

PRESERVATION PLAN



**HISTORIC DISSTON:
TACONY'S COMPANY TOWN**

Graduate Studio
Historic Preservation
University of Pennsylvania
Fall 2008

**PART III:
WORKS CONSULTED
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Elise Kemery and Jessica Kottke

tacony time line

commerce

home

people

context

1800s Buttermilk Tavern serves as Tacony's ferry stop & post office

1844 Tacony is terminus for trains to NY.

1855 St. Vincents' Home founded. Disstons buy 55 acres in Tacony

1872- 1899 Disston moves all factories to Tacony and buys 300 acres to west of RR

1876 Disston begins building 42 twins & 12 rowhouses

1885 PA Secretary of Internal Affairs names Tacony 'Ideal working town'

1886 Hamilton Disston incorporates Co.

1885 Tacony Music Hall Built

1889 Over 500 Disston built homes in Tacony plus, churches, bank, firehouse, & water-

1894 Inventor, Frank Shuman rents Disston land.

1901 Holmesburg, Frankford & Tacony trolley line est. on Torresdale Avenue

1908 St. Leo's School opens

1918 War labor shortage - 400 black workers hired live at Mary Seven houses

1929 - 1941 Disston diversifies-chain saws, armor & pruners

1925 Disston employees 2500

1933 Disston employees 1400

1940 Disston 100 year anniversary. AFL strike. Disston controls 75% saw market

1944 Mary Disston estate liquidated: all houses sold

1950 Jacob Disston, 1st non-apprenticed president

1955 Disston Co. sold to HK Porter

1975 Disston Saws sold to Sandvik Co.

1984 Robert Fox buys Disston Precision

pre - 1872

1819 Heryn Disston born in Tewkesbury, England

1861-1865 Civil War
22 homes on Tacony waterfront

1881 Tacony Iron Works opens south of Disston Plant

1914-1918 US in WWI

1929 Market Crashes. Tacony Palmyra Bridge dedicated

1941-1945 US in WWII

1949 Taft -Hartley Act. European and Japanese steel production cut Disston profits

Historic Disston Timeline, Period of Significance, 1872 - 1944 is based on the era of Disston Family involvement in the company, residential and institutional aspects of the town. *by Jayne Spector*

Key Plans Matrix | Current Policy and Context

Title	Intended Purpose	Geographic Area of Concern	Area of Tacony Affected by Plan	Residential Components	Commercial Components	Industrial Components	Preservation Components	Key Accompanying Maps or Images
North Delaware Riverfront: A Long Term Vision for Renewal and Redevelopment; <i>Summary Report. Field Operations consultants. September 2001</i> http://www.drcc-phila.org/reports/ndrsum1.pdf	To reconnect the city to the Delaware River; part of comprehensive urban design effort to revitalize 10 miles along the River.	North of the Ben Franklin Bridge north to County line at Poquessing Creek. Comprises mostly industrial land uses - at time of report, 1/3 of land vacant, publicly owned, or potentially vacant/public.	Portion along the Delaware Riverfront.	<i>Full report unavailable.</i>	<i>Full report unavailable.</i>	<i>Full report unavailable.</i>	<i>Full report unavailable.</i>	Site map: public open space; pub. owned land; private rec. sites; vacant/available sites; longterm available sites; private/active sites: residential, commercial, institutional, utility, and industrial.
Tacony Neighborhood Strategic Plan; <i>by Urban Partners and Gannett Fleming, October 2002</i> <i>Courtesy of the Tacony Historical Society.</i>	To establish an organized approach to the overall improvement of the neighborhood. Guidance to public agencies and neighborhood organizations.	Tacony neighborhood.	Plan focuses primarily on residential area defined by historic Disston estate and the Delaware River waterfront.	Identifies 4 housing goals in area: 1) rehab vacant houses 2) convert/rehab subdivided houses 3) improve existing occupied housing 4) improve quality of rental housing.	Identifies problems (ex.: vandalism and low quality new businesses) and offers recommendations like consolidation of commercial uses to central blocks and locally owned specialty shops.	Recommends that Tacony encourage more detailed planning for this area by the Planning Commission and the creation of a development strategy [this has since occurred].	Recommends rehab vacant historic buildings; designation of Tacony as historic conservation district; creation of renovation guidelines; referral list; rowhouse block strategy.	Demographic maps; zoning and land use maps; residential improvement map; Torresdale Avenue improvement concept; waterfront development concept.
Cottman Riverview Redevelopment Area Plan; Tacony Extension; <i>Philadelphia City Planning Commission, Sept. 2005</i> http://www.philaplanning.org/plans/areaplans/cottmantaconyrap.pdf	Redev. Area created to help develop former industrial properties. Riverfront revitalization; mix uses; public accessibility; connection to nearby communities; maintain views; blight removal.	111-acre section of Philadelphia located along the Delaware Riverfront, expanded to include Tacony.	Delaware Riverfront in Tacony.	Proposes “residential and mixed use” for industrial area. No plans for existing residential area.	N/A	Proposes conversion of industrial area to residential mixed use. Proposed zoning: ‘Waterfront Redevelopment District’ [has since occurred]. Also proposes public zone along river.	Describes Disston Saw history, recommend new uses take advantage of hist. resources. States that hist. residential homes can become attractive elements in new communities.	Existing Zoning Map (in 2005), and Illustrative Site Plan including identified areas for adaptive reuse of historic buildings.
Cottman Riverview Blight Certification; Tacony Extension; <i>Philadelphia City Planning Commission, September 2005</i> http://www.philaplanning.org/plans/areaplans/cottmantaconybr.pdf	Report on evaluation of blight for portion of North Delaware Riverfront located to the north of Unruh Avenue and south of Cottman Avenue.	Boundaries: (1) Delaware River, (2) Cottman Avenue, (3) Milnor Street, (4) New State Road, (5) Unruh Avenue.	<i>See Plan’s Geographic Area of Concern.</i>	N/A	N/A	Blight in industrial area: vacant lots; contaminated sites/inadequate conditions; faulty street/lot layout; economically/socially undesirable land use - development potential not met.	N/A	Maps identifying vacant lots and blight indicators.
North Delaware Riverfront Greenway Master Plan; <i>by Greenways Incorporated; 2005-2006</i> http://www.drcc-phila.org/plans.htm	Recommends implementing “Public Greenway”: accessible open space, greenway amenities, continuous riverfront trail system and neighborhood connector streets.	Approximately 8 mile long corridor along Delaware River from the Betsy Ross Bridge in Bridesburg to Pleasant Hill Park in Holmesburg close to City’s border with Bucks County.	Tacony neighborhood district: Tacony/Palmyra Bridge to Pennypack Park boundary. About 46 acres of greenway in this segment made of public corridors and borrowed landscape.	Great potential for development. Investment could increase residential property values. Proposes 2 residential developments including at former Tacony Army Warehouse site.	N/A	Underutilized/vacant properties largest area completed parcels: Dodge Steel, Northern Shipping, Dodge Army Warehouse, Northern Shipping. Greenway Connector Sts. to industrial - Unruh, Princeton.	Industrial heritage: Disston Saw, Tacony Iron & Metal, Northern Shipping, Dodge Steel. Preservation as opportunity, encourages adaptive reuse of buildings with arch. significance.	Public Greenway map: parkland, existing trails, trails in design, proposed trails, river road in design, connector streets, proposed public greenway. Existing land use map and phasing plan map.
North Delaware Riverfront; Rail Stations Urban Design Study; <i>Philadelphia City Planning Commission, Interface Studio, LLC, April 2008</i> http://www.philaplanning.org/plans/ndelrailfull.pdf	Focus on 5 stations, including Tacony, along R7 line, each close to the North Delaware Riverfront. Objective to transform stations into resources that encourage increased rail ridership.	Stations and their surrounding areas along R7 line: Bridesburg, Wissinoming, Tacony, Holmesburg Junction and Torresdale.	Improve station entrance; light Disston Park; link Longshore Ave. to station; extend Longshore Ave. to Riv., redevelop Saw Works; street to connect Dodge Steel and Army Warehouse; reuse historic warehouses; redevelop east of station.	Accounts for residents in redeveloped riverfront. Mentions North Delaware Plan’s ideas for redevelopment - since, 2 proposed developments– 500 units for Army Warehouse and 650 units for Dodge Steel.	Acknowledges identifiable historic character of Tacony as enter town through Torresdale Avenue entrance.	Concerned with condition of industrial buildings. Recommend evaluation of deteriorated properties as part of redevelopment plans. States that majority of surrounding land is privately owned.	Emphasizes history, building fabric, community concern for preservation. Recommends warehouse reuse. Characterizes “good”conditions for residential, recognizes deterioration. CDC should renovate vacant, historic homes.	Use/zoning; conditions; transportation corridors; access to waterfront; areas susceptible to change; models including residential redevelopment, reuse of historic buildings along waterfront, station area.

Matrix by: Kate Ritson

CURRENT ZONING MAP



Map by: Kate Ritson

Map Key	
	Tacony Boundary
	Historic Disston
	G2 - General Industrial
	G1 - General Industrial
	L3 - Limited Industrial
	C7 - Neighborhood Retail Commercial
	C1/C2 - Neighborhood Retail Commercial
	RC6 - Planned Residential Development District
	R8/R9 - Two-Family and Multi-Family Dwellings
	R5 - Detached/Semi-Detached Houses
	REC - Recreational District

All current zoning information based on that published by the Philadelphia City Planning Commission in October 2008.

Important changes include rezoning of the area bounded by State Road, Milnor Street, Princeton Avenue, the Delaware River and Unruh Avenue, as a Waterfront Redevelopment District. Additionally, rezoning of the commercial area along Torresdale Avenue has been proposed, which would change all C-1 zoning to C-2.

Parcel image source: <http://citymaps.phila.gov/zoning/>



Tacony area greenway implementation from the 2005 North Delaware Riverfront Greenway Master Plan, prepared for PEC by Greenways Inc. 2005,

COMMUNITY SURVEY DATA

University of Pennsylvania Disston/Tacony Studio 2008: Community Survey

1. Do you live in Tacony?
A. If so, for how long? (If no, please proceed to Question 2)

- B. Do you rent or own your home?
___ Rent
___ Own
- C. Do you think your house is historic?
Yes / No
- D. Do you think your neighborhood is historic?
Yes / No
- E. Do your parents live in Tacony?
Yes / No
- F. Do you have children that live with you?
Yes / No
2. If you do not live in Tacony, where do you live, what is your zip code?

- A. What brought you to Tacony today?
___ Shopping
___ Work
___ Religious service
___ Dining
___ Recreation
___ Visiting friends/family
___ Other, please list
3. If you had a friend from out of town coming to visit Tacony, where would you take him?
- A. What word would you use to describe Tacony to that friend?
4. Are there any landmarks in Tacony?
Yes / No
- If yes, what?
5. Do you know the history of the Disston Company?
Yes / No
- A. If yes, do you know what they made?
6. On a scale of 1-10 (1 being no support, 10 being strongly support) what would you think of efforts to try and preserve some parts of Tacony's past?

7. Do you shop on Torresdale Avenue?
Yes / No
8. Do you think that new waterfront development would benefit Tacony?
Yes / No
- A. How should the waterfront be redeveloped?
___ No Development
___ Light Industry
___ Heavy Industry
___ National Retail Chains
___ Offices
___ Institutional
___ Residential
___ Recreation
___ Mixed Use
___ Other, please list
- B. There are currently efforts to build a waterfront bicycle trail. Would you use it?
Yes / No
9. Do you go to Disston Park?
Yes / No
10. What challenges are facing the neighborhood?
11. What changes would you like to see in Tacony in the next 10 years?

Respondent Profile:

Gender: ___ M ___ F

Age: ___ Under 18 ___ 19-35 ___ 36-50 ___ 51-65 ___ 66+

Race: ___ White ___ Black or African American
___ American Indian and Alaskan Native
___ Asian ___ Hispanic ___ Other

ID	SurveyorName	SurveyDate	SurveyLocation	Gender	Age	Race	TaconyResident	ResidencyYears	OwnerOrRenter	HistoricHome
1	Kramer	10/30/2008	Library	Male	19 -35	White	Yes	6	Renter	No
2	Kramer	10/30/2008	Hamilton Disston School	Female	36 - 50	White	Yes	10	Renter	No
3	Kramer	10/30/2008	Post Office	Female	36 - 50	White	No	-1	No Data	No
4	D'Ambrogi	10/30/2008	No Data	Male	66 +	White	Yes	9	Renter	Yes
5	D'Ambrogi	10/30/2008	No Data	Male	51-65	Black or African A	Yes	1	Renter	Yes
6	D'Ambrogi	10/30/2008	No Data	Male	19 -35	White	Yes	9	Owner	No
7	D'Ambrogi	10/30/2008	No Data	Male	51-65	White	Yes	-1	Owner	Yes
8	D'Ambrogi	10/30/2008	No Data	No Data	No Data	No Data	Yes	1	Renter	Yes
9	D'Ambrogi	10/30/2008	No Data	Female	19 -35	White	Yes	8	Renter	Yes
10	D'Ambrogi	10/30/2008	No Data	Male	51-65	White	Yes	50	Owner	Yes
11	D'Ambrogi	10/30/2008	No Data	Female	Under 18	Black or African A	Yes	-1	Renter	No
12	Steeley	10/30/2008	No Data	No Data	No Data	No Data	Yes	20	Owner	No
13	Ritson	10/30/2008	Hamilton Disston School	Female	19 -35	White	Yes	6	Owner	No
14	Spector	10/25/2008	Library	Male	19 -35	Black or African A	Yes	-1	No Data	No Data
15	Spector	10/25/2008	Library	Female	Under 18	White	Yes	-1	Renter	No Data
16	Spector	10/25/2008	Athenian	Female	19 -35	White	Yes	5	Owner	No
17	Spector	10/25/2008	Athenian	No Data	No Data	No Data	Yes	6	Owner	Yes
18	Spector	10/25/2008	Athenian	Female	66 +	White	Yes	-1	Renter	No
19	Spector	10/25/2008	Athenian	Male	66 +	White	No	-1	No Data	No Data
20	Spector	10/25/2008	Library	Female	Under 18	White	Yes	3	Renter	No
21	Spector	10/25/2008	Library	No Data	No Data	No Data	Yes	-1	Renter	No
22	Spector	10/25/2008	Library	Male	36 - 50	White	No	-1	No Data	No Data
23	Spector	10/25/2008	Athenian	No Data	No Data	No Data	No	-1	No Data	No Data
24	Marsh	10/19/2008	St. Leo's	Male	51-65	White	Yes	50	Owner	No
25	No Data	10/19/2008	St. Leo's	Female	36 - 50	Other	Yes	5	Renter	No
26	Marsh	10/19/2008	St. Leo's	Female	36 - 50	White	Yes	48	Owner	Yes
27	Marsh	10/19/2008	St. Leo's	Male	36 - 50	White	Yes	4	Owner	Yes
28	Marsh	10/19/2008	St. Leo's	Female	66 +	White	Yes	-1	Owner	Yes
29	Kemery	10/19/2008	St. Leo's	Female	19 -35	White	Yes	14	Owner	No
30	Kemery	10/19/2008	St. Leo's	Female	36 - 50	White	Yes	-1	Owner	No
31	Kemery	10/19/2008	St. Leo's	Female	66 +	White	Yes	56	Owner	No
32	Balloon	10/19/2008	St. Leo's	No Data	No Data	No Data	Yes	-1	Owner	Yes
33	Balloon	10/19/2008	St. Leo's	Female	51-65	White	Yes	-1	Owner	No
34	Balloon	10/19/2008	St. Leo's	Male	66 +	White	Yes	40	No Data	No
35	Balloon	10/19/2008	St. Leo's	Female	66 +	White	No	30	Owner	No
36	Balloon	10/19/2008	St. Leo's	Male	36 - 50	White	Yes	-1	Owner	Yes
37	Ritson	10/19/2008	Tacony Baptist	Female	36 - 50	White	No	-1	No Data	No Data
38	Ritson	10/19/2008	Tacony Baptist	Female	19 -35	Hispanic	Yes	1	Renter	No
39	Kramer	10/19/2008	Tacony Baptist	Female	51-65	Hispanic	Yes	1	Renter	No
40	Kramer	10/19/2008	Tacony Baptist	Male	36 - 50	White	Yes	-1	Owner	No
41	Kramer	10/19/2008	Tacony Baptist	Male	36 - 50	White	No	-1	No Data	No
42	Van Domelen	10/19/2008	Tacony Baptist	Female	36 - 50	White	No	-1	No Data	No

HistoricNeighborhood	ParentsTaonyResidents	DependantChildren	ZipNonResident	SiteSeeingDestination	TaonyDescriptionWord	TaonyLandmarks
Yes	No	No		-1 Chinks Steaks	Clean	No
Yes	No	Yes		-1 Currans	Old Italians	Yes
No	No	No	19133	No Data	Nice	No
Yes	No	No		-1 Boston Market	Desolate and boring	Yes
Yes	No	No		-1 Torresdale Avenue	Great	Yes
Yes	No	Yes		-1 No Data	Small neighborhood	Yes
Yes	No	No		-1 No Data	Friendly	Yes
Yes	No	No		-1 Arlington, Virginia	Warm	Yes
Yes	Yes	Yes		-1 Library	Complicated	No
Yes	Yes	No		-1 Library	My place	Yes
Yes	No	No		-1 No Data	OK	No Data
No	Yes	Yes		-1 No Data	No Data	Yes
No	No	Yes		-1 Chinks Steaks	Close knit	Yes
No	Yes	No Data		-1 No Data	Movies	Yes
No Data	Yes	No Data		-1 Schook, parks, and to meet friends	Don't know	No
Yes	No	Yes		-1 Can't think of anywhere special	Nothing special	Yes
No	Yes	Yes		-1 Athenian	Quiet	Yes
No	No	No		-1 No Data	No Data	No Data
No Data	No Data	No Data	19154	Athenian	Friendly place	Yes
Yes	No	Yes		-1 Anyway	Crazy	Yes
No	No	No		-1 No Data	No Data	No
No Data	No Data	No Data	19152	Music Hall, older churches and houses in area	Historic	No
No Data	No Data	No Data	19130	Athenian	Old neighborhood	Yes
No	No	No		-1 Library, churches	Not what it used to be	Yes
Yes	No	Yes		-1 Restaurant	Nice, peaceful	Yes
Yes	No	Yes		-1 Home	Historic, small town	Yes
Yes	No	Yes		-1 Parks	Historic, Factory town	Yes
Yes	Yes	Yes		-1 The Athenian	Churches and Parks	Yes
Yes	Yes	No		-1 No Data	No Data	No Data
Yes	No	Yes		-1 Art Museum, Zoo	Middle class, cautious	Yes
Yes	No	No		-1 Zoo, Art, Church	Gone down, not like it use to be	No
Yes	Yes	No Data		-1 No Data	No Data	Yes
Yes	Yes	Yes		-1 Disston Park	No Data	No Data
Yes	No	No		-1 No Data	No Data	Yes
Yes	No	Yes		-1 No Data	No Data	No
Yes	Yes	Yes		-1 No Data	No Data	Yes
No Data	No Data	No Data	19152	Taony Baptist	Historic	Yes
Yes	Yes	No		-1 No Data	No Data	No Data
Yes	No	No		-1 No Data	No Data	Yes
Yes	No	No		-1 No Data	No Data	No
Yes	No	No	19136	Parks, church	Nice area	No
No	No	No	19135	No Data	No Data	No

TaconyLandmarkNames	KnowDisstonHistory	KnowDisstonProducts	SupportForPreservation	TorresdaleShop	WaterfrontDevBenefit?	WaterfrontUse1	WaterfrontUse2	WaterfrontUse3
No Data	No	No	10	Yes	No	Mixed Use	No Data	No Data
Consolation, Music Hall	Yes	Yes	9	No	Yes	Mixed Use	No Data	No Data
No Data	No	No	5	No	Yes	National Retail Chai	Residential	Recreation
No Data	Yes	Yes	5	Yes	No	No Data	No Data	No Data
Library	No	No	9	Yes	Yes	Recreation	No Data	No Data
Arsenal	No	No	5	Yes	No	Residential	Recreation	Mixed Use
Everywhere	Yes	Yes	9	Yes	No	Recreation	Mixed Use	No Data
No Data	No	No	6	Yes	Yes	Light Industry	Heavy Industry	National Retail Chains
No Data	No	No	7	Yes	No	No Development	No Data	No Data
Library	No	No	10	Yes	Yes	Light Industry	No Data	No Data
No Data	Yes	No	No Data	Yes	No	No Data	No Data	No Data
No Data	No	No	No Data	No	Yes	Mixed Use	No Data	No Data
Chinks Steaks	No	No	No Data	Yes	Yes	Residential	Recreation	No Data
No Data	No	No	No Data	Yes	No	No Data	No Data	No Data
No Data	No	No	5	Yes	No	No Data	No Data	No Data
No Data	Yes	Yes	5	Yes	Yes	National Retail Chai	Offices	Recreation
Disston School	Yes	Yes	10	Yes	Yes	National Retail Chai	Institutional	Residential
No Data	No Data	No Data	No Data	Yes	No	Mixed Use	No Data	No Data
Disston Playground	Yes	Yes	8	No	No	Light Industry	Institutional	Recreation
Buildings	No	No	5	Yes	No	No Data	No Data	No Data
No Data	No	No	No Data	No	No	No Data	No Data	No Data
No Data	Yes	Yes	10	Yes	Yes	Light Industry	Residential	Recreation
Music hall, movies	Yes	Yes	7	No	Yes	Light Industry	Institutional	Recreation
Tacony bridge	Yes	Yes	10	Yes	No	Mixed Use	No Data	No Data
Tacony club	No	No	7	Yes	Yes	Recreation	No Data	No Data
Older homes, bridge	Yes	Yes	8	Yes	Yes	Residential	Recreation	No Data
Disston Saw Company	Yes	Yes	5	Yes	Yes	National Retail Chai	Offices	Residential
Church statue	Yes	Yes	10	No	Yes	National Retail Chai	No Data	No Data
No Data	No Data	No Data	No Data	No Data	Yes	Light Industry	Heavy Industry	Recreation
Church	No	No	8	Yes	Yes	Recreation	Institutional	Residential
No Data	No	No	No Data	Yes	Yes	Recreation	No Data	No Data
Disston Estate, Prysbyterian church	Yes	Yes	No Data	No Data	Yes	Recreation	Mixed Use	No Data
No Data	Yes	Yes	9	Yes	Yes	Recreation	No Data	No Data
Music Hall	Yes	No	10	Yes	No	Residential	Recreation	No Data
No Data	Yes	No	9	No Data	No	No Data	No Data	No Data
No Data	Yes	Yes	9	No	Yes	Residential	Recreation	No Data
Tacony Palmyra Bridge	No	No	10	No	Yes	Heavy Industry	National Retail Chains	Residential
No Data	No	No	5	Yes	Yes	Light Industry	Residential	Recreation
No Data	No	No	10	Yes	No	Recreation	No Data	No Data
No Data	No	No	No Data	No	Yes	Light Industry	No Data	No Data
No Data	Yes	Yes	8	Yes	No	Mixed Use	No Data	No Data
No Data	No	No	10	Yes	Yes	Mixed Use	No Data	No Data

WaterfrontUse4	UseBikeTrail	UseDisstonPark	NeighborhoodChallenges	DesiredChanges	SurveyorNotes
No Data	Yes	No	Bad elements moving in from other areas	Stronger Community Effort	
No Data	Yes	No	Landlords that don't live here	More stores opened on Torresdale Avenue	
No Data	Yes	Yes	No Data	No Data	
No Data	No	Yes	Drug dealers, Ignorance and Ungodliness	No Data	
No Data	Yes	Yes	No Data	No Data	Did not know waterfront
No Data	Yes	No	Unsavory neighbors	Less rentals, more shopping choices	Did not know where Disston Park is
No Data	Yes	Yes	Need more shopping, too much crime	More stores	
Offices	Yes	No	Crime	Better standard of living, less prostitution	
No Data	Yes	Yes	Drugs, violence, fighting	Neighborhood gathering for children more often	
No Data	Yes	Yes	No Data	More money	
No Data	No	No	No Data	No fights	
No Data	No	No	No Data	No Data	
No Data	Yes	Yes	Drugs, thugs	More police in the area	
No Data	No Data	Yes	None	New movie theatres	
No Data	Yes	No	Robberies and Shootings	Cleaner	
Mixed Use	Yes	Yes	Lots of drugs, weed, meth, and pills, users around	Less drugs and druggies, more businesses	
No Data	Yes	Yes	Drugs	Family environment to raise kids here	
No Data	No	No	No Data	No Data	
Mixed Use	No	No	Change in the people locating here	Improved shopping. Fix up vacant stores Torresdale	
No Data	Yes	Yes	Shootings, robbers	Cleaner	
No Data	No	No	No Data	No Data	
No Data	Yes	Yes	Crime, population in transition, no recreation	More businesses	
Mixed Use	Yes	No	No money, drugs	Cleaner, better shopping streets	
No Data	No	No	Shootings, newspapers, security and safety	Movie theatres	
No Data	No	Yes	Violence, drug use	More houses on Torresdale, more childrens activity	
No Data	Yes	Yes	Job loss, drugs	More community activity	Grandfather worked at Disston
Recreation	Yes	Yes	Drugs, prostitution, crime, quality of life	New homes, better shopping, cleaner streets	
No Data	Yes	Yes	Stores on Torresdale	More stores	Father worked at Disston
Mixed Use	Yes	No Data	Section 8, absentee landlords, foreclosures	vibrant, proud neighborhood	
No Data	Yes	No	Crime, cost of living	Lower taxes, less crime, more community	More parks, family oriented development
No Data	Yes	Yes	No respect for neighbors, quality of life	Don't know	
No Data	Yes	Yes	No Data	More homeowners, more community	Likes Penn's Landing
No Data	Yes	Yes	Drugs	Less drugs	
No Data	Yes	Yes	Disrespect for property, "hoodlums"	I like it the way it is	Wants to see more arts
No Data	No	Yes	No Data	Cleaner	
No Data	Yes	Yes	Absentee landlords, rental properties	More redevelopment, Torresdale Ave.	
Recreation	Yes	No	Not sure	Renewed life, Torresdale Ave.	
No Data	Yes	Yes	Crime, drugs, trash	Cleaner, more buses	
No Data	Yes	No	Crime, cleanliness	No Data	
No Data	No	No	No Data	No Data	
No Data	Yes	No	No Data	Anything good	
No Data	Yes	Yes	No Data	Drug and gun resistance	

ID	SurveyorName	SurveyDate	SurveyLocation	Gender	Age	Race	TaconyResident	ResidencyYears	OwnerOrRenter	HistoricHome
43	Van Domelen	10/19/2008	Tacony Baptist	Female	51-65	White	Yes	20	Owner	No
44	Van Domelen	10/19/2008	Tacony Baptist	Female	36 - 50	White	Yes	1	Renter	No
45	Kramer	10/30/2008	Torresdale & Unruh	Female	19 -35	White	Yes	1	Renter	Yes
46	Van Domelen	10/30/2008	Torresdale & Unruh	Male	19 -35	White	Yes	-1	Renter	No
47	Van Domelen	10/30/2008	Torresdale & Unruh	Male	19 -35	Black or African A	Yes	-1	Renter	No
48	Van Domelen	10/30/2008	Torresdale & Knorr	Male	36 - 50	Black or African A	No	-1	Owner	Yes
49	Van Domelen	10/30/2008	Torresdale & Knorr	Male	36 - 50	White	Yes	-1	Renter	No
50	Van Domelen	10/30/2008	Hamilton Disston School	Female	36 - 50	White	No	-1	No Data	No
51	Van Domelen	10/30/2008	Hamilton Disston School	Female	36 - 50	White	No	-1	No Data	No
71	No Data	11/11/2008	Historical Society (HS)	Female	66 +	White	Yes	60	Owner	No
72	No Data	11/11/2008	HS	Female	51-65	White	Yes	50	Owner	No
73	No Data	11/11/2008	HS	Female	51-65	White	Yes	28	Owner	No
74	No Data	11/11/2008	HS	Female	66 +	White	Yes	57	Owner	No
75	No Data	11/11/2008	HS	Male	66 +	White	Yes	73	Owner	No
76	No Data	11/11/2008	HS	Male	66 +	White	Yes	No Data	Owner	Yes
77	No Data	11/11/2008	HS	Female	36 - 50	White	No	No Data	No Data	No Data
78	No Data	11/11/2008	HS	Female	66 +	White	Yes	40	Owner	Yes
79	No Data	11/11/2008	HS	Male	51-65	White	Yes	40	Owner	Yes
80	No Data	11/11/2008	HS	Female	66 +	White	Yes	80	Owner	No
81	No Data	11/11/2008	HS	Female	51-65	White	Yes	No Data	Owner	Yes
82	No Data	11/11/2008	HS	Female	51-65	White	Yes	5	Owner	Yes
83	No Data	11/11/2008	HS	Male	66 +	White	Yes	68	Owner	Yes
84	No Data	11/11/2008	HS	Female	66 +	White	Yes	70	Owner	Yes
85	No Data	11/11/2008	HS	Male	36 - 50	White	Yes	41	Owner	Yes
86	No Data	11/11/2008	HS	Female	66 +	White	Yes	43	Owner	No
87	No Data	11/11/2008	HS	Female	66 +	White	Yes	34	Owner	Yes
88	No Data	11/11/2008	HS	Female	51-65	White	Yes	54	Owner	No
89	No Data	11/11/2008	HS	Male	66 +	White	Yes	73	Owner	No Data
90	No Data	11/11/2008	HS	Male	51-65	White	Yes	28	Owner	Yes
91	No Data	11/11/2008	HS	Female	No Data	White	Yes	23	Owner	No
92	No Data	11/11/2008	HS	Male	51-65	White	Yes	34	Owner	Yes
93	No Data	11/11/2008	HS	Male	66 +	White	Yes	64	Owner	No Data
94	No Data	11/11/2008	HS	Female	51-65	Other	Yes	9	Owner	No Data
95	No Data	11/11/2008	HS	Male	51-65	No Data	Yes	59	Owner	No
96	No Data	11/11/2008	HS	Male	66 +	White	Yes	44	Owner	Yes
97	No Data	11/11/2008	HS	Male	66 +	White	Yes	68	Owner	No
98	No Data	11/11/2008	HS	Male	36 - 50	White	Yes	No Data	Owner	Yes
99	No Data	11/11/2008	HS	No Data	No Data	No Data	No	No Data	No Data	No Data
100	No Data	11/11/2008	HS	Female	36 - 50	White	Yes	25	Owner	Yes
101	No Data	11/11/2008	HS	Female	36 - 50	White	Yes	42	Owner	Yes
102	No Data	11/11/2008	HS	Male	51-65	White	Yes	6	Owner	Yes
103	No Data	11/11/2008	HS	Female	51-65	White	Yes	25	Owner	Yes

HistoricNeighborhood	ParentsTaonyResidents	DependantChildren	ZipNonResident	SiteSeeingDestination	TaonyDescriptionWord	TaonyLandmarks
Yes	No	Yes		-1 Church	Friendly	Yes
Yes	No	No		-1 No Data	Very nice	No
Yes	No	No		-1 Pennypack Park, Library	Diverse	No
Yes	No	No		-1 No Data	Krackony	Yes
No	Yes	No		-1 No Data	No Data	No
Yes	No	Yes	19149	No Data	No Data	No
Yes	No	No		-1 St. Leo's	Tight	Yes
No	No	No	19149	No Data	Dirty	No
No	No	Yes		-1 No Data	Dirty	Yes
No	Yes	No		-1 Taony	Historic	No Data
Yes	Yes	Yes		-1 Taony Park	Post Office	Yes
Yes	No	Yes		-1 Riding Tour	Diamond in the Rough	Yes
No	No	No		-1 No Data	Close-knit community	Yes
No	No	No		-1 No Data	No Data	Yes
Yes	No	No		-1 No Data	No Data	Yes
No Data	No Data	No Data	19115	Library, Music Hall	Historic	Yes
Yes	Yes	No		-1 No Data	Best place to live	No Data
Yes	Yes	Yes		-1 Currans	Friendly	Yes
Yes	No	No		-1 Tour of Taony	Historical	Yes
Yes	No	Yes		-1 SE corner of Hegerman	Neighborhood	Yes
Yes	No	No		-1 Currans Bar	Convenience	Yes
Yes	Yes	No		-1 Disston Buildings	Historic	Yes
Yes	No	No		-1 Keystone St., Waterfront	Historic, home of Disston Saw	Yes
Yes	No	Yes		-1 Disston Recreation Center	Phila, at its best	Yes
Yes	No	Yes		-1 Tour of Taony	Unusual	Yes
Yes	No	Yes		-1 Music Hall, Library	Old Company Town	Yes
Yes	Yes	No		-1 River	Historic	Yes
Yes	Yes	No		-1 Waterfront	Great town	Yes
Yes	No	No		-1 Library, Music Hall	Historic	Yes
Yes	No Data	No		-1 Shopping	Good place to live	Yes
Yes	No	Yes		-1 Library, Music Hall	Historic	Yes
Yes	Yes	No		-1 No Data	Nice, but changed	Yes
Yes	Yes	Yes		-1 St. Leo's, Library	Wonderful	No Data
Yes	No	Yes		-1 Disston Park	Unique	Yes
Yes	No	No		-1 All over	Revitalization	Yes
Yes	Yes	No		-1 All over	Very nice	Yes
Yes	Yes	Yes		-1 Music Hall	Quaint	Yes
No Data	No Data	No Data		-1 Keystone St.	Old	Yes
Yes	Yes	No		-1 Disston Park	Welcoming	Yes
Yes	No	No		-1 No Data	Clean	Yes
Yes	No	No		-1 No Data	Small town	Yes
Yes	No	No		-1 Currans	Green	Yes

TaconyLandmarkNames	KnowDisstonHistory	KnowDisstonProducts	SupportForPreservation	TorresdaleShop	WaterfrontDevBenefit?	WaterfrontUse1	WaterfrontUse2	WaterfrontUse3
Buildings	Yes	Yes	10	Yes	Yes	Light Industry	Residential	Recreation
No Data	No	No	No Data	Yes	No	National Retail Chai	Recreation	No Data
No Data	No	No	10	Yes	Yes	Recreation	No Data	No Data
Tacony Library	No	No	7	Yes	Yes	Mixed Use	No Data	No Data
No Data	No	No	No Data	Yes	Yes	Heavy Industry	No Data	No Data
No Data	Yes	No	9	Yes	Yes	National Retail Chai	No Data	No Data
St. Leo's	Yes	Yes	5	No	Yes	No Data	No Data	No Data
No Data	No	No	5	No	Yes	National Retail Chai	Residential	Recreation
Hamilton Disston School	No	No	No Data	No	Yes	National Retail Chai	Residential	No Data
No Data	No Data	No Data	9	Yes	Yes	Mixed Use	No Data	No Data
Tacony Music Hall	Yes	Yes	4	No	Yes	Mixed Use	No Data	No Data
Musical Hall, Library	Yes	Yes	No Data	Yes	Yes	Residential	Recreation	No Data
Music Bldg, Disston School	Yes	Yes	10	No	Yes	Mixed Use	No Data	No Data
Disston School, St. Vincents	Yes	Yes	10	No Data	Yes	Mixed Use	No Data	No Data
No Data	Yes	Yes	10	Yes	Yes	Residential	No Data	No Data
Music Hall, Tacony Savings	Yes	Yes	10	Yes	Yes	Light Industry	Recreation	No Data
No Data	No Data	No Data	10	Yes	Yes	Residential	Recreation	No Data
Disston Park	Yes	Yes	10	No	Yes	Residential	Recreation	Mixed Use
Disston Memorial Church	Yes	Yes	10	Yes	Yes	Residential	Recreation	No Data
Tacony Baptist Church	Yes	Yes	9	Yes	Yes	Mixed Use	No Data	No Data
Keystone St.	Yes	Yes	10	No	Yes	Residential	Recreation	Mixed Use
Buildings	Yes	Yes	10	Yes	Yes	Mixed Use	No Data	No Data
Saw Mill	Yes	Yes	10	No	Yes	Recreation	No Data	No Data
Disston Saw	Yes	Yes	10	Yes	No Data	Light Industry	Heavy Industry	Offices
Disston Rec Center	Yes	Yes	5	No	Yes	Light Industry	Residential	Recreation
Music Hall	Yes	Yes	10	Yes	Yes	Residential	Recreation	No Data
Disston Saw Works	Yes	Yes	10	Yes	Yes	Residential	Recreation	No Data
St. Leo's Church, Library	Yes	Yes	10	No Data	Yes	Residential	Recreation	No Data
No Data	Yes	Yes	10	Yes	Yes	Offices	Recreation	No Data
Disston School	Yes	Yes	4	No	No Data	Residential	Mixed Use	No Data
Library, Musical Hall	Yes	Yes	10	Yes	Yes	Mixed Use	No Data	No Data
Music Hall, Library	Yes	Yes	10	Yes	Yes	Mixed Use	No Data	No Data
No Data	No Data	No Data	No Data	Yes	Yes	Light Industry	National Retail Chains	Residential
Disston Mill area	Yes	Yes	10	Yes	Yes	Residential	Recreation	Mixed Use
Music Hall	Yes	Yes	10	Yes	Yes	Residential	Recreation	Mixed Use
Music Hall	Yes	Yes	10	Yes	Yes	Mixed Use	No Data	No Data
Music Hall	Yes	Yes	10	Yes	Yes	Light Industry	Offices	Institutional
Music Hall	Yes	Yes	10	Yes	Yes	Recreation	Mixed Use	No Data
Library	Yes	Yes	10	Yes	Yes	Offices	Residential	Recreation
Music Hall	Yes	Yes	No Data	No	Yes	Recreation	No Data	No Data
Churches	Yes	Yes	10	No Data	Yes	Mixed Use	No Data	No Data
Houses	Yes	Yes	8	No	Yes	Residential	Mixed Use	No Data

WaterfrontUse4	UseBikeTrail	UseDisstonPark	NeighborhoodChallenges	DesiredChanges	SurveyorNotes
No Data	Yes	Yes	No Data	No Data	
No Data	Yes	No	No Data	No Data	
No Data	Yes	No	Business closings, drugs and crime	Beautification, developed waterfront, jobs	Old homes falling apart
No Data	No	Yes	Going down hill	Be safer, not more dangerous	
No Data	No	Yes	No clue	Blessed people	
No Data	Yes	No	Rising crime rate	Street renovation	Mayfair
No Data	No	No	Section 8, non-whites, unsafe	No Data	Lots of neighborhood pride, grew up here
Mixed Use	Yes	No	Too many to mention	Clean up, less drugs	Mayfair, thought Tacony ended at Torresdale
No Data	Yes	No	Very, very bad	More cops, less drugs	thought Mayfair started at Torresdale, negativ
No Data	Yes	Yes	Some crime	No Data	No Data
No Data	Yes	No	Homes not kept up	Preservation	No Data
No Data	Yes	No	Too many renters	Torresdale redevelopment	No Data
No Data	No	No	Poor shopping, crime, litter	Rehab buildings and Torresdale	No Data
No Data	Yes	No	Poor shopping	Better shopping	No Data
No Data	No	Yes	No Data	No Data	No Data
No Data	Yes	Yes	Ethnic changes	Cleanup, waterfront redevelopment	No Data
No Data	Yes	Yes	No Data	Better stores	No Data
No Data	Yes	Yes	Get rid of Sect. 8	Torresdale the way it used to be	No Data
No Data	Yes	Yes	No Data	Put on the map	No Data
No Data	Yes	Yes	Absentee landlords, trash	Trash cleaned up	No Data
No Data	No	No	Too many renters	Cleaner, safer neighborhood	No Data
No Data	No	No	No Data	Preserving Historic Blgs	No Data
No Data	No	No	Maintaining preservation	Restoration	No Data
Recreation	Yes	Yes	Bad	Torresdale Ave.	
No Data	Yes	No	Crime	Safer streets	No Data
No Data	Yes	Yes	Residents don't know about history	Torresdale Redevelopment	No Data
No Data	Yes	Yes	Absentee landlords	Preservation	No Data
No Data	Yes	Yes	Drugs, Prostitution	Get rid of renters	No Data
No Data	Yes	Yes	Roads, Bridges	Better library historical section	No Data
No Data	Yes	Yes	People	Homeowners caring for properties	No Data
No Data	Yes	Yes	Preservation	Torresdale Revitalization	No Data
No Data	Yes	Yes	Influx of renters	No Data	No Data
Recreation	Yes	No	No Data	Make neighbors be friendly	No Data
No Data	Yes	Yes	Section 8	Torresdale Redevelopment	No Data
No Data	Yes	Yes	Too many	Waterfront redevelopment	No Data
No Data	Yes	Yes	Section 8	No renting	No Data
No Data	Yes	Yes	Crime	Riverfront Development	No Data
No Data	Yes	Yes	Commercial vacancies	Torresdale Ave. redeveloped	No Data
No Data	Yes	Yes	Absentee landlords	Better upkeep of houses	No Data
No Data	Yes	Yes	Graffiti	More owners	No Data
No Data	No	Yes	Business closings	No Data	Home built 1898 by Mary Disston
No Data	Yes	Yes	City contributions	Preservation	No Data

ID	SurveyorName	SurveyDate	SurveyLocation	Gender	Age	Race	TaonyResident	ResidencyYears	OwnerOrRenter	HistoricHome
104	No Data	11/11/2008	HS	Male	66 +	White	Yes	66	Owner	Yes
105	No Data	11/11/2008	HS	Male	36 - 50	White	Yes	21	Owner	Yes
106	No Data	11/11/2008	Taony Civic Association (TCA)	Female	66 +	White	Yes	65	Owner	No Data
107	No Data	11/11/2008	TCA	Male	51-65	White	Yes	21	Owner	Yes
108	No Data	11/11/2008	TCA	Male	51-65	White	Yes	58	Owner	Yes
109	No Data	11/11/2008	TCA	Female	19 -35	White	Yes	7	Owner	Yes
110	No Data	11/11/2008	TCA	Female	19 -35	White	Yes	33	Owner	No
111	No Data	11/11/2008	TCA	Male	66 +	White	Yes	No Data	Owner	No
112	No Data	11/11/2008	TCA	Female	66 +	White	Yes	66	Owner	Yes
113	No Data	11/11/2008	TCA	Male	36 - 50	White	Yes	50	Owner	No
114	No Data	11/11/2008	TCA	Male	36 - 50	White	Yes	44	Owner	Yes
115	No Data	11/11/2008	TCA	Female	36 - 50	White	Yes	48	Owner	Yes
116	No Data	11/11/2008	TCA	Male	19 -35	White	Yes	1	Owner	No
117	No Data	11/11/2008	TCA	Female	66 +	White	Yes	67	Owner	Yes
118	No Data	11/11/2008	TCA	No Data	No Data	No Data	Yes	60	Owner	No
119	No Data	11/11/2008	TCA	Female	51-65	White	Yes	25	Owner	Yes
120	No Data	11/11/2008	TCA	Male	66 +	White	Yes	27	Owner	No
121	No Data	11/11/2008	TCA	Male	66 +	White	Yes	50	Owner	No

HistoricNeighborhood	ParentsTaonyResidents	DependantChildren	ZipNonResident	SiteSeeingDestination	TaonyDescriptionWord	TaonyLandmarks
Yes	No	Yes		-1 River, Currans	Comfortable	Yes
Yes	No	Yes		-1 Music Hall	Livable, open	Yes
No Data	No	Yes		-1 Have tea and toast	Fine old neighborhood	Yes
Yes	No	Yes		-1 No Data	No Data	Yes
Yes	Yes	No		-1 Athenian Restaurant	Historic	Yes
Yes	No	Yes		-1 Music Hall, Taony Trust	Historic	Yes
Yes	Yes	Yes		-1 My house, that's it	Changing	Yes
Yes	Yes	Yes		-1 No Data	Great place to live	Yes
Yes	No	Yes		-1 Walk the neighborhood	Friendly, homey, walkable	Yes
Yes	Yes	Yes		-1 Riverfront, Chink's Steaks	No Data	Yes
Yes	Yes	Yes		-1 My street, Music Hall	Historic	Yes
Yes	Yes	Yes		-1 Parks	A true neighborhood	Yes
Yes	No	No		-1 Paisanos	Historical green area	Yes
Yes	Yes	Yes		-1 Park	Great!	Yes
No	Yes	No		-1 Tour	Historic	No Data
Yes	No	No		-1 Tour	Beautiful	Yes
Yes	No	No		-1 Disston Park	Livable, friendly	No
No	No	No		-1 Disston Park	Upcoming	Yes

TaconyLandmarkNames	KnowDisstonHistory	KnowDisstonProducts	SupportForPreservation	TorresdaleShop	WaterfrontDevBenefit?	WaterfrontUse1	WaterfrontUse2	WaterfrontUse3
No Data	Yes	Yes	10	Yes	Yes	Residential	Recreation	No Data
Music Hall, Disston factories	Yes	Yes	10	Yes	Yes	Light Industry	Residential	Recreation
No Data	Yes	Yes	10	Yes	Yes	Recreation	No Data	No Data
Music Hall	Yes	Yes	No Data	Yes	Yes	Mixed Use	No Data	No Data
Disston School	Yes	Yes	10	Yes	Yes	National Retail Chai	Offices	Residential
Music Hall	Yes	No	10	Yes	Yes	Residential	Recreation	Mixed Use
Nothing to visit	Yes	Yes	10	Yes	Yes	Residential	Recreation	Mixed Use
Many	Yes	Yes	No Data	Yes	Yes	Recreation	Residential	Mixed Use
Post office	Yes	Yes	10	Yes	Yes	Mixed Use	No Data	No Data
Bridge	Yes	Yes	10	Yes	Yes	No Development	No Data	No Data
Music Hall	Yes	Yes	10	Yes	Yes	Residential	Recreation	No Data
Parks, Rec Center	Yes	No Data	10	Yes	Yes	No Development	Light Industry	Offices
Music Hall	Yes	Yes	10	Yes	Yes	Mixed Use	No Data	No Data
Churches, Buildings, Bridge	Yes	Yes	10	Yes	Yes	Residential	Recreation	No Data
No Data	No	Yes	10	Yes	No Data	Mixed Use	No Data	No Data
Disston Sawmill, School, St. Leo's	Yes	Yes	5	No	Yes	Recreation	Mixed Use	No Data
No Data	Yes	Yes	10	Yes	Yes	Residential	Recreation	No Data
No Data	Yes	Yes	6	Yes	Yes	Light Industry	Residential	Recreation

WaterfrontUse4	UseBikeTrail	UseDisstonPark	NeighborhoodChallenges	DesiredChanges	SurveyorNotes
No Data	Yes	Yes	Attracting Empty Nesters, Young Married Couples	River development	No Data
No Data	Yes	Yes	Absentee landlords	Torresdale redevelopment, adaptive reuse	No Data
No Data	Yes	No	No Data	No Data	No Data
No Data	No Data	No	No Data	Rehabilitated buildings	No Data
Recreation	Yes	Yes	Section 8	Clean up blight	No Data
No Data	Yes	Yes	Zoning, landlords, preservation	Torresdale Ave, green space, bike trails	No Data
No Data	Yes	Yes	Becoming the hood	Back to being great neighborhood, cleaner	No Data
No Data	Yes	Yes	Torresdale Ave.	Young people in Tacony	No Data
No Data	No	Yes	Section 8, Absentee landlords	Fewer rental properties	No Data
No Data	Yes	Yes	Too many renters	No Data	No Data
No Data	Yes	Yes	Section 8, absentee landlords	Walkable, No more fear	No Data
No Data	Yes	Yes	Drugs	Responsible landlords, more pride	No Data
No Data	Yes	Yes	Absentee landlords	Waterfront & Torresdale development	No Data
No Data	Yes	Yes	Drugs, employment	Love it!	Grandchildren are 6th generation
No Data	Yes	Yes	Crime	No Data	No Data
No Data	Yes	Yes	Crime & poverty	No Data	No Data
No Data	Yes	Yes	No Data	Improve Retail, Torresdale	No Data
Mixed Use	Yes	No	Rental property abuse	Riverfront development, Commercial renewal	No Data



Tacony 1898, Drawn and Published by T.M. Fowler, Morrisville, PA, 1898 Source: The Historical Society of Tacony

Contributing Properties of Historic Disston Tacony, Philadelphia

By Jessica Kottke and Elise Kemery

Schools & Churches

1. Hamilton Disston School (6801 Cottage)
2. Our Lady of Consolation School (4816 Princeton)
3. St. Josephat School, formerly Mary Disston School (4521 Longshore)
4. Former Maranatha Baptist Church (6911 Torresdale)
5. Star of Hope Baptist Church (7136 Edmund)
6. Tacony Baptist Church (4715 Disston at Vandike)
7. Holy Innocent/St. Paul's Episcopal Church (7001 Torresdale)
8. Temple Menorah Keneseth Chai (4301 Tyson)
9. St. Petri Evangelical Lutheran Church (6816 Jackson)
10. Disston Memorial Presbyterian Church (4500 Tyson)
11. Our Lady of Consolation (7056 Tulip)
12. St. Leo's Church (6658 Keystone)
13. St. Stephen's United Church of Christ (4201 Princeton at Erdrick)

Institutions & Landmarks

1. Tacony Music Hall & Historical Society of Tacony (4815 Lonshore Ave.)
2. Tacony Savings Fund, Safe Deposit, Title & Trust Co. (4900 Longshore Ave.)
3. Frank Shuman House (4600 Disston St.)
4. Frank Shuman Laboratory (6913 Ditman St.)
5. Free Library of Philadelphia, Tacony Branch (6742 Torresdale)
6. Disston Recreation Center and site of Disston Water Company (4510 Disston St.)
7. John Minnich's Dry Goods Store and Residence (6807 Torresdale)
8. Liberty Theater (4724 Longshore)
9. Tacony Club (4619 Longshore)

Residential Typologies

1. 4901 Block of Knorr St. (Rowhouse, Gable)
2. 4900 Block of Knorr St. (Rowhouse, Mansard)
3. 6646-6666 Tulip St., "Castle Row" (Rowhouse, Eclectic)
4. 6700 Marsden St., "Battleship Row" (Rowhouse, Wood Cornice)
5. 6750-6754 Hegerman (Rowhouse, Wood Cornice)
6. 4921 Longshore Ave., Jonathan Marsden House (Single, Mansard)
7. 6702 Keystone St. (Single, Mansard)
8. 6933 Ditman St. (Single, Mansard)
9. 7032 Keystone St. (Single, Mansard)
10. 6932 Keystone St., Residence of T.W. South (Single, Mansard)
11. 6928 Tulip St., Dr. David Umstead Residence (Single)
12. 4832 Longshore Ave., former Tacony Pharmacy (Single, Commercial)
13. 4703 Disston St (Twin, Brick with Turret)
14. 4820 Rawle St (Twin, Brick with Corbelled Cornice)
15. 6820 Hegerman St (Twin, Brick with Corbelled Cornice)
16. 4730 Knorr St (Twin, Dormer)
17. 4805 Knorr St (Twin, Flat Roof)
18. 4709 Disston St (Twin, Gable)
19. 4810 Disston St (Twin, Gable)
20. 4810 Knorr (Twin, Gable)
21. 4806 Disston St (Twin, Mansard)
22. 4824 Rawle St (Twin, No Porch)
23. 4800 Rawle St. (Twin, No Porch)
24. 6710-6712 Keystone St (Twin, Wood Cornice)
25. 6824 Hegerman (Twin, Wood Cornice)
26. 4701-4703 Disston, John Rapp Residence



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4900 Longshore Avenue

Philadelphia Pennsylvania 19135

Historic Name: Tacony Savings and Trust Fund Company

Historic Use: Institutional

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Institutional

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 12/4/2008

Surveyors: JK/EK

Architectural Style: Richardsonian Romanesque

Vernacular

Foundation Type: Masonry

Roof Material: Asphalt

Use: Institutional

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material: Stone

Chimneys/Stacks:

Secondary Building Materials: Vinyl Siding

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: terracotta, spring arched entry, arched windows

Parking Lot:

SurveyNotes: Tacony Savings Fund



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4832 Longshore Avenue

Philadelphia Pennsylvania 19135

Historic Name: Tacony Pharmacy

Historic Use: Commercial_Retail

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Residential/CommercialRow

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/31/2008

Surveyors: JS

Architectural Style: Vernacular

Foundation Type: Masonry

Roof Material:

Use: Commercial_Restaurant/Food

Exterior Wall Material: Stucco

Stories: 2

Additional Wall Material: Corrugated Metal

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures: 1 story addition

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: corner entry

Parking Lot:

SurveyNotes: entire historic façade covered and altered, former Tacony Pharmacy



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4815 - 4819 Longshore Avenue

Philadelphia Pennsylvania 19135

Historic Name: Tacony Music Hall

Historic Use: Institutional

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Institutional

Architect:

Year Built: 1885 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/31/2008

Surveyors: JS

Architectural Style: Richardsonian Romanesque

Foundation Type: Masonry

Vernacular

Roof Material: Slate

Use: Multiple Use

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing decorative frieze

Parking Lot:

Characteristics:

SurveyNotes: Tacony Music Hall, meeting hall w/1st story commercial (historic use); 1st story commercial, 2nd story real estate office, 3rd story storage (current use)



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4619 Longshore Avenue

Philadelphia Pennsylvania 19135

Historic Name: Tacony Club

Historic Use: Institutional

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Institutional

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 12/4/2008

Surveyors: JK

Architectural Style: Richardsonian Romanesque

Vernacular

Foundation Type: Masonry

Roof Material: Asphalt

Use: Institutional

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures: garage

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: arched windows, sandstone water table

Parking Lot:

SurveyNotes: Tacony Club



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4715 Disston Street

Philadelphia Pennsylvania 19135

Historic Name: Tacony Baptist Church

Historic Use: Place of Worship

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built: 1883 **Years Altered:** 1915

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Norman

Foundation Type: Masonry

Roof Material: Slate

Use: Place of Worship

Exterior Wall Material: Stone

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures: vinyl addition

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: stained glass windows, gable

Parking Lot:

SurveyNotes: Tacony Baptist Church, constructed 1915, faux slate?, sandstone



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6932 Keystone Street

Philadelphia Pennsylvania 19135

Historic Name: T.W. South Residence

Historic Use: Residential (Single-Family)

Historical Designations:

Associated Individual(s): T.W. South

Associated Event(s):

Building Type: Single

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: MM, PB, ESK

Architectural Style: Second Empire

Foundation Type:

Use: Residential (Single-Family)

Roof Material: Slate

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material: Stone

Chimneys/Stacks:

Secondary Building Materials: Stucco

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: elevated above street level with

Distinguishing Characteristics:

large detached home on prominent corner, stone sills, pointed dormers, stone retaining wall

Parking Lot:

SurveyNotes: vinyl covering cornice, T.W. South Residence



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

7136 Edmund Street

Philadelphia Pennsylvania 19135

Historic Name: Star of Hope Baptist Church

Historic Use: Place of Worship

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built: 1962 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes: 1918 building demolished and rebuilt in 1962

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Modern

Foundation Type: Masonry

Roof Material: Asphalt

Use: Place of Worship

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials: Vinyl Siding

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing stained glass windows

Parking Lot:

Characteristics:

SurveyNotes: Star of Hope Baptist Church, built 1918, rebuilt 1962, grating on first story windows



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4201 Princeton Avenue

Philadelphia Pennsylvania 19135

Historic Name: Saint Stephens United Church of Christ

Historic Use: Place of Worship

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built: 1949 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Norman

Foundation Type: Masonry

Modern

Roof Material: Asphalt

Use: Place of Worship

Exterior Wall Material: Stone

Stories: 2

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: steeple, tilework, woden door, "country look"

Parking Lot:

SurveyNotes: St. Stephens United Church of Christ, constructed 1949, Sunday school addition, flashing coming off fascia



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6816 Jackson Street

Philadelphia Pennsylvania 19135

Historic Name: Saint Petri Evangelical Lutheran Church

Historic Use: Place of Worship

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built: 1892 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: PB, MM, ESK

Architectural Style: Gothic Revival

Foundation Type: Masonry

Use: Place of Worship

Roof Material: Asphalt

Stories: 2

Exterior Wall Material: Brick

Chimneys/Stacks:

Additional Wall Material:

Ancillary Structures: Parish House

Secondary Building Materials: Vinyl Siding

Landscape Features: lawn around

Sidewalk Material: Concrete

Parking Lot:

Distinguishing Characteristics: cruciform with half octagonal bays, pointed arches, stained glass

SurveyNotes: St. Petri Evangelical Lutheran Church; "Deutsche Evangelisch Lutherische Kirche" written on sign; ashlar water table



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6658 Keystone Street

Philadelphia Pennsylvania 19135

Historic Name: Saint Leo the Great Parish

Historic Use: Place of Worship

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built: 1885 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: MM, PB, ESK

Architectural Style: Gothic Revival

Foundation Type: Masonry

Use: Place of Worship

Roof Material: Asphalt

Stories: 2

Exterior Wall Material: Stone

Chimneys/Stacks:

Additional Wall Material:

Ancillary Structures: Rectory, School (1953)

Secondary Building Materials: Vinyl Siding

Landscape Features:

Sidewalk Material: Concrete

Parking Lot:

Distinguishing Characteristics: stained glass, decorative stonework, high integrity

SurveyNotes: St. Leo's Church, deterioration of stone



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4816 Princeton Avenue

Philadelphia Pennsylvania 19135

Historic Name: Our Lady of Consolation School

Historic Use: School

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built: 1928 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Norman

Foundation Type: Masonry

Roof Material:

Use: School

Exterior Wall Material: Stone

Stories: 4

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: stonework (granite, ashlar), raked joints

Parking Lot:

SurveyNotes: Our Lady of Consolation School, constructed 1928, windows in poor condition



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

7056 Tulip Street

Philadelphia Pennsylvania 19135

Historic Name: Our Lady of Consolation Church

Historic Use: Place of Worship

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built: 1956 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Modern

Foundation Type: Masonry

Roof Material: Asphalt

Use: Place of Worship

Exterior Wall Material: Stone

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: windows, stained glass, doorway

Parking Lot:

SurveyNotes: Our Lady of Consolation Church, constructed 1956



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4521 Longshore Avenue

Philadelphia Pennsylvania 19135

Historic Name: Mary Disston School

Historic Use: School

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Institutional

Architect:

Year Built: 1910 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Neoclassical

Foundation Type:

Use: School

Roof Material:

Stories: 3

Exterior Wall Material: Stone

Chimneys/Stacks:

Additional Wall Material:

Ancillary Structures: modern addition

Secondary Building Materials:

Landscape Features: playground

Sidewalk Material: Concrete

Parking Lot:

Distinguishing Characteristics: columns, ashlar, balcony windows, granite or schist?

SurveyNotes: St. Josephat's Ukranian Catholic School, Former Mary Disston School



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6911 Torresdale Avenue

Philadelphia Pennsylvania 19135

Historic Name: Maranatha Baptist Church

Historic Use: Place of Worship

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: PB, MM, ESK

Architectural Style: Neoclassical

Art Deco

Foundation Type: Masonry

Roof Material: Bitumen

Use: Commercial_Service

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material: Stucco

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: not typical church, almost too modern now, a lot of alterations

Parking Lot:

SurveyNotes: Previously Maranatha Baptist Church; currently Computer Guy store



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4921 Longshore Avenue

Philadelphia Pennsylvania 19135

Historic Name: Jonathan Marsden Residence

Historic Use: Residential (Single-Family)

Historical Designations:

Associated Individual(s): Jonathan Marsden

Associated Event(s):

Building Type: Single

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/31/2008

Surveyors: JS

Architectural Style: Second Empire

Foundation Type: Masonry

Use: Residential (Single-Family)

Roof Material: Asphalt

Stories: 3

Exterior Wall Material: Brick

Chimneys/Stacks:

Additional Wall Material: Brick

Ancillary Structures: two story addition to north, 1

Secondary Building Materials:

Landscape Features: stone retaining wall

Sidewalk Material: Concrete

Parking Lot:

Distinguishing Characteristics:

1 story bay on east side, south side open porch with wood, supports and tracery, east side porch with wood supports, bracketed cornice

SurveyNotes: hexagard slate shingle, Jonathan Marsden House



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4701 - 4703 Disston Street

Philadelphia Pennsylvania 19135

Historic Name: John Rapp Residence

Historic Use: Residential (Single-Family)

Historical Designations:

Associated Individual(s): John Rapp

Associated Event(s):

Building Type: Single

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 12/4/2008

Surveyors: EK

Architectural Style: Queen Anne

Vernacular

Foundation Type: Masonry

Roof Material: Asphalt

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials: Wood

Ancillary Structures: porch

Sidewalk Material: Concrete

Landscape Features: yard, trees

Distinguishing Characteristics: gable and hip roofs, turret, bay window on north façade,

Parking Lot:

SurveyNotes: Across from 7-to-11 store,



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

7001 Torresdale Avenue

Philadelphia Pennsylvania 19135

Historic Name: Holy Innocents St. Paul's Episcopal Church

Historic Use: Place of Worship

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built: 1897 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Gothic Revival

Foundation Type: Masonry

Use: Place of Worship

Roof Material: Asphalt

Stories: 3

Exterior Wall Material: Stone

Chimneys/Stacks:

Additional Wall Material:

Ancillary Structures: stucco addition

Secondary Building Materials:

Landscape Features: yard, grounds

Sidewalk Material: Concrete

Parking Lot:

Distinguishing Characteristics: buttresses, windows, metal flashing

SurveyNotes: Holy Innocents St. Paul's Episcopal Church, addition set back from Torresdale on Tyson (entrance changed?), metal/asphalt roof, constructed 1897



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6801 Cottage Street

Philadelphia Pennsylvania 19135

Historic Name: Hamilton Disston School

Historic Use: School

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Institutional

Architect:

Year Built: 1923 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: PB, MM, ESK

Architectural Style: Neoclassical

Foundation Type: Masonry

Use: School

Roof Material: Bitumen

Stories: 4

Exterior Wall Material: Brick

Chimneys/Stacks:

Additional Wall Material:

Ancillary Structures:

Secondary Building Materials: Stone

Landscape Features: undulating front yard

Sidewalk Material: Concrete

Parking Lot:

Distinguishing Characteristics: stone belt courses, doric columns porticoes, roman arches, decorative brick quoining along base

SurveyNotes: Hamilton Disston School



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6742 Torresdale Avenue

Philadelphia Pennsylvania 19135

Historic Name: Free Library of Philadelphia, Tacony Branch

Historic Use: Institutional

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Institutional

Architect:

Year Built: 1906 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: MM, PB, ESK

Architectural Style: Neoclassical

Foundation Type:

Use: Institutional

Roof Material: Asphalt

Stories: 2

Exterior Wall Material: Stone

Chimneys/Stacks:

Additional Wall Material: Brick

Ancillary Structures:

Secondary Building Materials:

Landscape Features: park and surrounding yard

Sidewalk Material: Concrete

Parking Lot:

Distinguishing Characteristics: limestone quoins, parapet with balustrade, composite ionic/corinthian columns with doric shaft, heavy denticulated cornice

SurveyNotes: Free Library of Philadelphia Tacony Branch



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4600 Disston Street

Philadelphia Pennsylvania 19135

Historic Name: Frank Shuman House

Historic Use: Residential (Single-Family)

Historical Designations:

Associated Individual(s): Frank Shuman

Associated Event(s):

Building Type: Single

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Queen Anne

Foundation Type: Masonry

Use: Residential (Single-Family)

Roof Material: Asphalt

Exterior Wall Material: Stone

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: shrubs, garden

Distinguishing Characteristics: terracotta, masonry, woodwork, turret

Parking Lot:

SurveyNotes: Masonry conservation needed, window repair needed, porch badly altered, shingles



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6913 Ditman Street

Philadelphia Pennsylvania 19135

Historic Name: Frank Schuman Lab

Historic Use: Commercial_Retail

Historical Designations:

Associated Individual(s): Frank Schuman

Associated Event(s):

Building Type: Residential/CommercialRow

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Queen Anne

Foundation Type: Masonry

Use:

Roof Material: Asphalt

Stories: 1

Exterior Wall Material: Stone

Chimneys/Stacks:

Additional Wall Material:

Ancillary Structures:

Secondary Building Materials:

Landscape Features:

Sidewalk Material: Concrete

Parking Lot:

Distinguishing Characteristics: corbelling

SurveyNotes: Frank Schuman Lab



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6928 Tulip Street

Philadelphia Pennsylvania 19135

Historic Name: Dr. David Umstead Residence

Historic Use: Residential (Single-Family)

Historical Designations:

Associated Individual(s): Dr. David Umstead

Associated Event(s):

Building Type: Single

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/31/2008

Surveyors: JS

Architectural Style: Queen Anne

Vernacular

Foundation Type: Masonry

Roof Material: Asphalt

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials: Wood

Ancillary Structures: shed addition, small shed

Sidewalk Material: Concrete

Landscape Features: privet hedge

Distinguishing Characteristics: corner porch with wood supports and tracery, prominent brick

Parking Lot:

SurveyNotes: Dr. David Umstead Residence, masonry and siting infill



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4510 Disston Street

Philadelphia Pennsylvania 19135

Historic Name: Disston Recreation Center

Historic Use: Institutional

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Institutional

Architect:

Year Built: 1931 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Colonial Revival

Foundation Type: Masonry

Roof Material:

Use: Institutional

Exterior Wall Material: Stone

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures: addition

Sidewalk Material: Concrete

Landscape Features: trees, field

Distinguishing Characteristics: limestone columns, windows

Parking Lot:

SurveyNotes: Disston Recreation Center, sandstone wall from sawmill, limestone, cracking, staining, cast stone?, bars on windows?



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4500 Tyson Avenue

Philadelphia Pennsylvania 19135

Historic Name: Disston Memorial Presbyterian Church

Historic Use: Place of Worship

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built: 1885 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Gothic Revival

Foundation Type:

Richardsonian Romanesque

Roof Material: Asphalt

Use: Place of Worship

Exterior Wall Material: Stone

Stories: 2

Additional Wall Material: Wood

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: trees, shrubs

Distinguishing bell tower, ironwork, ashlar sandstone

Parking Lot:

Characteristics:

SurveyNotes: Disston Memorial Presbyterian Church, constructed 1885, some masonry decay, delamination, stained glass windows in need of repair, wood decay



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6646 - 6666 Tulip Street

Philadelphia Pennsylvania 19135

Historic Name: "Castle Row"

Historic Use: Residential (Single-Family)

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Rowhouse

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: PB, MM, ESK

Architectural Style: Romanesque

Vernacular

Foundation Type: Masonry

Roof Material: Asphalt

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials: Stucco

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: unique and eclectic

Parking Lot:

SurveyNotes: "castle row," bitumen also, stone & clapboard also



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6700 Marsden Street

Philadelphia Pennsylvania 19135

Historic Name: "Battleship" or "Gun Battery" Row

Historic Use: Residential (Single-Family)

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Rowhouse

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: MM, PB, ESK

Architectural Style: Italianate

Foundation Type: Masonry

Roof Material: Bitumen

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials: Vinyl Siding

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics:

intact porch repetition and rhythm, elevated porches on stone bases with primarily wrought iron railings and fences

Parking Lot:

SurveyNotes: asphalt shingles and standing seam tin roofs



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4131 Unruh Avenue

Philadelphia Pennsylvania 19135

Historic Name: Vogt Park

Historic Use: Service

Historical Designations:

Associated Individual(s): Site of former waterwor

Associated Event(s):

Building Type: Open Space

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style:

Foundation Type:

Use: Park

Roof Material:

Stories: 0

Exterior Wall Material:

Chimneys/Stacks:

Additional Wall Material:

Ancillary Structures:

Secondary Building Materials:

Landscape Features:

Sidewalk Material:

Parking Lot:

**Distinguishing
Characteristics:**

SurveyNotes: Vogt Park (www.vogtrec.com), pool, playing fields, site of former waterworks



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4301 Tyson Avenue

Philadelphia Pennsylvania 19135

Historic Name: Temple Menorah Keneseth Chai

Historic Use: Place of Worship

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type: Religious

Architect:

Year Built: 1925 **Years Altered:**

Builder:

Demolished: **Demolition Date:**

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Modern

Foundation Type: Masonry

Roof Material:

Use: Place of Worship

Exterior Wall Material: Stone

Stories: 2

Additional Wall Material: Concrete

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures: Community Center

Sidewalk Material: Concrete

Landscape Features:

Distinguishing concrete formwork, menorahs winddws

Parking Lot:

Characteristics:

SurveyNotes: Temple Menorah Keneseth Chai, constructed 1925, flat roof, bars on first floor windows



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4709 - 4711 Disston Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Vernacular

Foundation Type: Masonry

Use: Residential (Single-Family)

Roof Material: Asphalt

Stories: 3

Exterior Wall Material: Brick

Chimneys/Stacks:

Additional Wall Material: Wood

Ancillary Structures:

Secondary Building Materials:

Landscape Features: yard, bushes

Sidewalk Material: Concrete

Parking Lot:

Distinguishing Characteristics: wood cornice and porch, gabled roof, bay windows

SurveyNotes:



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4728 - 4730 Knorr Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: MM, PB, ESK

Architectural Style: Vernacular

Foundation Type: Masonry

Roof Material: Asphalt

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials: Vinyl Siding

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: small front yards

Distinguishing Characteristics: clipped gable end, dormers

Parking Lot:

SurveyNotes: driveway, 4730 porch enclosed, check out ancillary structures on either end of block



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4805 Knorr Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: PB, MM, ESK

Architectural Style: Vernacular

Foundation Type: Masonry

Use: Residential (Single-Family)

Roof Material: Bitumen

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material: Stucco

Chimneys/Stacks:

Secondary Building Materials: Vinyl Siding

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: side drive and back yard

Distinguishing scale (small)

Parking Lot:

Characteristics:

SurveyNotes: odd porch roof structure and gutter system



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4806 Disston Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Vernacular

Foundation Type: Masonry

Roof Material:

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 4

Additional Wall Material: Wood

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: yard, trees

Distinguishing Characteristics: wood cornice with brackets, gabled, windows, mansard roof

Parking Lot:

SurveyNotes:



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4810 Disston Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/31/2008

Surveyors: JK

Architectural Style: Queen Anne

Foundation Type: Masonry

Use: Residential (Single-Family)

Roof Material: Asphalt

Exterior Wall Material: Brick

Stories: 4

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: yard

Distinguishing Characteristics: Gables, arched windows, bay windows

Parking Lot:

SurveyNotes: Being rennovated and therefore currently unoccupied



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4810 Knorr Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: PB, MM, ESK

Architectural Style: Vernacular

Neo-Traditional

Foundation Type: Masonry

Roof Material: Asphalt

Use: Residential (Multi-Family)

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material: Stucco

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: front yard, side and backyard

Distinguishing Characteristics: blue painted borders around windows and building (front façade)

Parking Lot:

SurveyNotes:



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4812 - 4814 Disston Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Vernacular

Foundation Type: Masonry

Roof Material: Asphalt

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 4

Additional Wall Material: Wood

Chimneys/Stacks:

Secondary Building Materials: Vinyl Siding

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: yard

Distinguishing Characteristics: 4814 wood porch w/wood columns and brackets, gabled windows with wood trim; 4812 ppainted brick, gabled windows

Parking Lot:

SurveyNotes: 4812 vinyl cornice over cornice; roof may be wood siding or asphalt shingles



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4820 - 4822 Rawle Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: MM, PB, ESK

Architectural Style: Vernacular

Foundation Type: Rubble

Use: Residential (Single-Family)

Roof Material: Tin

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Parking Lot:

Distinguishing Characteristics: standing seam tin roof, intact open porch, no stucco/vinyl or serious alterations

SurveyNotes:



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4824 Rawle Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: MM, PB, ESK

Architectural Style: Italianate

Foundation Type: Rubble

Use: Residential (Single-Family)

Roof Material: Bitumen

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: no stucco/vinyl

Parking Lot:

SurveyNotes: awning, glass blocks at basement level



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4825 Rawle Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/31/2008

Surveyors: JK

Architectural Style: Vernacular

Foundation Type: Masonry

Roof Material:

Use: Vacant/Abandoned

Exterior Wall Material: Brick

Stories: 1

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials: Wood

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: overgrowth

Distinguishing Characteristics: arched windows, wooden doors

Parking Lot:

SurveyNotes:



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4900 Knorr Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/31/2008

Surveyors: JS

Architectural Style: Vernacular

Foundation Type: Masonry

Roof Material:

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material: Stucco

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: mansard, two bay

Parking Lot:

SurveyNotes: open porch, wood supports, wood floor, 1st floor painted brick, 3rd floor siding, back stucco and shingle 3rd floor



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

4901 Knorr Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/31/2008

Surveyors: JS

Architectural Style: Vernacular

Gothic Revival

Foundation Type: Masonry

Roof Material: Asphalt

Use: Residential (Single-Family)

Exterior Wall Material:

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures: shed addition, northwest corn

Sidewalk Material: Concrete

Landscape Features: wrought iron fence, side yard

Distinguishing Characteristics: front gable, two bay

Parking Lot:

SurveyNotes: frame, siding wall material, replacement windows and doors, wrought iron porch posts, concrete porch deck



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6702 Keyston Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: PB, MM, ESK

Architectural Style: Vernacular

Foundation Type: Rubble

Second Empire

Roof Material: Slate

Use: Residential (Multi-Family)

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing Characteristics: mansard roof, italianate cornice

Parking Lot:

SurveyNotes: red wash on brick



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6710 Keystone Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: MM, PB, ESK

Architectural Style: Italianate

Foundation Type: Rubble

Use: Residential (Single-Family)

Roof Material: Asphalt

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: front fenced yard

Distinguishing Characteristics: intact open porch

Parking Lot:

SurveyNotes:



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6750 Hegerman Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: PB, MM, ESK

Architectural Style: Vernacular

Foundation Type: Masonry

Roof Material: Bitumen

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials: Corrugated Metal

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features:

Distinguishing
Characteristics:

Parking Lot:

SurveyNotes: terracotta faux stone, vinyl cornices, stucco on side of 6750, brick also sidewalk



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6800 - 6812 Tulip Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 12/4/2008

Surveyors: JK/EK

Architectural Style: Richardsonian Romanesque

Vernacular

Foundation Type: Masonry

Roof Material: Asphalt

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material: Wood

Chimneys/Stacks:

Secondary Building Materials: Vinyl Siding

Ancillary Structures: porch

Sidewalk Material: Concrete

Landscape Features:

**Distinguishing
Characteristics:**

Parking Lot:

SurveyNotes: Same block as in historic photo



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6820 Hegerman Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 10/31/2008

Surveyors: JS

Architectural Style: Vernacular

Foundation Type: Masonry

Roof Material:

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures: rear shed addition wood

Sidewalk Material: Concrete

Landscape Features: wrought iron dooryard

Distinguishing Characteristics: brick corbelled cornice, two bay

Parking Lot:

SurveyNotes: open porch, concrete deck, new masonry piers and wrought iron railing, replacement windows and door, transom



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6824 Hegerman Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/31/2008

Surveyors: JS

Architectural Style: Vernacular

Foundation Type: Masonry

Roof Material:

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 2

Additional Wall Material: Concrete

Chimneys/Stacks:

Secondary Building Materials: Stucco

Ancillary Structures: shed additon at rear, garage

Sidewalk Material: Concrete

Landscape Features: side drive, front yard

Distinguishing Characteristics: ornamental vernacular wood cornice, two bays

Parking Lot:

SurveyNotes: open porch with concrete deck, altered supports and rail (wrought iron), wood roof structure, original 1st floor front door and window surrounds, original transom light over front door, concrete porch, stucco sidewall



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

6940 - 6942 Keystone Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/31/2008

Surveyors: JK

Architectural Style: Queen Anne

Foundation Type: Masonry

Roof Material: Asphalt

Use: Residential (Multi-Family)

Exterior Wall Material: Brick

Stories: 4

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials: Wood

Ancillary Structures: porch

Sidewalk Material: Concrete

Landscape Features: yard, elevated from street level

Distinguishing Characteristics: Shingle and stick style, turret

Parking Lot:

SurveyNotes: turret is missing top



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

7001 - 7003 Tulip Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 12/4/2008

Surveyors: JK/EK

Architectural Style: Vernacular

Foundation Type: Masonry

Use: Residential (Single-Family)

Roof Material: Asphalt

Exterior Wall Material: Wood

Stories: 3

Additional Wall Material: Vinyl Siding

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material: Concrete

Landscape Features: yard

Distinguishing Characteristics: terraced gable roof, triangular turrets

Parking Lot:

SurveyNotes: has a historic photo



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

7024 Keystone Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/31/2008

Surveyors: JK

Architectural Style: Queen Anne

Vernacular

Foundation Type: Masonry

Roof Material: Asphalt

Use: Residential (Single-Family)

Exterior Wall Material: Brick

Stories: 3

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials: Wood

Ancillary Structures: porch

Sidewalk Material: Concrete

Landscape Features: yard

Distinguishing Characteristics: Square cornice with wood brackets

Parking Lot:

SurveyNotes:



Contributing Buildings of Historic Disston in Tacony

University of Pennsylvania, Department of Historic Preservation

7032 Keystone Street

Philadelphia Pennsylvania 19135

Historic Name:

Historic Use:

Historical Designations:

Associated Individual(s):

Associated Event(s):

Building Type:

Architect:

Year Built:

Years Altered:

Builder:

Demolished:

Demolition Date:

Notes:

Survey Date: 0/30/2008

Surveyors: AB, NW, JK

Architectural Style: Second Empire

Foundation Type: Masonry

Use: Residential (Single-Family)

Roof Material:

Exterior Wall Material: Wood

Stories: 4

Additional Wall Material:

Chimneys/Stacks:

Secondary Building Materials:

Ancillary Structures:

Sidewalk Material:

Landscape Features: hill, yard

Distinguishing Characteristics: mansard roof, wood porch with brackets (possibly original)

Parking Lot:

SurveyNotes: needs paint



Tacony Surveys Database: Description and Instructions

Jessica Kottke and Elise Kemery

The database contains the information obtained from all surveys undertaken by this studio. This includes the Industrial Survey, the Torresdale Commercial Survey, the Windshield Survey and the Physical Survey.

The following diagram shows the relationships between each table. There are five primary tables and ten supporting tables. It is important to remember that information in each supporting table can be expanded as Tacony continues to be surveyed. For example, additional materials could be added to the Roof Material table.

The Torresdale Commercial Survey shows data relating to the appearance and use of commercial buildings along Torresdale Avenue. This table is related to the Building table where the address for each building should be imputed. This address will appear in the BuildingID drop-down of the Torresdale Commercial Survey table and can be either scrolled to or the address can be typed and it will jump to the corresponding entry.

The Community Survey describes information about residents and how they view their neighborhood. This is an isolated table that does is not related to any other table.

The Industrial Survey shows descriptive information about buildings in the industrial area and their conditions. Each building is identified in the BuildingLabel column by a number and sometimes a letter (such as N describing north or S describing south). The physical location of the building is described in the Location column, however a more accurate way to locate the building is to look at the photographic map with the buildings outlined and numbered which is attached in the Map column. The Industrial Survey table is connected to the following supporting tables: Architectural Style, Building Material, Building Type, and Use.

The Windshield Survey is stored in the Block table. It shows the general descriptive information for entire blocks in Tacony. It is related to the following supporting tables: Building Material, Building Type, Street, and Use.

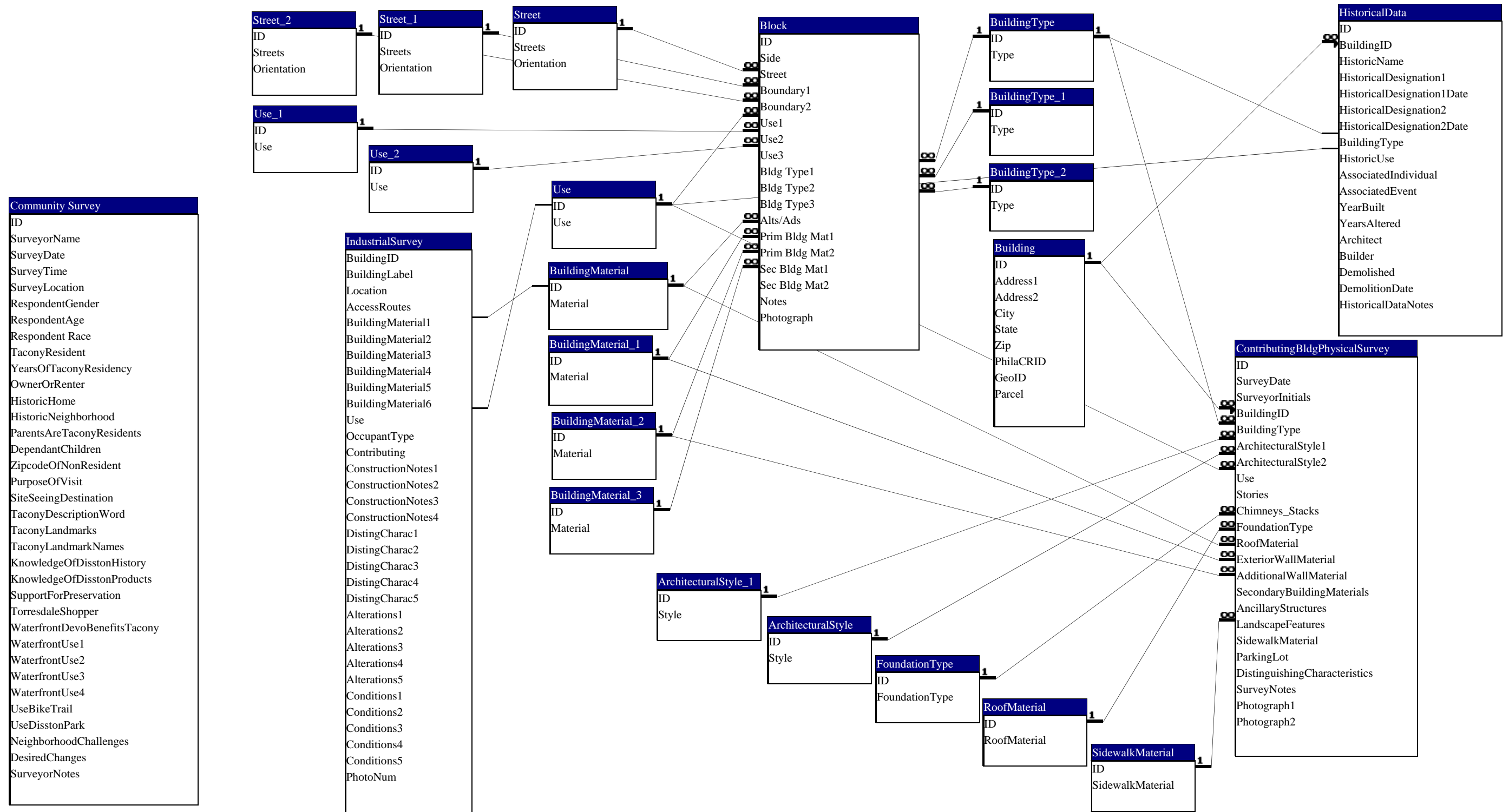
The Contributing Building Physical Survey contains data about

the selected contributing buildings. This survey has both historic and current information about each building. Like the Torresdale Commercial Survey, the building address should be entered into the Building table, and it will then appear in the BuildingID dropdown in the primary Contributing Physical Survey table. Similarly, the historical data for each building is stored in the Historical Data table and will relate to the primary table through the same address listed in the BuildingID column. In addition to the Building and Historical Data tables, the primary Contributing Building Physical Survey table is related to the following tables: Building Type, Architectural Style, Use, Foundation Type, Roof Material, Building Material, and Sidewalk Material.

Jessica Kottke

Relationships for Tacony Survey Database

Jessica Kottke and Elise Kemery







Ning Wang
Disston Studio
Individual Project
December 12, 2008

Philadelphia Industrial Museum

Location:

The old industrial building and Mr. Disston's office, located at on located at 5247 Unruh Ave Philadelphia, will be reused to build the Philadelphia Industrial Museum. (including visitor center, exhibition halls and café)

How does this plan fit in with the whole Disston project?

Based on very careful surveys and analysis of the historical industrial site in Disston, we think that the Philadelphia Industrial Museum plan will provide an effective way to protect and reuse the old industrial buildings and Mr. Disston's office, and in the meanwhile synthesize various historic resources within the Tacony industrial area.

The museum plan meets the requirement of the current zoning ordinance and recent city planning documents.

The Philadelphia Industrial Museum fits in with the surroundings, which currently are old industrial buildings and Delaware riverbank, and it will become a boundary monument between residential area and industrial area in the near future according to the new zoning code.

It is very easy and convenient to access the museum---a new tourist spot in Disston by train or car and even by boat in the near future, and people also can access the museum from the bike path which will be built along the Delaware riverbank.

Significance of Building the Philadelphia Industrial Museum:

The Philadelphia Industrial Museum will offer an extensive exhibit of machine-made tools in Disston and regional history. Its primary mission will be the recovery, display, and interpretation of machine-made tools, especially, the Disston saws. To that end, it will serve as an important clearinghouse for information on the history of other machine-made tools and their roles in the early industries of Philadelphia. In addition, the museum will strive to increase community awareness of and provide access to information on local, regional, and environmental history. Visitors to the Philadelphia Industrial Museum will find an unprecedented wealth of resources, which include the complete text of museum publications, unpublished essays, photo tours in these old industrial buildings located in the Unruh Ave and the bank of Delaware River. To build this museum will also produce some working opportunities for the local residents. What is more, a small souvenir store and café can operate there.

The highlights of the Museum Plan

1. Create an image (iconic structure) using large industrial artifacts from Disston and other Philadelphia industries as historically authentic, attention-grabbing icons in the forecourt of the building (between the bike path and the museum entrance).
2. Visitors can get from the visitor center which was Mr. Disston's office to the museum, or they can enter the museum through the main entrance.
3. Use the addition of the museum to operate a cafe which takes better advantage of river views and also serve those using the greenway.
4. The open space between and around the buildings would offer an opportunity to display manufacturing functions that took place outdoors and how goods were moved from initial casting to finishing and shipping buildings.

Fishing Area

Location:

The fishing area should be built along the Delaware riverbank in Disston district.

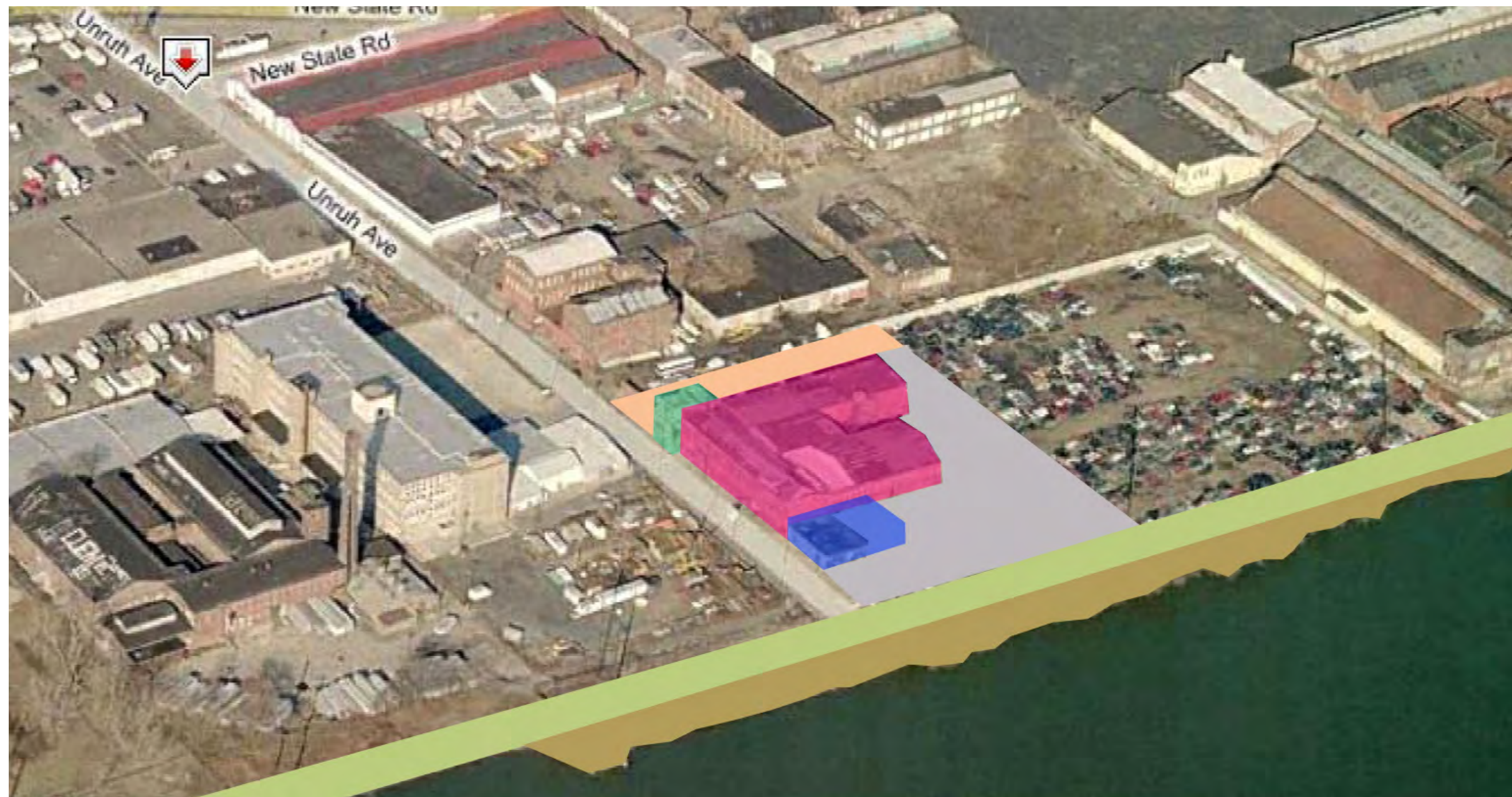
Significance:

People sometimes choose to fish on the Delaware riverbank right outside the Philadelphia Industrial Museum. So designing a fishing area or platform there will provide local residents and people in Philadelphia an ideal place to fish and entertain.

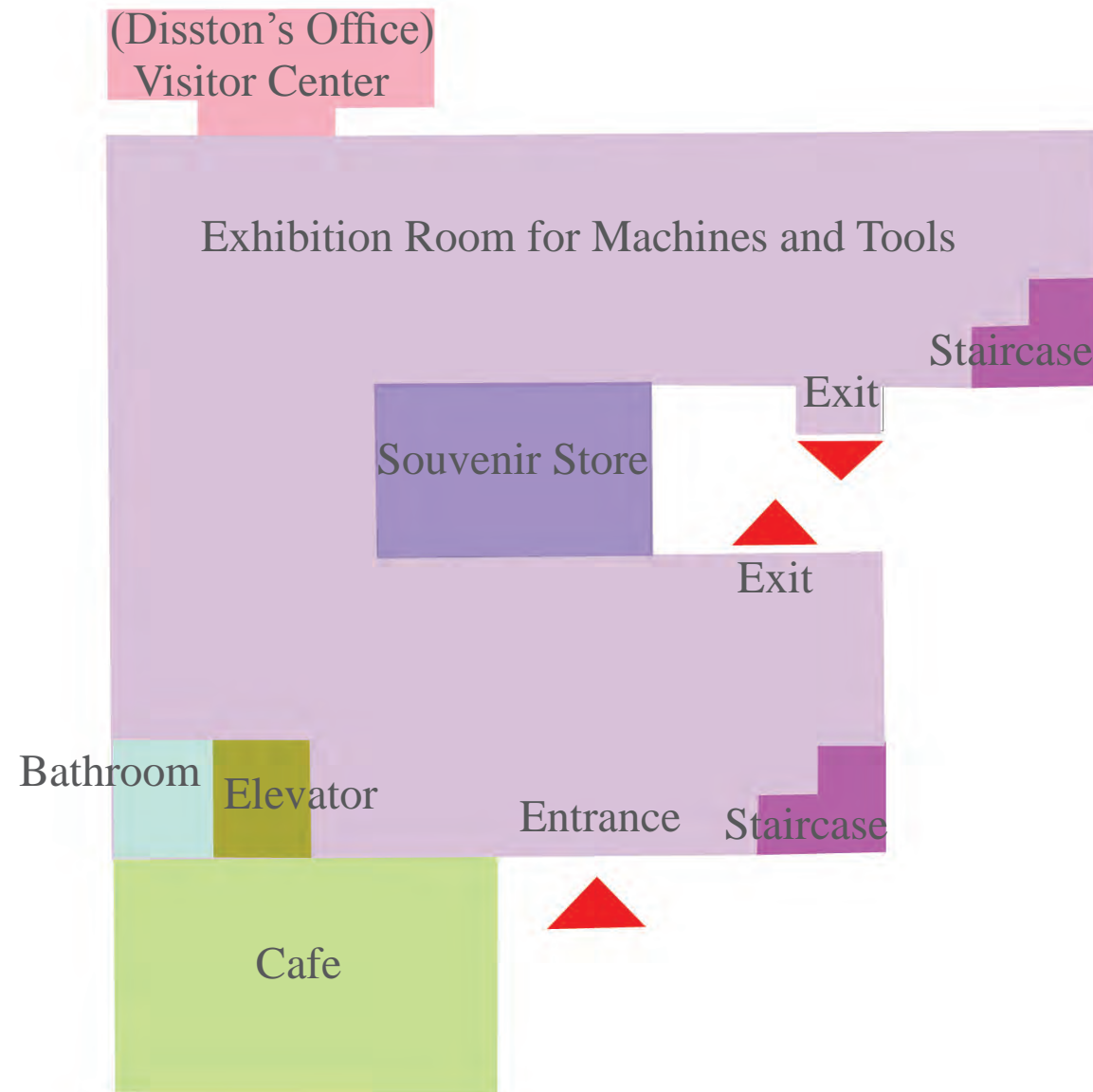


by Ning Wang

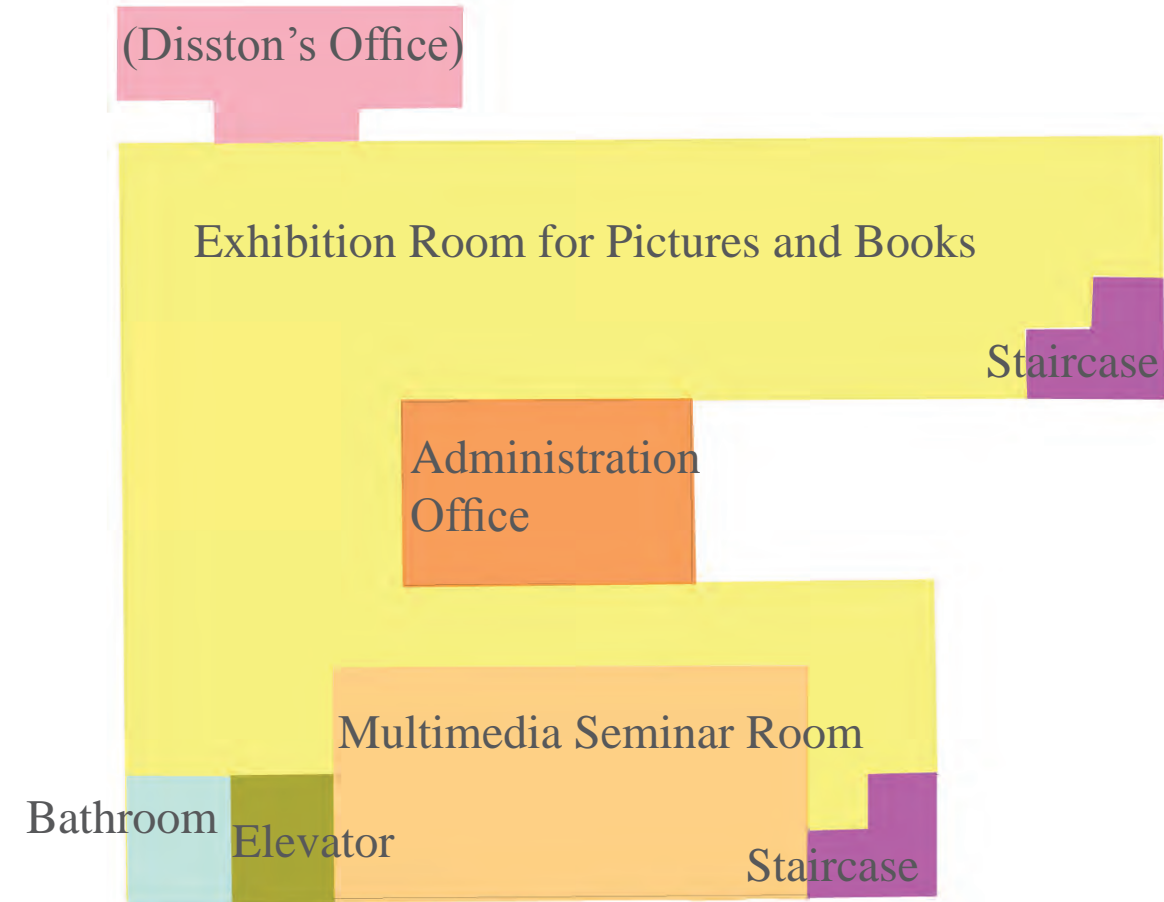
PHILADELPHIA INDUSTRIAL MUSEUM LAND USE ANALYSIS



INTERIOR LAYOUT OF PHILADELPHIA INDUSTRIAL MUSEUM



The First Floor



The Second Floor

Disston Works Assumptions

<u>Project Size (square footage)</u>		<u>Employment</u>	
Total Existing Square Footage	894,849	Estimated Number of Potential Jobs	
Proposed New Construction ¹	577,381	1 worker/700 sq. ft. ²	1,893
Total Project Square Footage	1,472,230	Average Wage ³	\$48,000
		Total Annual Wages	\$90,857,623
Historic Square Footage	617,797		
% Historic	42%	<u>Construction Costs</u>	
		Rehabilitation (\$/sq. ft)	55
Estimated Rentable Square Footage		Total Rehabilitation Costs	\$ 49,216,695
(90% of Total Project)	1,325,007	New Construction (\$/sq. ft)	75
		Total New Construction Costs	\$ 43,303,575
<u>Market Conditions</u>		Public Environment Improvements ⁴	\$ 91,449,951
Industrial Flex Space \$/sq. ft. ⁵	\$ 7.79		
Average Vacancy ⁶	9%	Site Acquisition Costs	\$ 51,528,050
Total Potential Annual Gross Rent	\$ 10,321,805	Average (\$/sq. ft)	35
<u>Finance</u>			
Mortgage (5%, 10 yr term, 30 year amortization) ⁷	\$ 120,000,000		
Wage Tax Increment Financing ⁸	\$ 57,954,814		
Equity Investment ⁹	\$ 33,255,710		
New Market Tax Credits ¹⁰	\$ 16,145,286		
Historic Rehabilitation Tax Credit Equity ¹¹	\$ 6,398,170		
Total Finance	\$ 233,753,981		
Loan to Value	51%		

¹ Estimate of potential redevelopment parcels for new construction
² Estimate adapted from the National Association of Manufacturers
³ Estimate adapted from National Association of Manufacturers and Philadelphia Industrial Development Corporation
⁴ Earmarks TIF funds specifically for public space improvements.
⁵ Estimate adapted from Grubb & Ellis Third Quarter Report 2008; Industrial Submarket Philadelphia County
⁶ Estimate adapted from Grubb & Ellis
⁷ Assumes conventional financing is available, project could also be eligible for Industrial Bonds.
⁸ Assumes annual payroll of \$90 million. TIF funding would include Philadelphia Wage Tax, Pennsylvania Income Tax, and Philadelphia Business Privilege Tax. Likely a point of negotiation with respective government entities.
⁹ Sets aside 15% return for potential private equity developer.
¹⁰ 39% credit against respective equity investments. Assumes project is in a qualifying census tract.
¹¹ 20% credit against qualifying rehabilitation expenses.

by Alex Balloon

Pro-Forma Disston Works Project

	<i>Operating and Rehabilitation (Year 0)</i>	<i>Year 1</i>	<i>Year 2</i>	<i>Year 3</i>	<i>Year 4</i>	<i>Year 5</i>	<i>Year 6</i>	<i>Year 7</i>	<i>Year 8</i>	<i>Year 9</i>	<i>Year 10</i>
<i>Potential Gross Revenue (PGR)¹</i>											
Base Rental Revenue	10,321,805	10,321,805	10,683,068	11,056,975	11,443,969	11,844,508	12,259,066	12,688,133	13,132,218	13,591,845	14,067,560
Expense Reimbursement Revenue	3,096,541	3,096,541	3,204,920	3,317,093	3,433,191	3,553,352	3,677,720	3,806,440	3,939,665	4,077,554	4,220,268
Stabilized Vacancy (7%)	(10,734,677)	(505,768)	(523,470)	(541,792)	(560,754)	(580,381)	(600,694)	(621,719)	(643,479)	(666,000)	(689,310)
<i>Effective Gross Revenue (EGR)</i>	2,683,669	12,912,577	13,364,518	13,832,276	14,316,405	14,817,480	15,336,091	15,872,855	16,428,405	17,003,399	17,598,518
	-	-	-	-	-	-	-	-	-	-	-
Operating Expenses	619,308	3,096,541	3,204,920	3,317,093	3,433,191	3,553,352	3,677,720	3,806,440	3,939,665	4,077,554	4,220,268
	-	-	-	-	-	-	-	-	-	-	-
<i>Total Operating Income</i>	2,064,361	9,816,036	10,159,597	10,515,183	10,883,215	11,264,127	11,658,372	12,066,415	12,488,739	12,925,845	13,378,250
	-	-	-	-	-	-	-	-	-	-	-
<i>Leasing & Capital Costs</i>	-	-	-	-	-	-	-	-	-	-	-
Tenant Improvements ²	3,975,021	-	-	-	-	-	-	-	-	-	-
Leasing Commissions	-	-	-	-	-	-	-	-	-	-	-
<i>Cash Flow Before Debt Service</i>	(1,910,660)	9,816,036	10,159,597	10,515,183	10,883,215	11,264,127	11,658,372	12,066,415	12,488,739	12,925,845	13,378,250
<i>Debt Service</i>	-	7,852,829	7,852,829	7,852,829	7,852,829	7,852,829	7,852,829	7,852,829	7,852,829	7,852,829	7,852,829
<i>Cash Flow After Debt Service</i>		1,963,207	2,306,768	2,662,354	3,030,386	3,411,298	3,805,543	4,213,586	4,635,910	5,073,016	5,525,421

¹ Assumes 3.5% Annual Growth

² \$3/sq. ft Allowance in Addition to Rehabilitation Budget



Existing Conditions

Infill Redevelopment Site
Intersection of Torresdale and Longshore Avenues
Tacony, Philadelphia, Pennsylvania

- redevelopment area
- existing buildings
- open space
- parking



Redevelopment Proposal

Infill Redevelopment Site
Intersection of Torresdale and Longshore Avenues
Tacony, Philadelphia, Pennsylvania

- redevelopment area
- existing buildings
- open space
- parking

Then & Now: 6800 - 6812 Tulip Street



Date unknown. Source: Louis M. Iatarola and Siobhán Gephart. *Tacony*. Charleston: Arcadia Publishing, 2000.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: 7001 - 7003 Tulip Street



Ca. 1887. Source: Louis M. Iatarola and Siobhán Gephart. Tacony. Charleston: Arcadia Publishing, 2000.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: “Battleship Row” or “Gun Battery Row,” 6700 Block of Marsden Street



Date unknown. Source: Louis M. Iatarola and Siobhán Gephart. *Tacony*. Charleston: Arcadia Publishing, 2000.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

This series of row houses is named for its uniform, fortified appearance which resembles a battleship. It is the first block of row houses that was built west of Torresdale Avenue.¹

¹ Louis M. Iatarola and Siobhán Gephart, *Tacony* (Charleston: Arcadia Publishing, 2000) 12.

Then & Now: "Castle Row," 6600 Block of Tulip Street



Date unknown. Source: Louis M. Iatarola and Siobhán Gephart. *Tacony*. Charleston: Arcadia Publishing, 2000.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Disston Memorial Presbyterian Church, 4500 Tyson Avenue

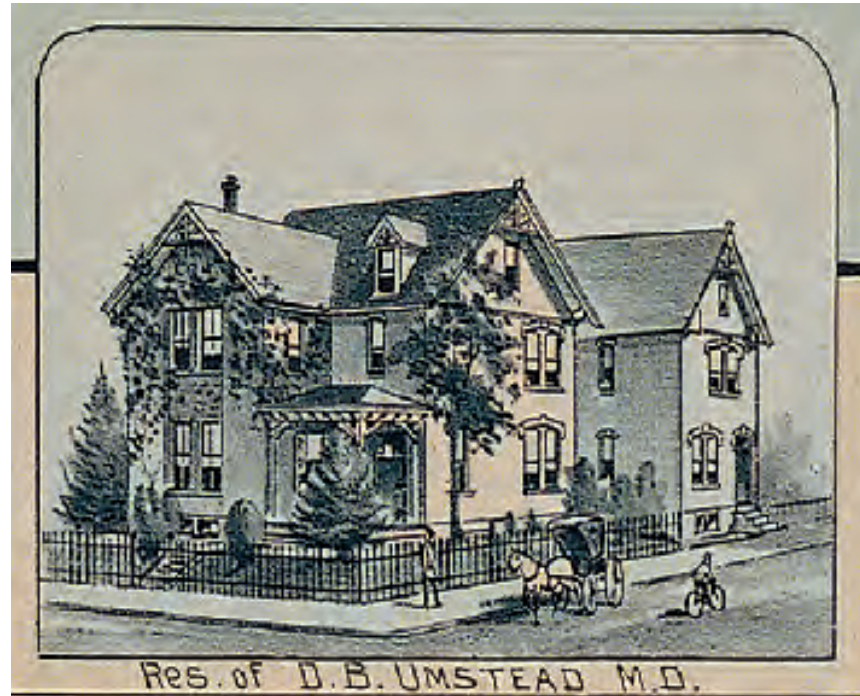


Date unknown. Source: Louis M. Iatarola and Lynn-Carmela T. Iatarola. *Lower Northeast Philadelphia*. Charleston: Arcadia Publishing, 2005.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Dr. David Umstead Residence, 6928 Tulip Street



Tacony 1898, Drawn and Published by T.M. Fowler, Morrisville, PA, 1898.
Source: The Historical Society of Tacony.



Date unknown. Source: Louis M. Iatarola and Lynn-Carmela T. Iatarola. *Lower Northeast Philadelphia*.
Charleston: Arcadia Publishing, 2005.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

This house was home to Dr. David Umstead who served the Tacony community from the late 19th century to the early 20th century. He was known for delivering the majority of the community's babies and for keeping thorough written accounts of local families and their children.²

² Louis M. Iatarola and Siobhán Gephart, *Tacony* (Charleston: Arcadia Publishing, 2000) 30.

Then & Now: Free Library of Philadelphia, Tacony Branch, 6742 Torresdale Avenue



Date unknown. Source: The Historical Society of Tacony



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Hamilton Disston School, 6801 Cottage Street



Date unknown. Source: Louis M. Iatarola and Lynn-Carmela T. Iatarola. *Lower Northeast Philadelphia*.
Charleston: Arcadia Publishing, 2005.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Holy Innocents Saint Paul's Episcopal Church, 7001 Torresdale Avenue

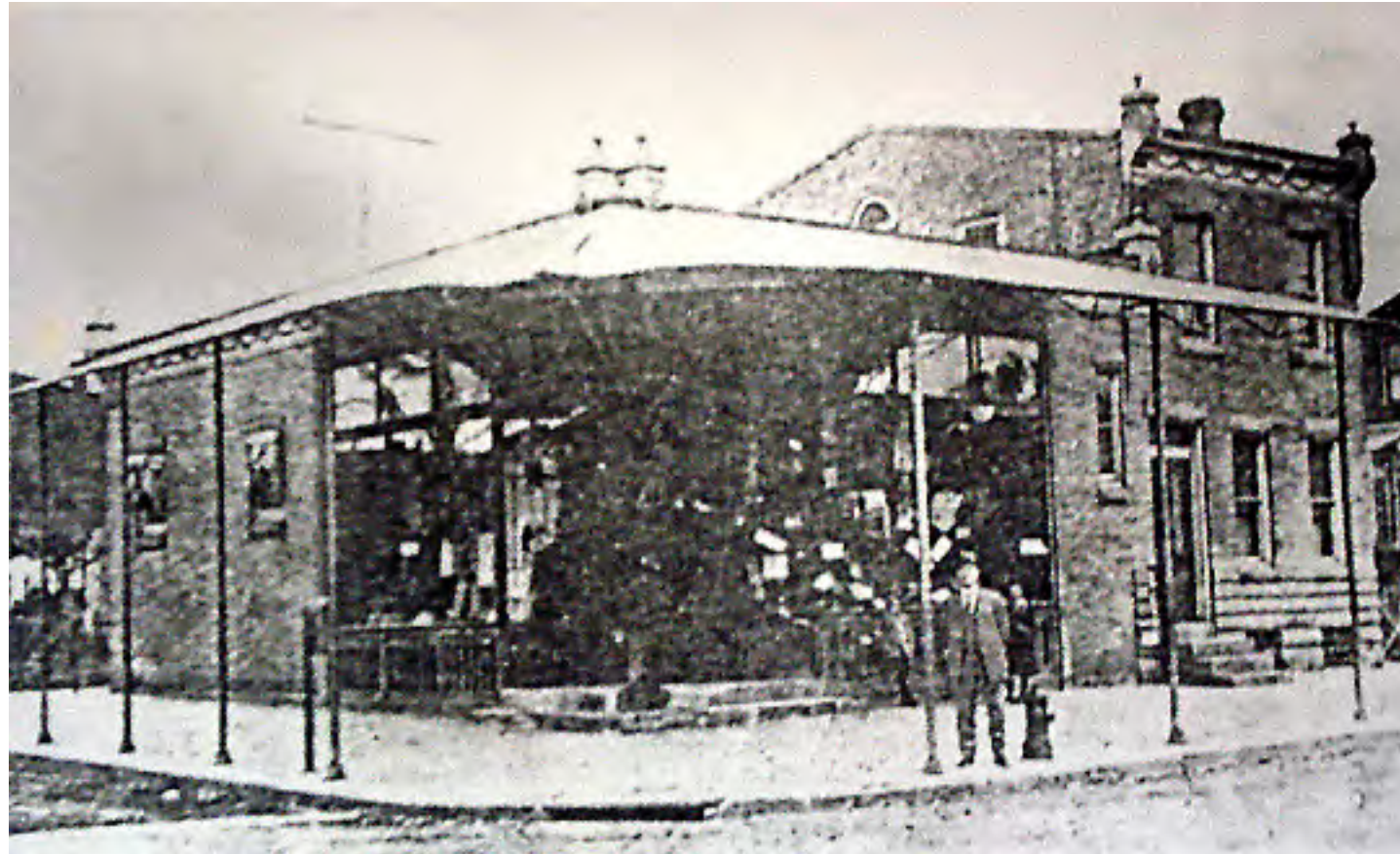


Date unknown. Source: Louis M. Iatarola and Lynn-Carmela T. Iatarola. *Lower Northeast Philadelphia*.
Charleston: Arcadia Publishing, 2005.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: John Minnich's Dry Goods Store and Residence, 4724 Longshore Avenue



Ca. 1910. Source: The Free Library of Philadelphia, Tacony Branch.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: John Rapp Residence, 4701 – 4703 Disston Street



Tacony 1898, Drawn and Published by T.M. Fowler, Morrisville, PA, 1898.
Source: The Historical Society of Tacony.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Liberty Theater, 4724 Longshore Avenue



Date unknown. Source: The Free Library of Philadelphia, Tacony Branch



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Rubino Family Name & Rubino's Pharmacy, 7100 Torresdale Avenue



Date unknown. Source: The Historical Society of Tacony



2001. Photo by Joseph Elliott



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Saint Josephat School (former Mary Disston School), 4521 Longshore Avenue



Date unknown., Source: The Free Library of Philadelphia, Tacony Branch



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Saint Leo the Great Parish and Rectory, 6658 Keystone Street



Date unknown., Source: The Free Library of Philadelphia, Tacony Branch



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Saint Petri Evangelical Lutheran Church, 6816 Jackson Street

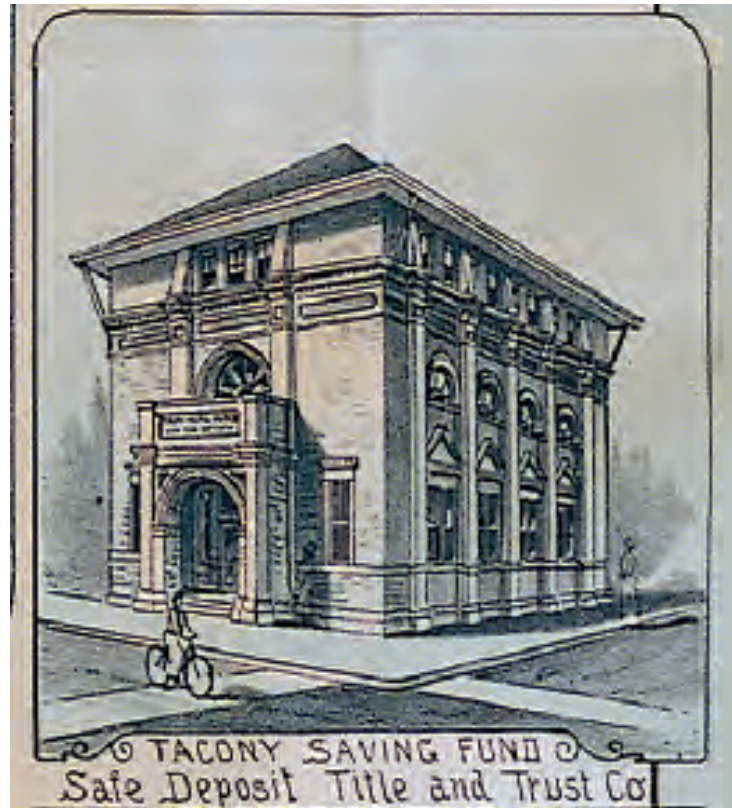


Date unknown., Source: Louis M. Iatarola and Lynn-Carmela T. Iatarola. *Lower Northeast Philadelphia*.
Charleston: Arcadia Publishing, 2005.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Tacony Savings and Trust Fund Company, 4900 Longshore Avenue



Tacony 1898, Drawn and Published by T.M. Fowler, Morrisville, PA, 1898.
Source: The Historical Society of Tacony.



2001. Photo by Joseph Elliott



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Tacony Music Hall, 4815 – 4819 Longshore Avenue



Date unknown. Source: The Historical Society of Tacony



2001. Photo by Joseph Elliott



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

The Music Hall was built in 1885 by Frank W. Jordan, a local businessman. Retail occupied the ground floor while concerts, variety shows and general assemblies were held on the second floor. The Keystone Scientific and Literary Association operated the Disston Library and Free Reading Room on the third floor.³

³ Louis M. Iatarola and Siobhán Gephart, *Tacony* (Charleston: Arcadia Publishing, 2000) 14 – 15.

Then & Now: Tacony Club, 4619 Longshore Avenue



Date unknown. Source: The Historical Society of Tacony



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Temple Menorah Keneseth Chai, 4301 Tyson Avenue

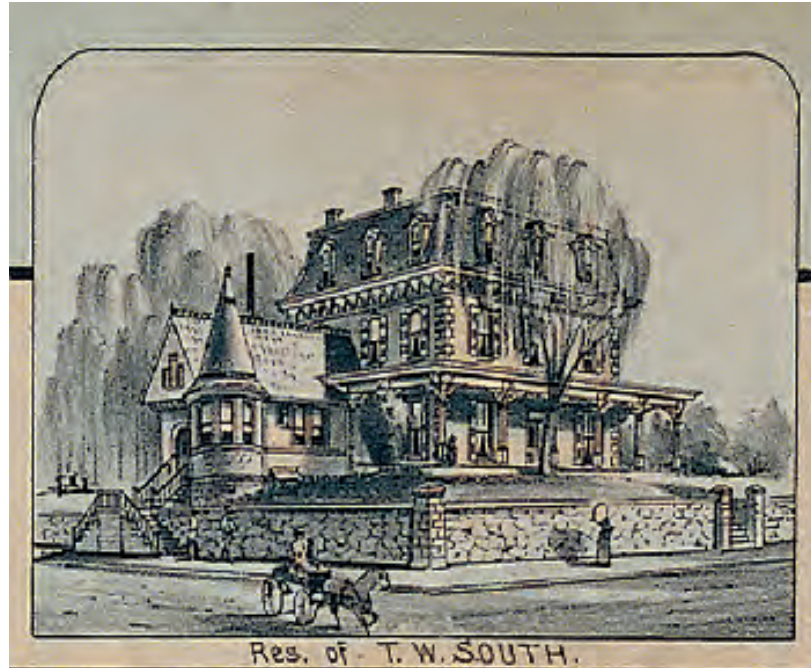


Date unknown. Source: Louis M. Iatarola and Lynn-Carmela T. Iatarola. *Lower Northeast Philadelphia*. Charleston: Arcadia Publishing, 2005.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

Then & Now: Thomas Winfield South Residence, 6932 Keystone Street



Tacony 1898. Drawn and Published by T.M. Fowler, Morrisville, PA, 1898.
Source: The Historical Society of Tacony.



Date unknown. Source: Louis M. Iatarola and Siobhán Gephart. *Tacony*.
Charleston: Arcadia Publishing, 2000.



2008. Photo by Jessica Kottke and Elise Kemery, University of Pennsylvania

This is the home of Thomas Winfield South who was a magistrate of the Central Police Court for thirty years. He was also a land agent for properties owned by the Disston family. Because he is credited with the principal development of the Tacony neighborhood, he was dubbed the “Father of Tacony” upon his death.⁴

⁴ Louis M. Iatarola and Siobhán Gephart, *Tacony* (Charleston: Arcadia Publishing, 2000) 12 – 29.