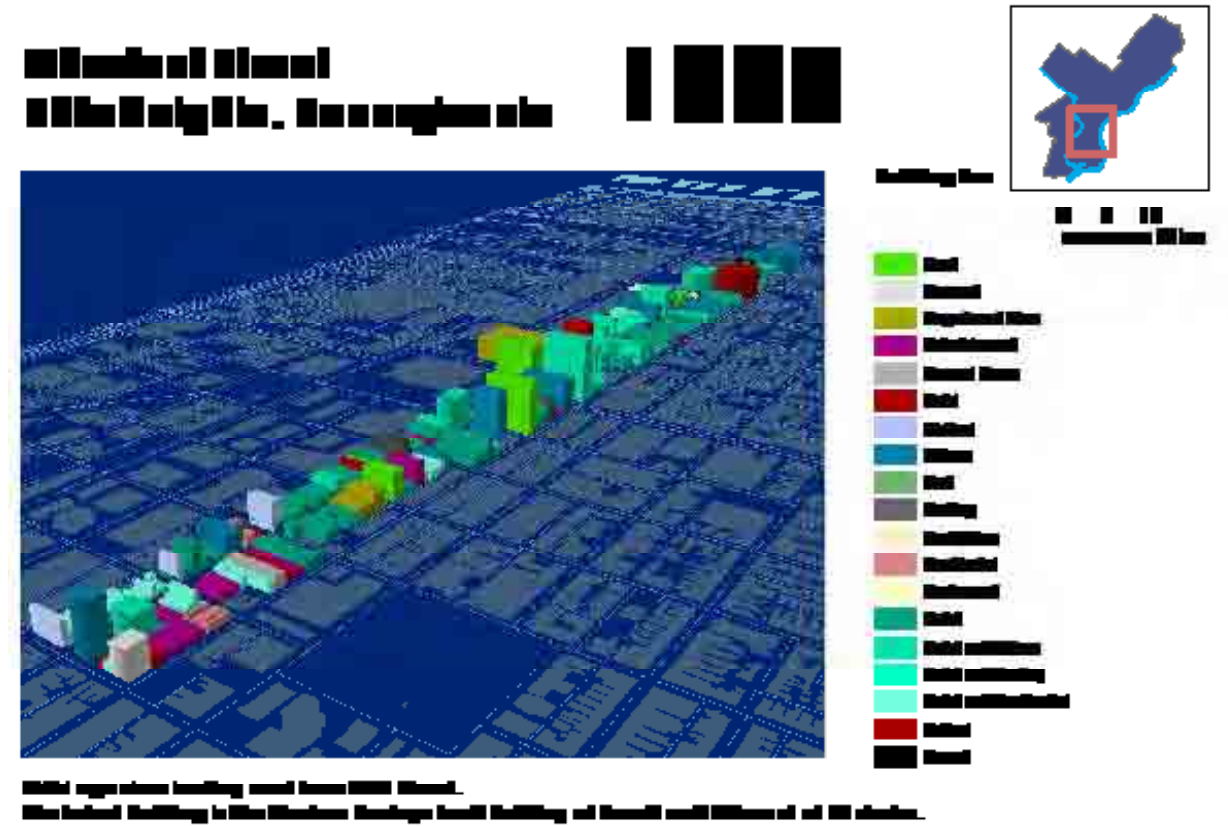
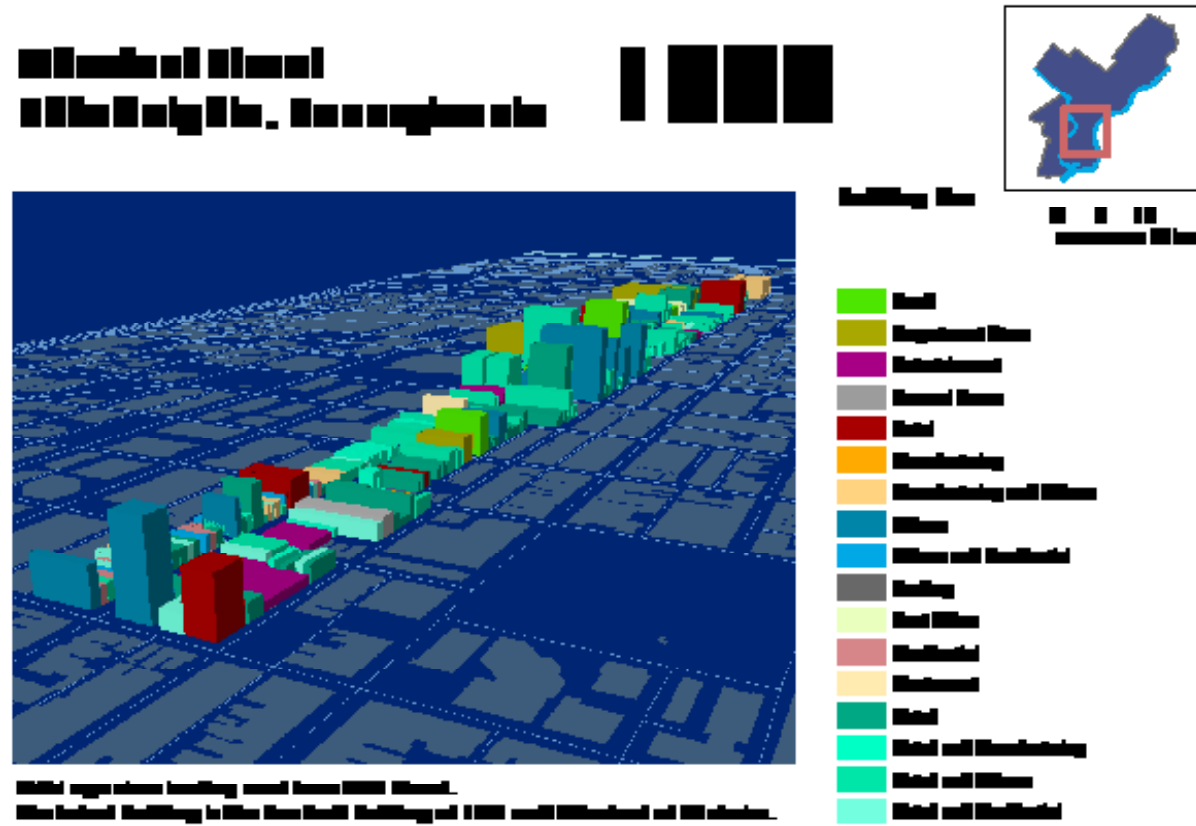


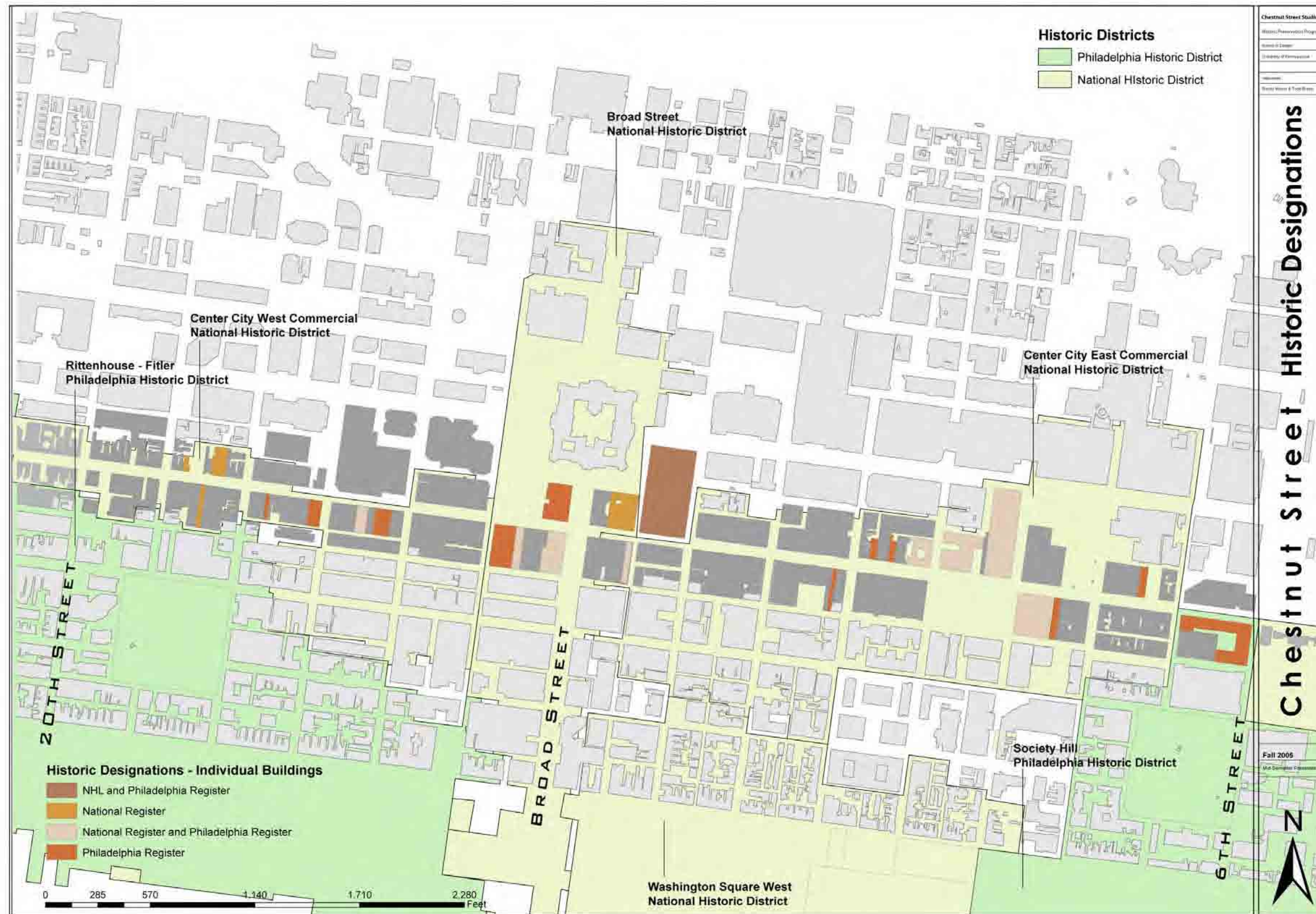
Ground was covered by 100% of 1850-1860 Pennsylvania, 100% from 1850-1860 Pennsylvania.
 Other buildings highlighted green for 1850-1860.

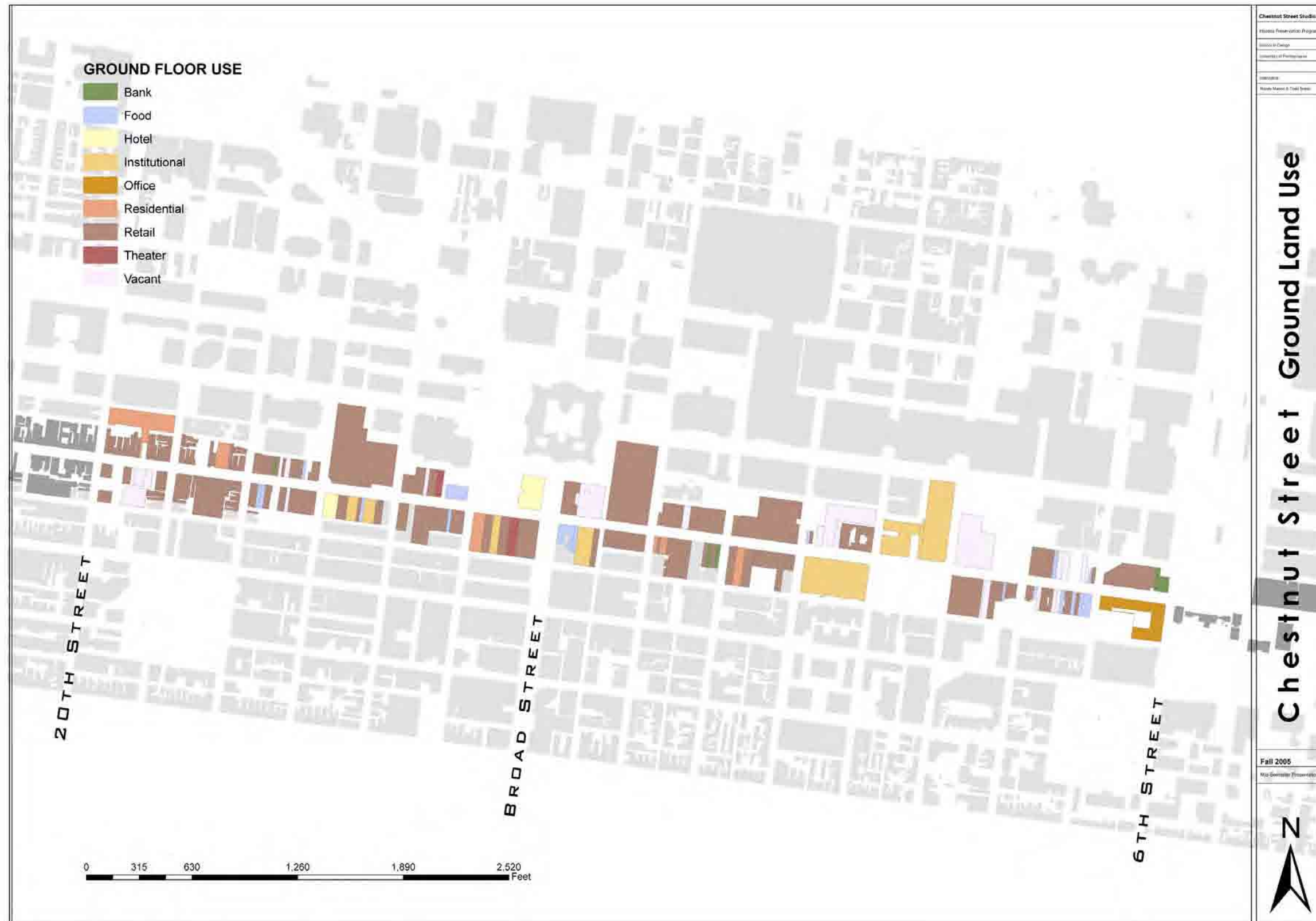


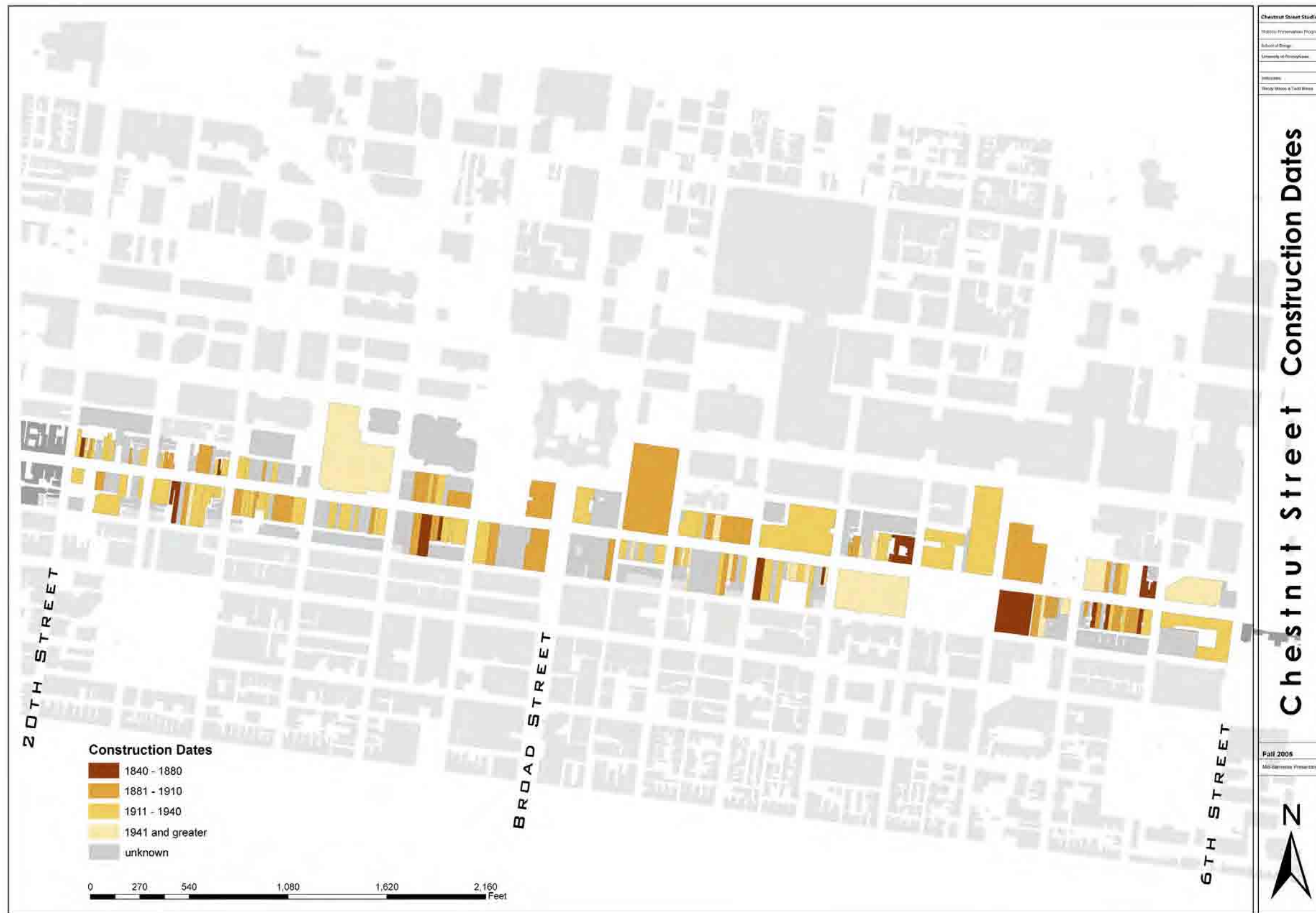
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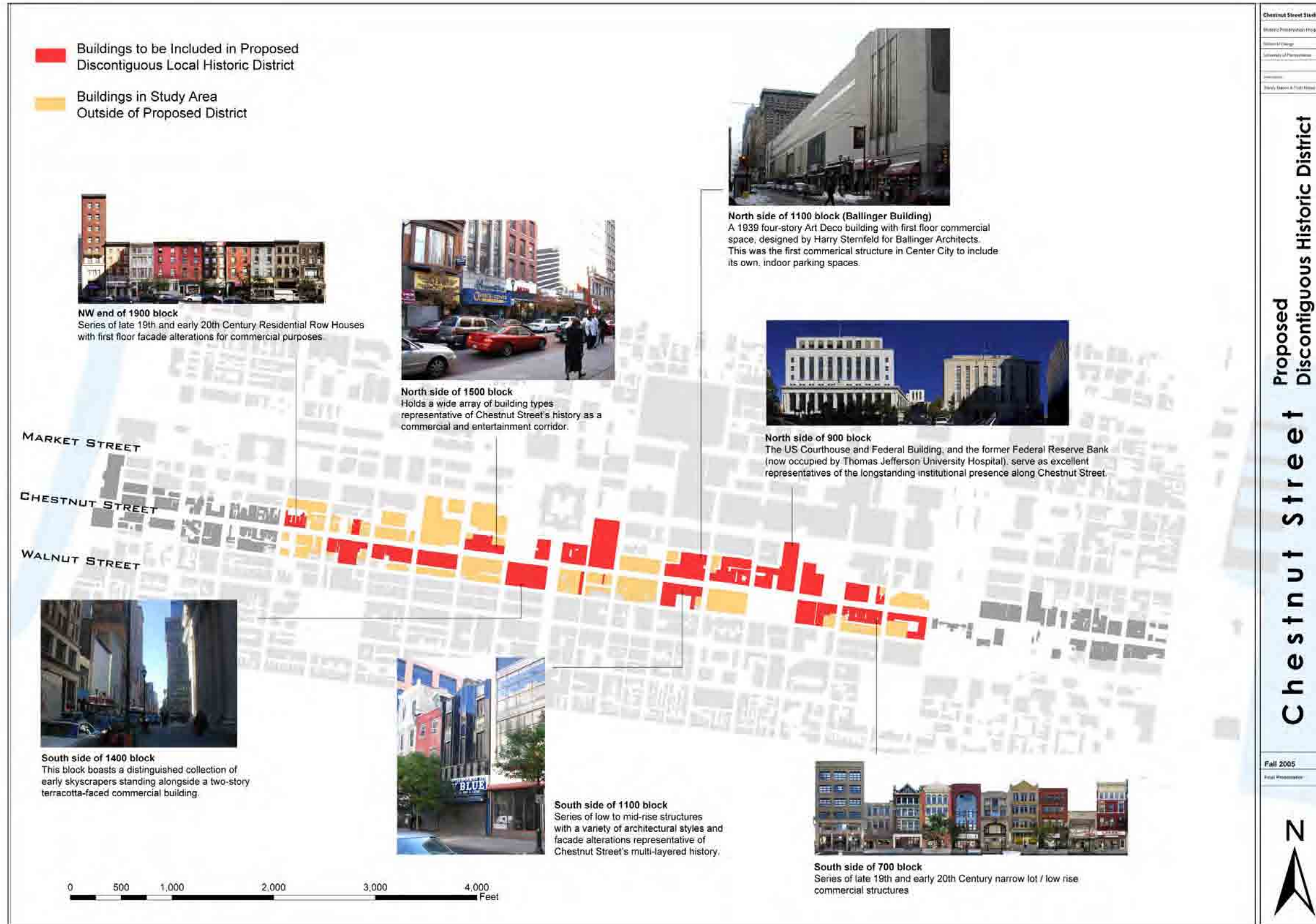












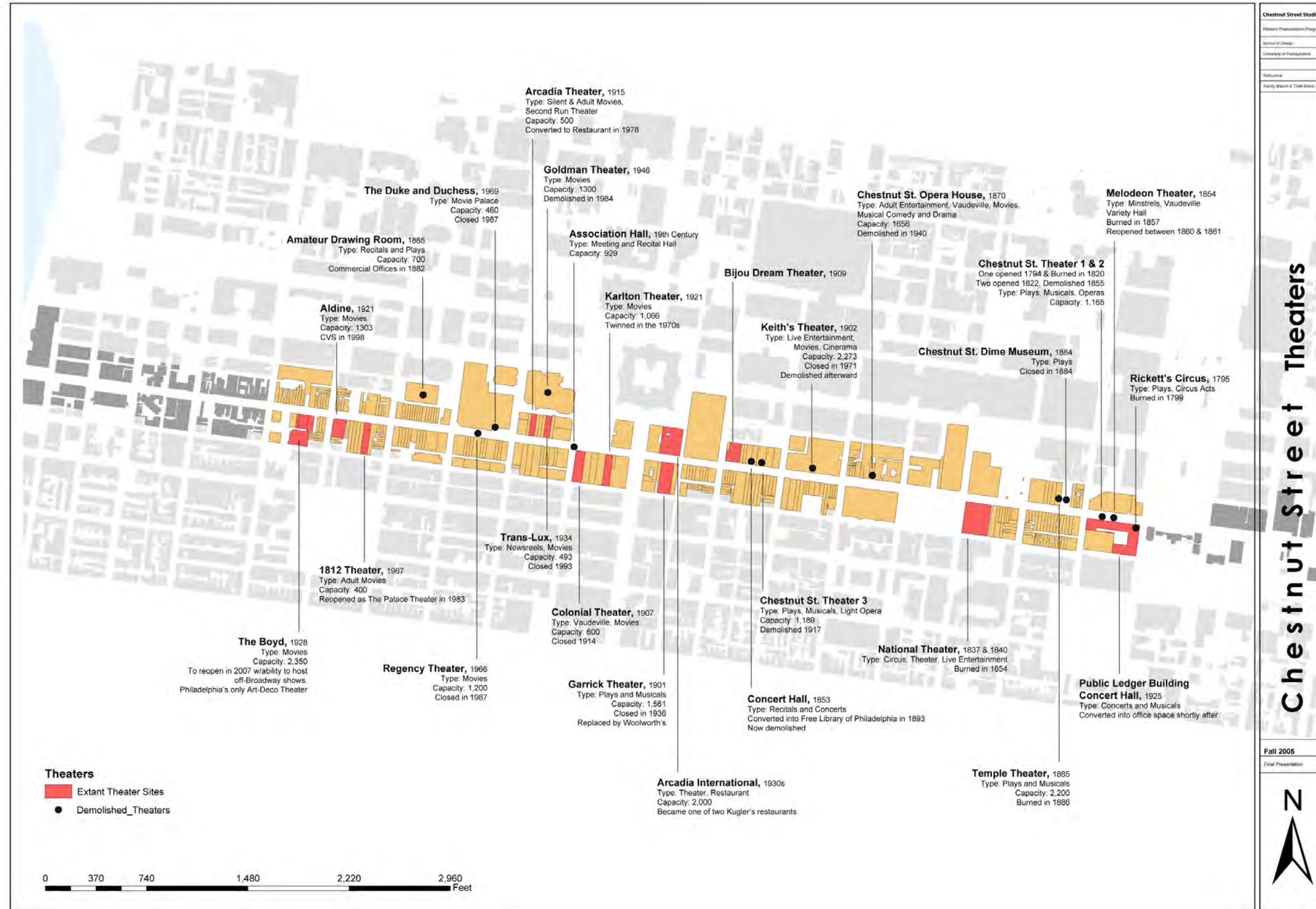














APPENDIX D - BUILDING INVENTORY

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APPENDIX E - SURVEY FORMS

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APPENDIX F - PEDESTRIAN SURVEY

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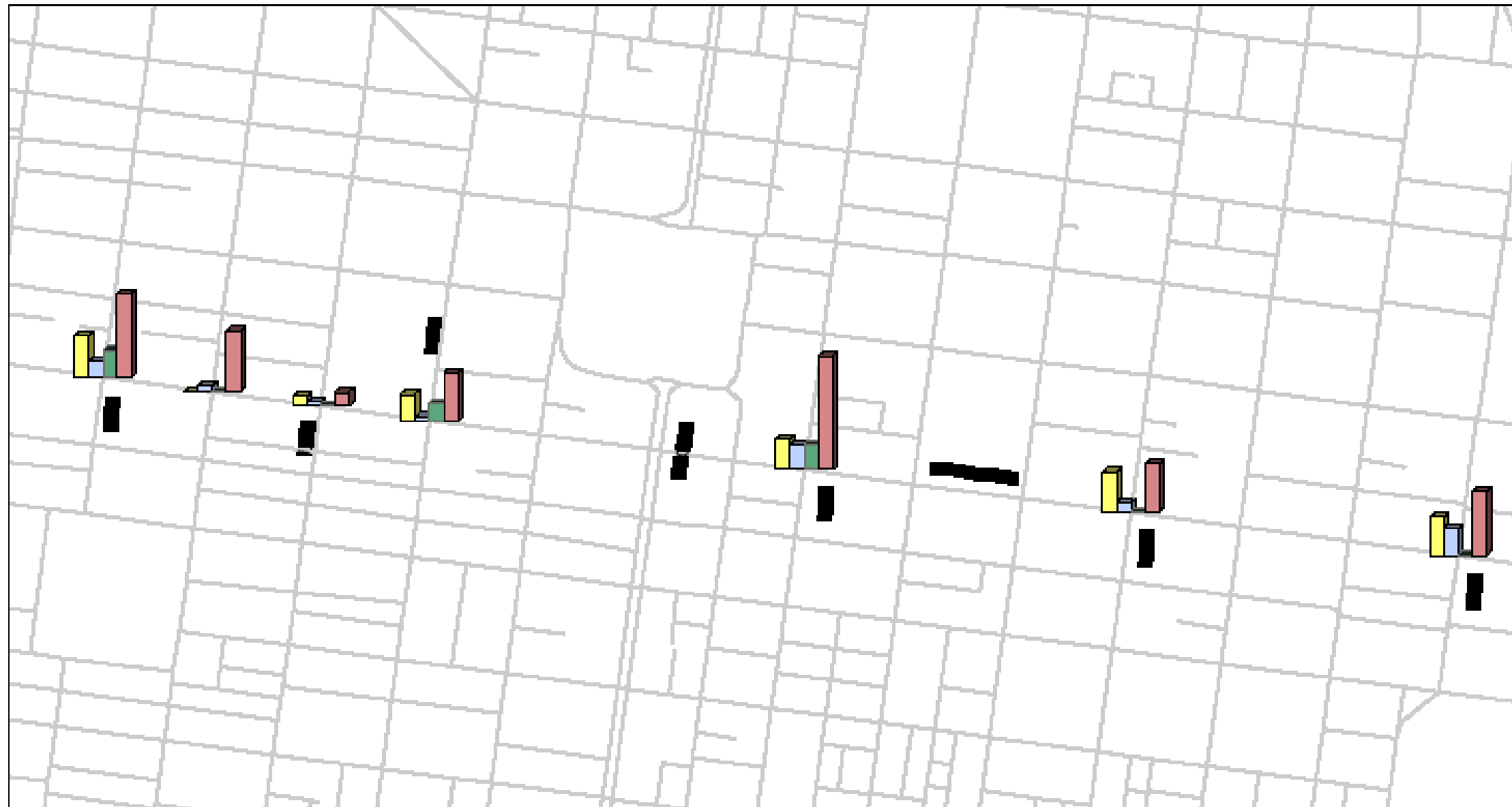
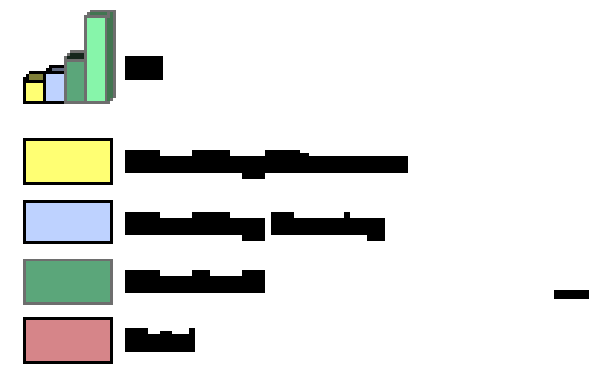
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Map of Pedestrian Survey Data by Intersection and Block



APPENDIX G - ECONOMIC DATA

Chestnut Street Census Tracts					
2004	4	5	6	7	Philadelphia
	NW BLOCK	NE BLOCK	SE BLOCK	SW BLOCK	
Total Properties	361	219	687	458	564,832
% Residential	4.16	5.02%	1.46%	12.45%	81.05%
% Commercial	54.85	78.08%	33%	57.86%	4.28%
% Vacant Land Parcels	7.20%	6.85%	3%	3.06%	7.26%
Unsold Properties	11.36%	17.35%	16.89%	8.30%	18.93%
Vacant Properties	4.07%	9.74%	4.26%	4.51%	10.51%
Vacant Buildings	2.98%	6.15%	3.67%	3.39%	5.11%
Population	4,313	1,126	1,315	2,564	1,517,550
Children <18 % Change	55.74%	-24.56%	107.69%	2.78%	1.07%
Median Household Income (2000)	\$ 27,400.00	\$ 9,620.00	\$ 41,563.00	\$ 34,563.00	\$ 30,746.00
Bach. Deg. Rate (2000)	18.37%	11%	26.08%	31.50%	10.34%
Renter Units %	59.35%	97.86%	98.27%	71.38%	40.75%
Owner Units %	40.65%	2.14%	1.73%	28.62%	59.25%
Avg Year Structure	1964	1939	1939	1948.00%	1945
Renters Paying >30% Income on Rent (2000)	53.26%	41.97%	34.18%	45.07%	42.46%

Figure G-01: Census information for the four Census Tracts that intersect the study area.

Chestnut Street Properties using 10 Year Tax Abatement

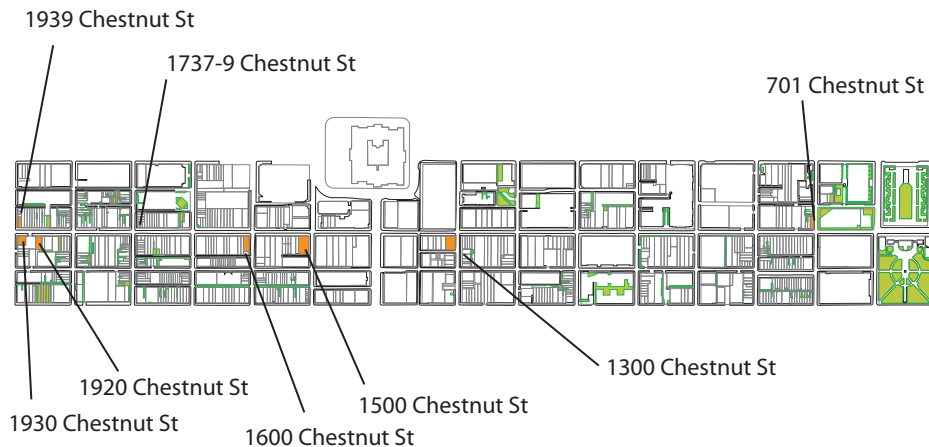


Figure G-02: Properties in the study are making use of Philadelphia's 10-year abatement program for residential conversions.

APPENDIX H - BUILDING TYPOLOGY SURVEY

In the first half of the study, our understanding of the buildings on Chestnut Street focused on a plan view, inventory approach to the buildings, cataloguing information such as construction dates, significant architects and building heights. In order to expand our understanding of Chestnut Street with more of a street-level, pedestrian view, we developed a building understand that would allow us to categorize the buildings on Chestnut Street by more than just their age and height. Dating the buildings had quickly revealed that many older buildings had received minor to almost complete alterations that changed the experience of the building from the street. Buildings of the same height addressed the building very differently depending on their width. Original use provided important information about how the buildings related to the street and to pedestrians. And the condition of the buildings was also a significant aspect of understanding the buildings on a more experiential level.

Therefore, the building survey was crafted so that it could capture this information. (See the survey in Appendix E.) The first section focused on the type of the building, looking beyond just age and style. In addition to more descriptive and definitive types such as residential row house, 2-story commercial and superblock type, it also classified the less definitive types by lot width and low-, mid- and high-rise. The result was a better understanding of density on Chestnut and the way that it affects perceptions of vitality and character (Figure H-02).

The second part of the survey focused on the alterations, allowing for the reality that many buildings have seen more than one major campaign of alteration. Here the survey captured the vintage of the alterations, the nature of the alteration—distinguishing between those done out of an attempt to “modernize” the aesthetic and those done for commercial reasons—the condition of those alterations and the level of design and sensitivity to the original fabric and design of those alterations. The result was an expanding of the understanding of

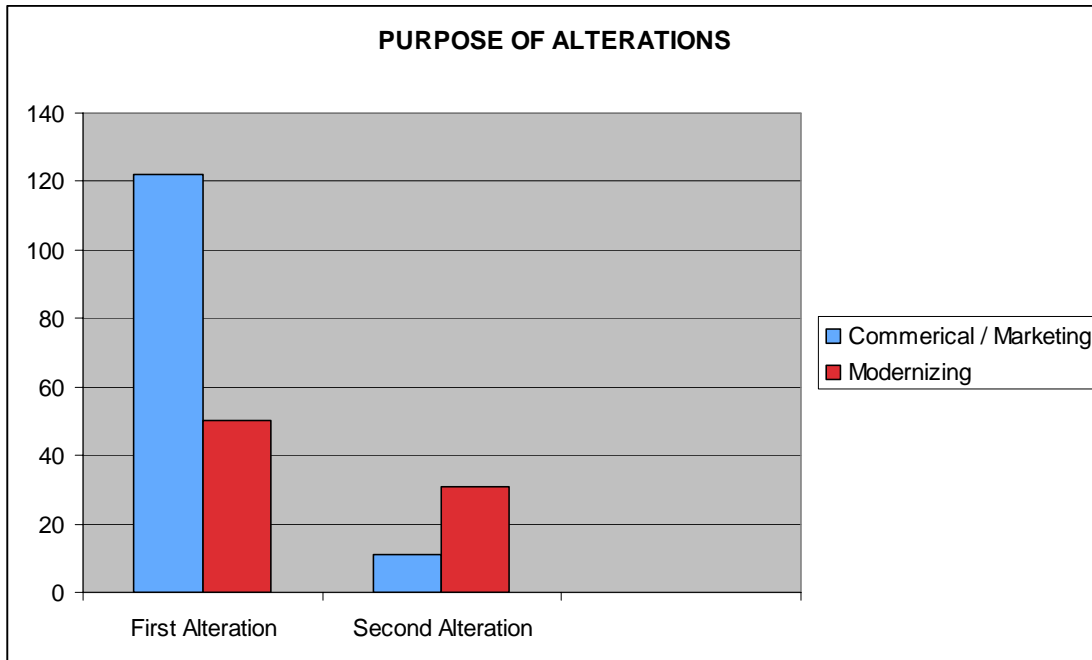


Figure H-01: The Belgravia Building at 1811 Chestnut, is an example of a locally designated historic building.

layered nature of the fabric on Chestnut Street (Figure H-03). Rather than just understanding the change that comes to the street with the construction of a new building, the typology survey facilitated the understanding of the change that comes to both the street and the buildings themselves through alterations.



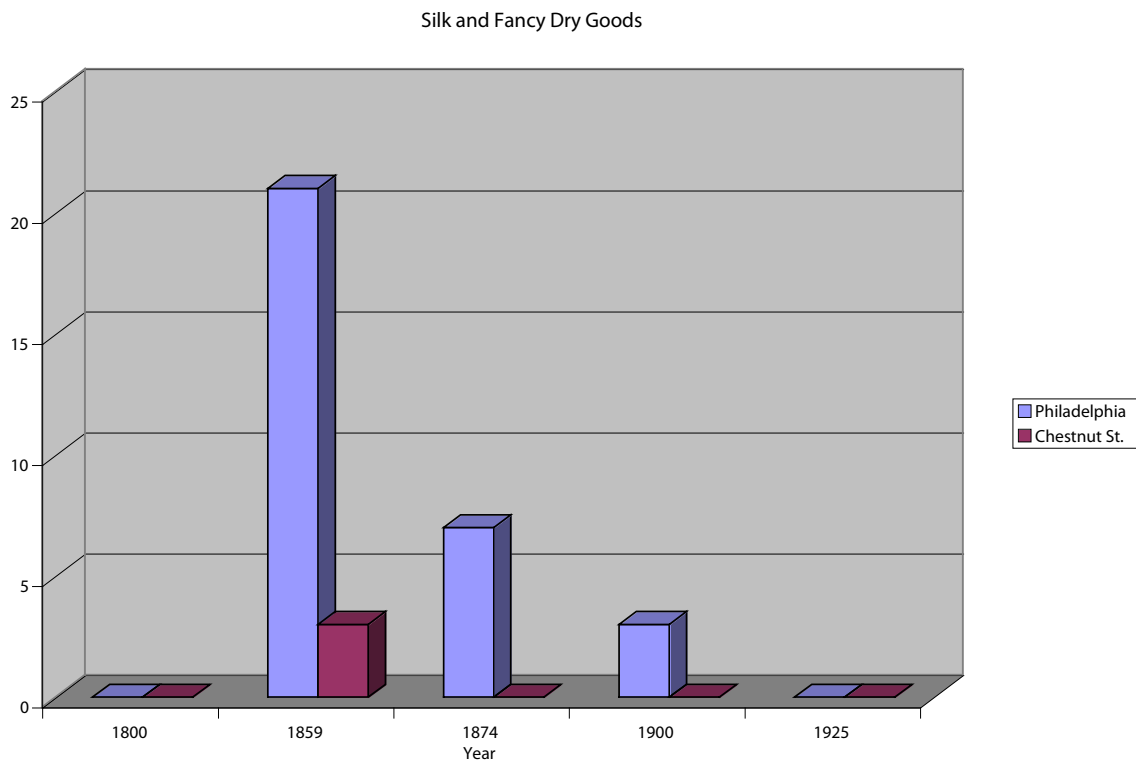
Figure H-02: Mapping buildings based on low- (0-4 stories), mid- (5-12) and high- rise (13 and greater).



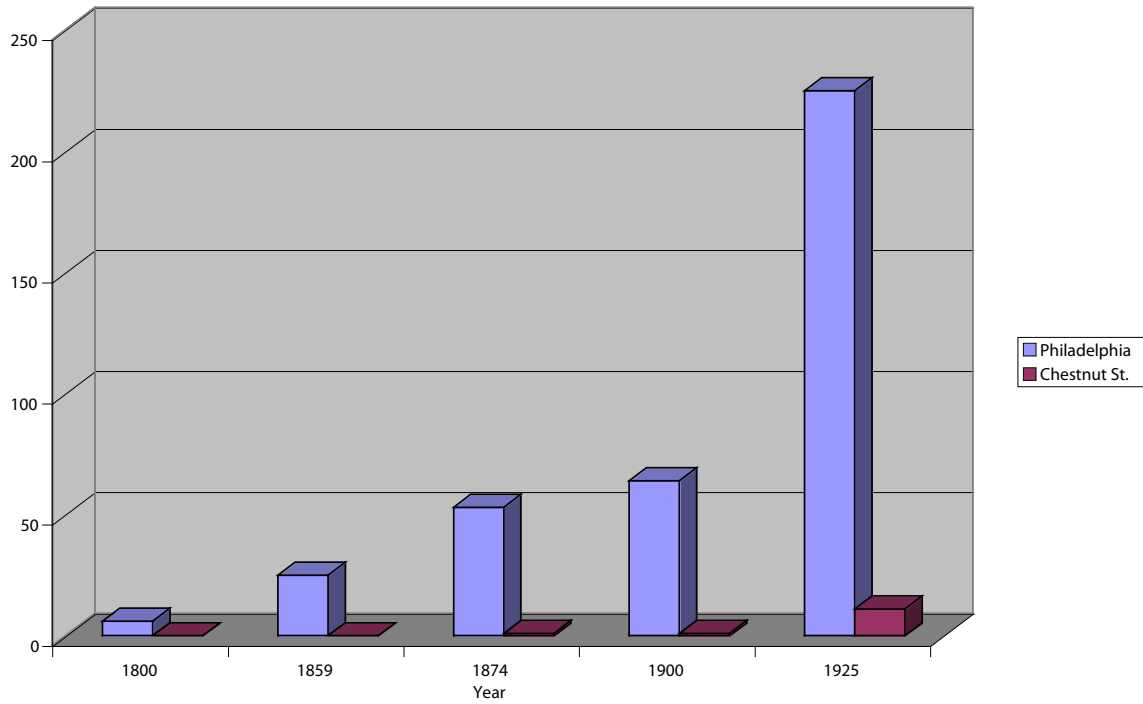
Figure H-03: Mapping the facade alterations to buildings on Chestnut Street.

APPENDIX I - BUSINESS DIRECTORY DATA

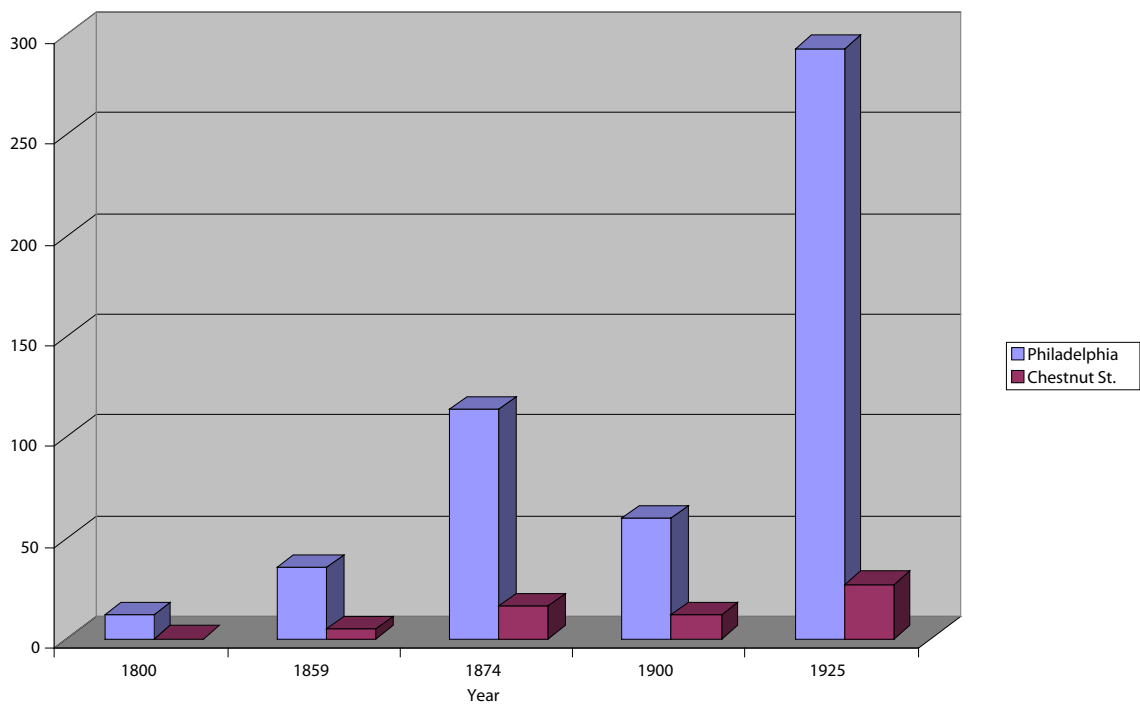
In order to document that Chestnut Street was, in fact, one of the primary commercial corridors of Philadelphia, we chose a number of wide-ranging businesses (from secondhand clothing stores to jewelers to piano stores) and, using city business directories from the eighteenth to the twentieth century, investigated their locations throughout history. What emerged was a sense of the different commercial districts located in early Philadelphia -- luxury goods on Chestnut Street, doctors' and professional offices on Walnut, and pawn shops on South. The following charts depict the results of our research in the directories, comparing the total number of the different business types in Philadelphia against the number of those located on Chestnut Street. The individual addresses of the stores were also compiled in a database.



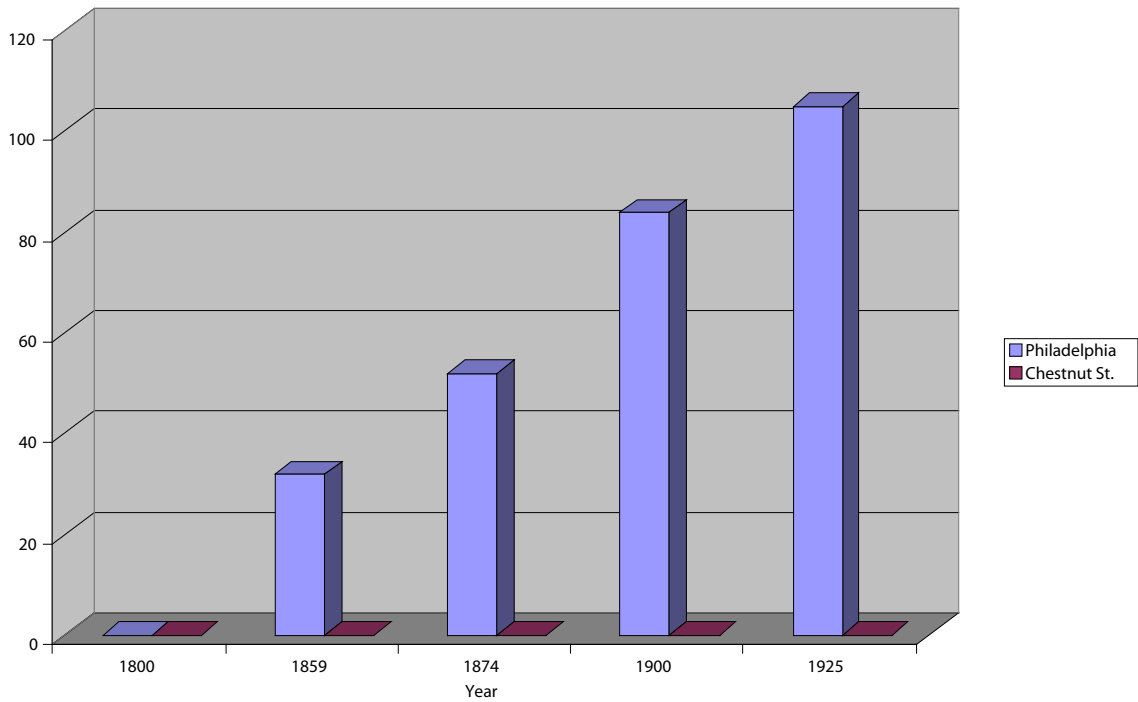
Fur Dealers



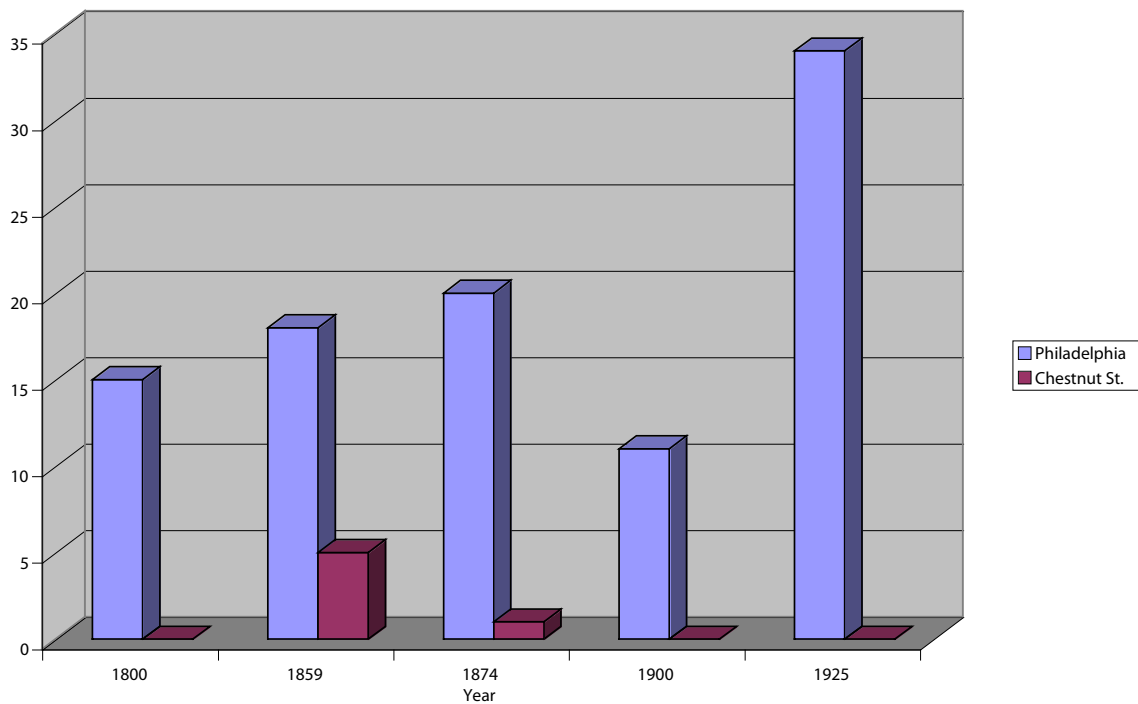
Jewelers



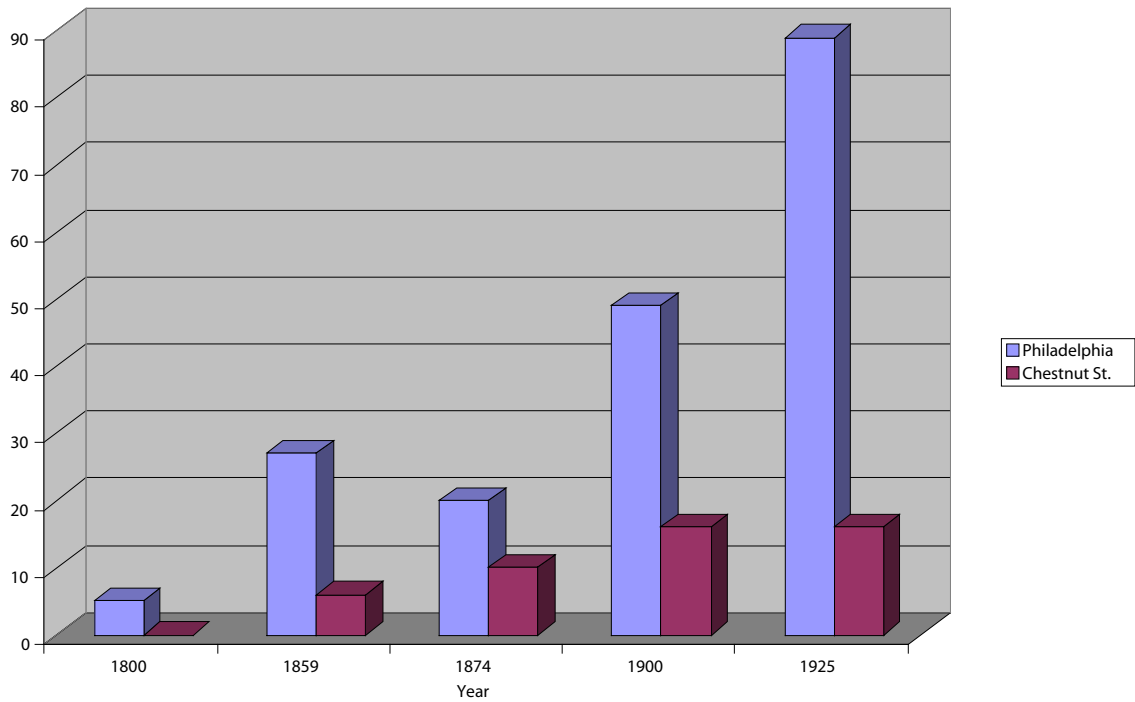
Pawnbrokers



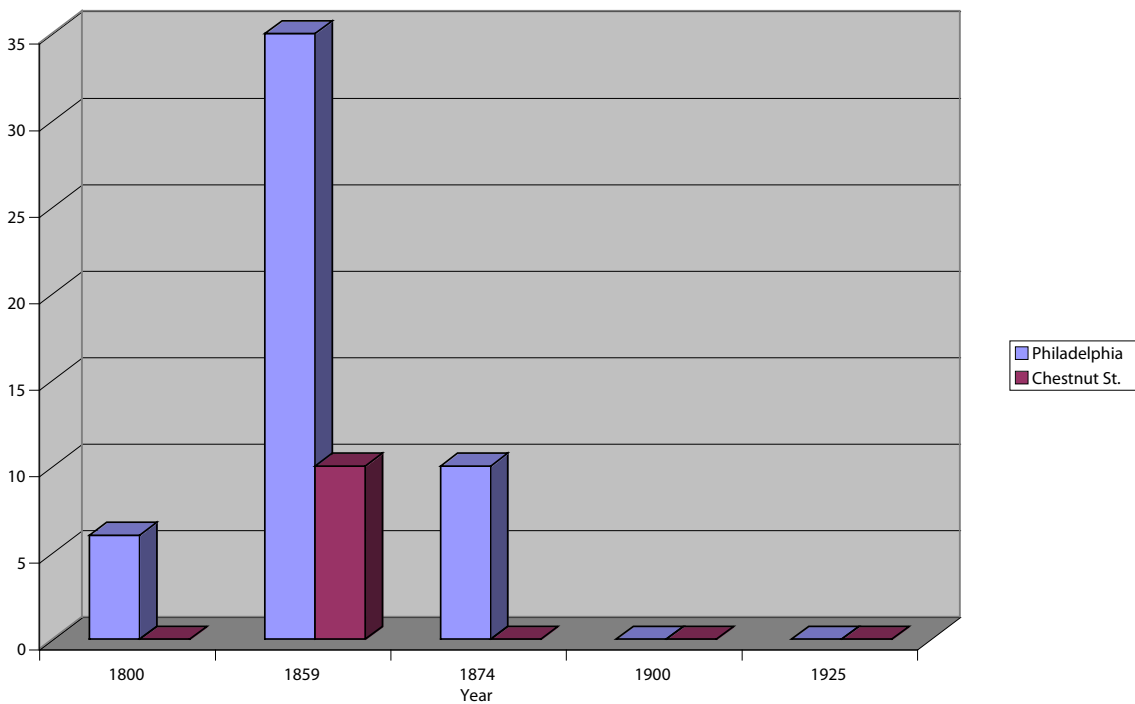
Perfumers



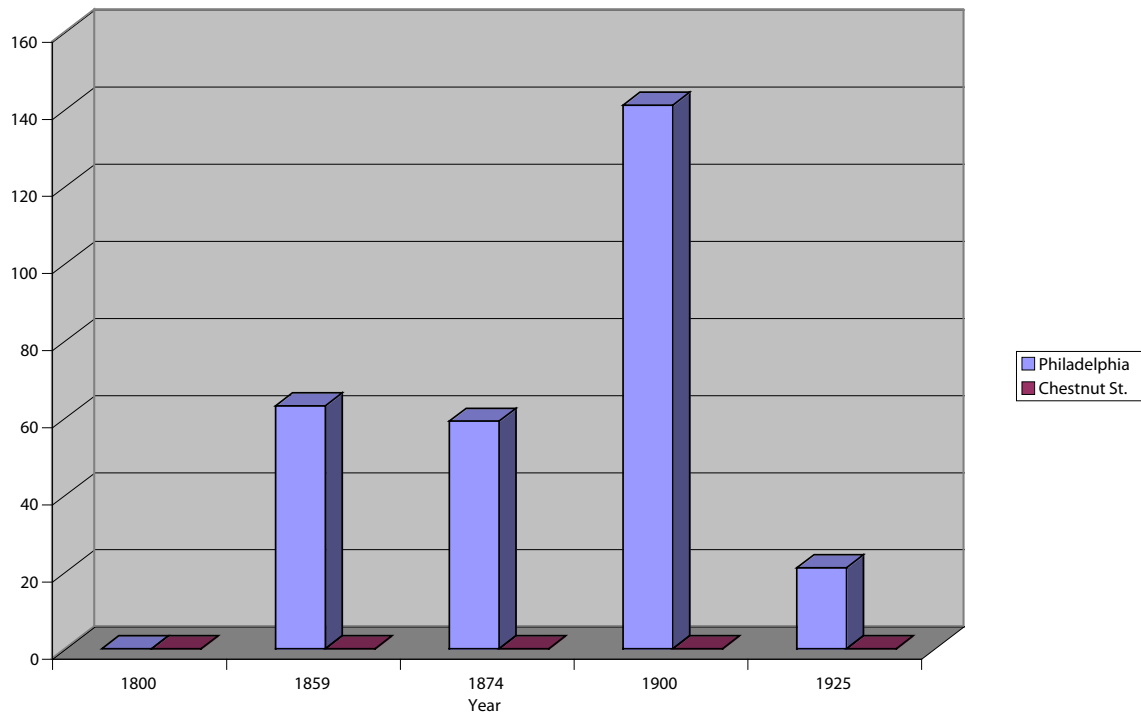
Piano Fortes



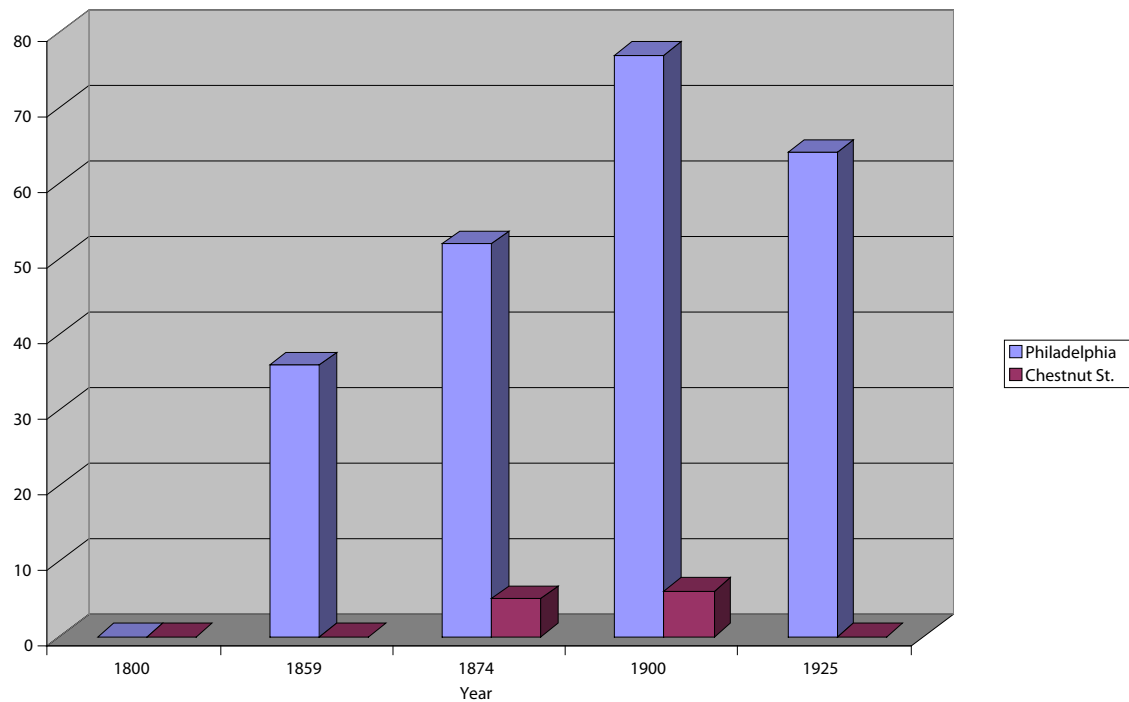
Portrait Painters



Second Hand Stores



Shirt Manufacturers



APPENDIX J - RESOURCE LIST

Local Contact Resources

The Athenaeum of Philadelphia
6th Street below Walnut Street
Philadelphia, PA
215 925-2688 (an appointment is required to use the facility's resources).
www.philaathenaeum.org
lavery@philaathenaeum.org
M-F, 9:00 – 5:00
Bruce Lavery, Michael Senaca for Architectural Drawings, Photos, Manuscripts
Jill L. Lee, Mari Katherine Hodges for Rare Books, Trade Catalogs
Research library holds architectural drawings, rare books, various collections.
Irvin R. Glazer Collection for theaters, residential, banking institutions and more.

Center City District (CCD)
Central Philadelphia Development Corporation (CPDC)
Public Ledger Building
660 Chestnut Street
Philadelphia, PA 19106
215 440-5500
215 922-7672 fax
www.centercityphila.org
Elise Vider, Director of Communications, evider@centercityphila.org
RJ White, Communications/Interactive Marketing Manager Info & Publications,
rwhite@centercityphila.org
A Business Improvement District oversees the maintenance, safety and beautification of Center City and increasing the viability of business and economic growth with strategic planning, research and advocacy. Publications and reports available on-line. including Streetscape Guidelines and Façade and Sign Improvement Guidelines.

City of Philadelphia Archives
Suite 150
3101 Market Street
Philadelphia, Pennsylvania 19104
215 685-9401
215 685-9409
www.archives.phila.gov
M-F, 8:30 – 5:00, except holidays
Ward J. Childs, City Archivist, ward.childs@phila.gov
David Baugh, Archivist I, david.baugh@phila.gov
Contains all of the city's deeds and records and historic photographic collection of various locations within the city.

City of Philadelphia, Board of Revenue of Taxes (BRT)
34 South 11th Street
Philadelphia, PA 19107
215 686-4334
www.phila.gov/revtaxes/index.html
Access database of real estate and property tax information.

City of Philadelphia, License & Inspection (L&I)
Municipal Services Building
1401 John F. Kennedy Blvd. 11th Floor
Philadelphia, PA 19102
215 686-2463 Services and Operations Unit to request inspections
215 686-2590 Emergency Heat/Fuel Program (assistance available Oct. – April)
215 686-2490 License Information to requests for general license information (M-F, 8 -12 pm).
215 686-2471 Permit Information on obtaining a building and/or zoning permit
215 686-2435 Permit Services Unit
215 686-2437 Public Relations Unit to request for community meetings
215 686-2448 Certification Unit to inquire about the current use, the legal zoning classification and any violations of record on a property prior to sale
www.phila.gov/li/
L & I library of building codes and regulations available on-line.

City of Philadelphia, Philadelphia Historical Commission
Room 576, City hall
Philadelphia, PA 19107
215 686-7660
www.phila.gov/historical/
M-F, 8:30 – 5:00, except holidays
Historic Preservation Planners:
Jorge M. Danta 215 686 7660 Jorge.Danta@phila.gov
Laura M. Spina 215 686 7660 laura.spina@phila.gov
Files of historic documents, building/alterations and photos, façade and sign guidelines for Chestnut/Walnut Streets.

City of Philadelphia, Planning Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, Pennsylvania 19102
215 683-4615
215 683-4630
www.philaplanning.org
info@philaplanning.org
M-F, 9:00 - 500
www.municipalcodes.lexisnexis.com/codes/philadelphia/
Commercial Façade Guidelines, Zoning and Regulations, New C-4 & C-5 Commercial Districts, and more.

City of Philadelphia, Records Department
City Hall, Document Recording Division
Philadelphia, PA 19107
215 686-2260 for General Information
215 686-1483 Room 154 for Recorded documents of Real Property Ownership Records & Tax
Plats
215 686-2260 Room 163 for Tax Maps
215 686-2266 Room 167 for Accident/Incident Reports
www.phila.gov/records/

The Free Library of Philadelphia
1901 Vine Street
Philadelphia PA 19103
215 686-5322 General
215 686-5405 Photo & Print Collection
215 686-5397 Map Collection
www.library.phila.gov.
The Library has a large collection of historic photographs and maps of Philadelphia and its vicinity, and collection of government documents.

Hallwatch
www.hallwatch.org
Covers the politics of the city of Philadelphia and contains contact information for political officials, online searchable database of real estate and property tax, and city council happenings.

The Historical Society of Pennsylvania
1300 Locust Street
Philadelphia, PA 191075699
215 7326200
215 7322680 fax
www.hsp.org
Monday Closed
Tuesday/Thursday 12:30-5:30 (no admittance after 4:45 p.m.)
Wednesday 12:30-8:30 (no admittance after 7:45 p.m.)
Friday 10:00-5:30 (no admittance after 4:45 p.m.)
Casper Souder, staff.
Research Library with extensive photographs, articles, Campbell and Perkins Collection, and a resource titled History of Chestnut Street (\$3.00 fee for students, \$6.00 for non-students).

The Library Company of Philadelphia
1314 Locust Street
Philadelphia, PA 19107
215 546-3181 General Information:
215 546-2465 Reading Room:
215 546-8229 Print Room:
215 546-5167 fax
www.librarycompany.org
refdept@librarycompany.org
M-F, Reading Room and Exhibition Gallery: 9:00 - 4:45
Print Room: by appointment only
The Library is closed on the following days: Dec. 23, 26, 2005 & Jan. 2, 2006
Rare book and research library with collections from Colonial period to Civil War era.

National Trust for Historic Preservation
Northeast Field Office
6401 Germantown Avenue
Philadelphia, PA 19144
215 848-8033
215 848-5997 fax
Private, nonprofit organization chartered by Congress in 1949 serving Pennsylvania, Delaware, and New Jersey. Provides limited financial assistance through grant and loan programs, and publishes

National Archives – Mid Atlantic Region
Ninth and Chestnut Streets,
Philadelphia, PA 19107-4292
215 606-0116 fax
215 606-0100 Archival, Genealogy, and Microfilm Research
M- F, 8:00 -5:00 and every 2nd and 4th Saturday 8:00 – 4:00
www.nara.gov/regional/philacc.html.
philadelphiareference.nara.gov
For genealogical research and historical census records: copies of all census data and other data collections for the Mid-Atlantic.

Philadelphia Architects and Buildings (PAB)
www.philadelphiabuildings.org/pab/
PAB is an on-line database of buildings and architects in Philadelphia from the 1700s onward. created between the Athenaeum and the University of Pennsylvania Architectural Archivist.

Places in Time
Historical Documentation of Place in Greater Philadelphia
<http://www.brynmawr.edu/iconog/>
An extensive collection of research tools, images, maps, drawings, and texts of Philadelphia history.

Preservation Alliance of Greater Philadelphia

1616 Walnut Street (will be moving)

Philadelphia, PA 19103

Elizabeth B. Blazeovich, Advocacy Associate, 215 546-1146, x20, liz@preservationalliance.com

John Gallery, Executive Director, 215 546-1146. x22, john@preservationalliance.com

215 546-1146 x10 general

info@preservationalliance.com

www.preservationalliance.com

Preservation advocacy of strong public policies, easements, and provides technical and educational materials promoting protection and revitalization of historic structures, landscapes, and communities.

University of Pennsylvania

School of Design

Graduate Program in Historic Preservation

115 Meyerson Hall

Philadelphia, PA 19104

215 898-3169

215 573-6326 fax

www.design.upenn.edu/new/hist/stuwork.php

Community Preservation Resource Website from Preservation Studio 2000 – 15th Street Corridor and other class portfolio work.

State Contact Resources

Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
The Commonwealth Keystone Building
400 North Street, 2nd Floor
Harrisburg, PA 171200093
Greg Ramsey
717 787-4373
www.arch.state.pa.us
State National Register information.

National Register of Historic Places Properties in Pennsylvania
<http://www.arch.state.pa.us>
Website provides a list of resources on the National Register of Historic Places in Pennsylvania.

Pennsylvania State Archives
350 North Street
Harrisburg, PA 17120-0090
717 783-3281
www.phmc.state.pa.us/bah/dam/
Tues-Fri., 9:00 – 4:00, Sat. 9:00 – 12:00; 1:00 – 4:00
Archive of government (record groups) and manuscript records for genealogical research, and affiliated with the National Archives and Records.
STATE CONTACT RESOURCES continued

Preservation Pennsylvania, Inc. PPA
257 North Street
Harrisburg, PA 17101
717 235-2310
717 234-2522 fax
info@preservationpa.org
Susan K. Shearer, Executive Director, Shearer@preservationpa.org
Carol A. Bostian, Executive Assistant, cbostian@preservationpa.org
The only Pennsylvania's statewide private nonprofit advocating historically and architecturally significant properties.

National Contact Resources

National Park Service

U.S. Department of the Interior

<http://www.nps.gov>

A federal agency preserving America's natural and cultural resources and values of the national park system such as the Independence National Historic Park (INHP).

Provides preservation planning tools and resources, and Secretary of Interior Standards for Rehabilitation Guidelines.

Heritage Preservation Services

www.heritagepreservation.org/

Preservation Tech Notes, National Park Service Publications. www2.cr.nps.gov/tps/tpscat_1.htm

Preservation Briefs, National Park Service Publications.

www2.cr.nps.gov/tps/tpscat_1.htm

National Trust for Historic Preservation

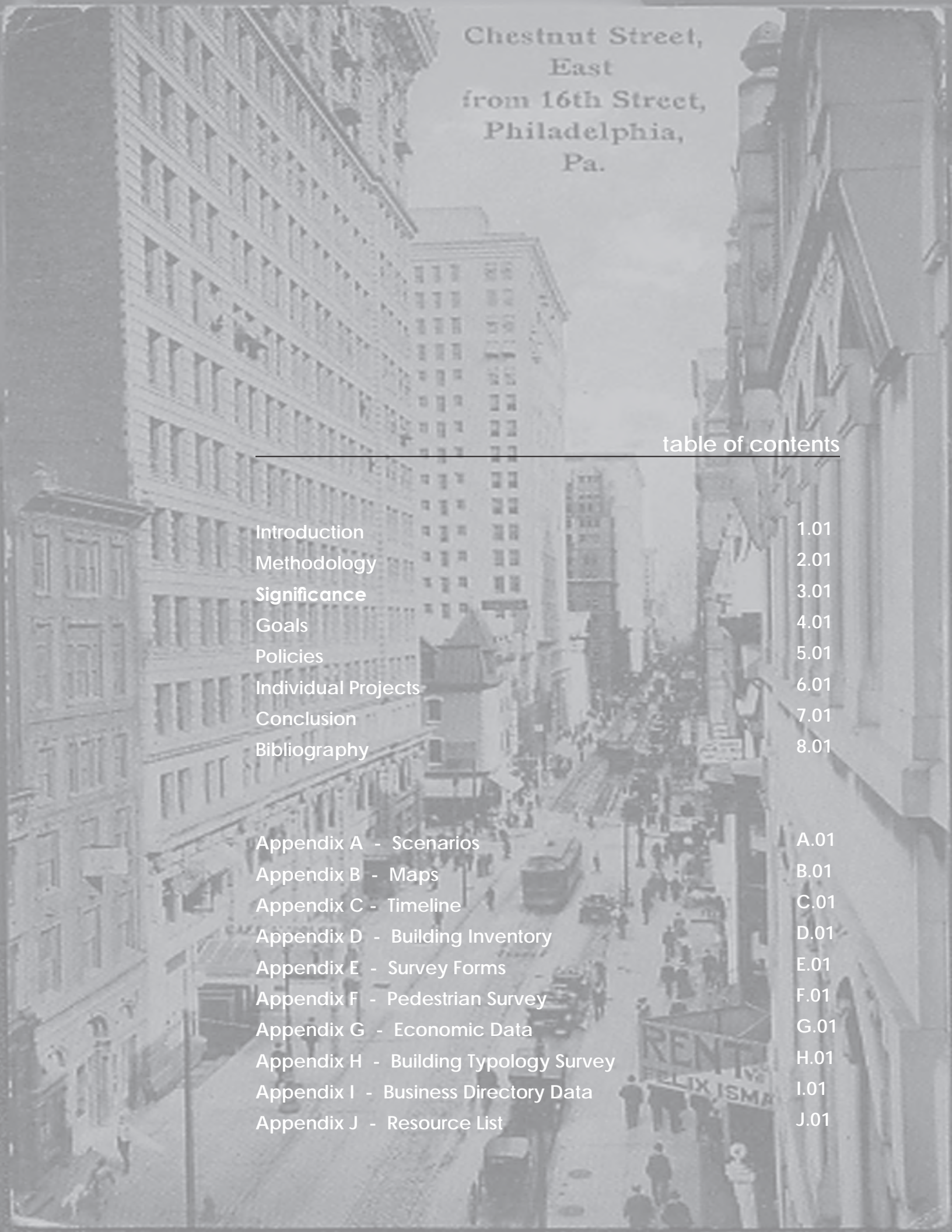
1785 Massachusetts Ave., NW

Washington, DC 20036-2117

1 800 944-6847.

<http://www.nationaltrust.org/>

Provides leadership, education and advocacy to save America's diverse historic places and revitalize our communities, such as the Main Street Program.



Chestnut Street,
East
from 16th Street,
Philadelphia,
Pa.

acknowledgments

The Center City District

John Gallery, Preservation Alliance

Randy Cotton, Preservation Alliance

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Frank Matero

Jeff Cohen

Don Rypkema, Place Economics

George Claflen, Claflen Associates

Brown and Keener Bressi

Robert Melnick

Philadelphia Commerce Department

Philadelphia Arts Commission

Philadelphia City Planning Commission

Pedestrians and business owners of Chestnut Street