

### 1.3 STUDY AREA

The courthouse block is located in the center of the Borough and lies within the heart of the West Chester Downtown Historic District. As shown in Figure 1-2, this block is bounded by North High, West Gay, North Church, and West Market Streets. The existing courthouse complex consists of the following major buildings:

Historic Courthouse on North High Street (1846-48, by Thomas U. Walter)



Figure 1-3

Courthouse West Wing on West Market Street (1892-93, by T. Roney Williamson)



Figure 1-4

Courthouse North Wing on North High Street (1966, by Young and Schultze)



Figure 1-5

Courthouse Annex on North Church Street (former Mosteller's Department Store)



Figure 1-6

The study area for this historical and architectural survey is comprised of the 11 buildings identified for demolition under the County's proposed plan for the new Justice Center. These buildings are indicated in Figure 1-2 and are listed by street address below:

<p style="text-align: center;"><b>West Gay Street</b> (three buildings)</p> <p>24-30 W. Gay Street: presently County offices, part of former Mosteller's Department Store            32 W. Gay Street: presently County offices            34 W. Gay Street: presently County offices (Human Resources Department)</p>	 <p style="text-align: center;">Figure 1-7</p>
<p style="text-align: center;"><b>North Church Street</b> (five buildings)</p> <p>7 N. Church Street: presently retail shop (Hair Ltd.)            9 N. Church Street: presently business offices (Wade Building)            11 N. Church Street: presently retail shop (Perfectly Polished and More)            13-15 N. Church Street: presently unoccupied, owned by County, former Joel's Dress Shop            17-29 N. Church Street: presently County offices (Courthouse Annex), former Mosteller's Department Store</p>	 <p style="text-align: center;">Figure 1-8</p>
<p style="text-align: center;"><b>West Market Street</b> (three buildings)</p> <p>33 W. Market Street: presently County offices            35 W. Market Street: presently County offices (Warrant Enforcement Bureau, District Attorney's Office)            37 W. Market Street: presently County offices (Coroner's Office)</p>	 <p style="text-align: center;">Figure 1-9</p>

Note that the street addresses used in this report follow the present-day numbering of the properties and may differ slightly from the numbering used in the past. Current photographs showing streetscape views of the study area are provided in Figures 1-7 through 1-9.

Note that the Courthouse Annex on North Church Street extends to the corner of West Gay Street and encompasses the street addresses of 36-42 W. Gay Street (see Figure 1-10). Also, note that although the Courthouse Annex and the building at 24-30 W. Gay Street are internally connected and are both part of the former Mosteller's Department Store, for purposes of this study, they are considered two buildings because of their physical separation in the streetscape.

Additionally, due to the distinct facades associated with the Courthouse Annex (17-29 N. Church Street), this building will be discussed as two properties in this report: 17-21 N. Church Street (original Mosteller's store) and 23-29 N. Church Street (later additions to Mosteller's).

The building at the northeast corner of West Market and North Church Streets is not included as part of the study area.

This building, which occupies 15 N. Church Street and 39 W. Market Street, is presently a business office (Janney Montgomery Scott). Under the County's proposed plan, this building will remain and the new Justice Center will be constructed around it.



Figure 1-11: the Janney Montgomery Scott building  
on the northeast corner of  
W. Market and N. Church Streets