



2009 FALL STUDIO TEAM

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Block in Fairhill. Fairhill Studio Team. 2009.

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STUDIO INTRODUCTION AND GUIDING PHILOSOPHY



STUDIO INTRODUCTION AND GUIDING PHILOSOPHY

The Fairhill Studio was initiated when Gerry Fisher, Executive Director of the Historic Fair Hill Burial Ground and alumni of the University of Pennsylvania's Historic Preservation Program, contacted Professor Randall Mason about the state of the Fairhill neighborhood surrounding the Fair Hill Burial Ground. The project was undertaken by a team of eleven second year historic preservation students.

The main question that the team explored was: how the preservation and stewardship of the neighborhood's historic built environment might be creatively leveraged to generate other benefits for the area. Thus, the scope of the studio is a compilation of creative preservation based ideas to benefit the Fairhill neighborhood.

Located in North Philadelphia, Fairhill is a neighborhood with strengths, weaknesses, threats, opportunities and values. The Fairhill Historic Preservation Studio aimed to understand and analyze the complexities of the neighborhood within its greater context in order to craft a preservation-oriented plan to guide its future.

The Studio team believes that historic preservation can be a great catalyst for the community. Preservation can help the stakeholders of Fairhill to cultivate their community identity and engender community pride by creating a link with the rich history of their neighborhood. Moreover, historic preservation provides

a means of using already existing resources to meet many needs in Fairhill by capitalizing on the neighborhood's existing strengths to create a more livable and enjoyable environment. Preservation also allows the community to preserve the layers of the neighborhood's complex history for the future generations.

It is the Studio's belief that historic preservation can revitalize the Fairhill community socially, educationally, culturally, and economically if the approaches identify and work with the values imbued in the place. It is hoped that the efforts of the Fairhill Historic Preservation Studio will make a positive difference in the neighborhood.

INTRODUCTION TO THE FAIRHILL NEIGHBORHOOD



INTRODUCTION TO THE FAIRHILL NEIGHBORHOOD

Fairhill is a neighborhood in North Philadelphia, though it is nearly the geographic center of the greater Philadelphia area. Different boundaries have been defined by several agencies and many residents would not necessarily place themselves in Fairhill; other names include Hartshranft, West Fairhill, and simply North Philadelphia. The Studio team has defined the boundaries using a combination of historic precedent, physical geography, and political lines. Fairhill is defined by Regional Rail and Amtrak train tracks to the West, North and Northeast. The eastern boundary is N. American St and the southern is Lehigh Avenue. (Figure 1) The neighborhood is accessible by car or several modes of public transportation. The SEPTA Regional Rail R6, R7, and R8, the Broad Street Line Subway, and several bus routes include stops in the neighborhood. A trolley ran along Germantown Avenue until 1992. The size of this area is 1.415 square miles and the population is approximately 30,000 residents. Distinctive landmark features of the neighborhood include the historic Fair Hill Burial Ground, the Fairhill branch of the public Library, the Manual Training School, and the arterial corridor of Germantown Avenue and the area of Bloque de Oro.

The majority of Fairhill's built environment consists of residential rowhouses with the remaining building stock consisting of commercial or residential and commercial buildings, and institutional, municipal and industrial structures. The rowhouses in Fairhill are generally two story with three story

rowhouses along the boundary streets. Most of the rowhouses in the neighborhood were constructed during the second half of the 19th century and early 20th century and many of them have had alterations since this time. The alterations of the rowhouse facades and interiors are indicative of the neighborhood's many periods of use and its cultural diversity. Fairhill has experienced recent growth in the form of new housing supported by the Philadelphia Redevelopment Authority and community development corporations such as the Women's Community Revitalization Project. The new construction often requires the destruction of extant building stock. The residential blocks of Fairhill are also characterized by numerous vacant lots and abandoned buildings.

The current residents of Fairhill are both native Philadelphians and migrants primarily from Puerto Rico. The street life of the neighborhood is lively, with a high amount of foot and automobile traffic at any day of the week or time of the day. Street vendors are a common sight especially where the corridors of N. American and Lehigh and Broad and Lehigh intersect. Most residents work outside of the neighborhood and as a result use their cars more than public transportation on a daily basis. Children from the Fairhill area attend school both in the neighborhood and in Center City, Philadelphia. Through the study of these parts of Fairhill the studio team has identified many strengths, weaknesses, opportunities, and threats associated with the neighborhood. A methodology including eight guiding principles

and eleven subsequent individual projects address these strengths, weaknesses, opportunities, and threats with the purpose of

harnessing the neighborhood's strengths and opportunities and encouraging a preservation based revitalization of the neighborhood.

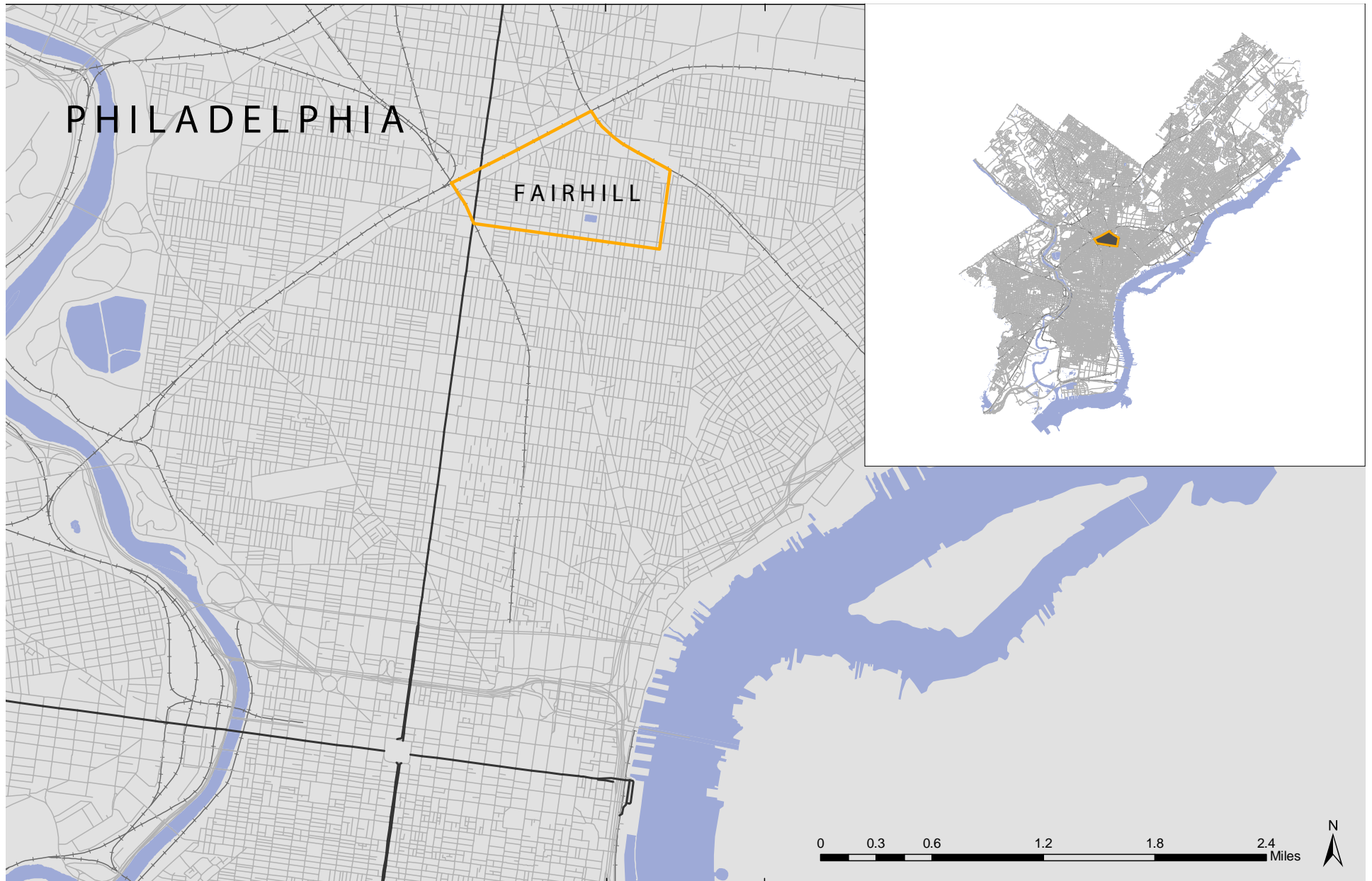


Figure 1. Fairhill Locator Map. Fairhill Studio Team. 2009.



METHODOLOGY

This studio has been driven by a model of preservation focused on the value of place, as opposed to merely the observed qualities of the fabric. By adopting a values-centered preservation model, the Studio team has striven to acknowledge the multiple, valid meanings of Fairhill during both the data gathering and planning phases of our studio.

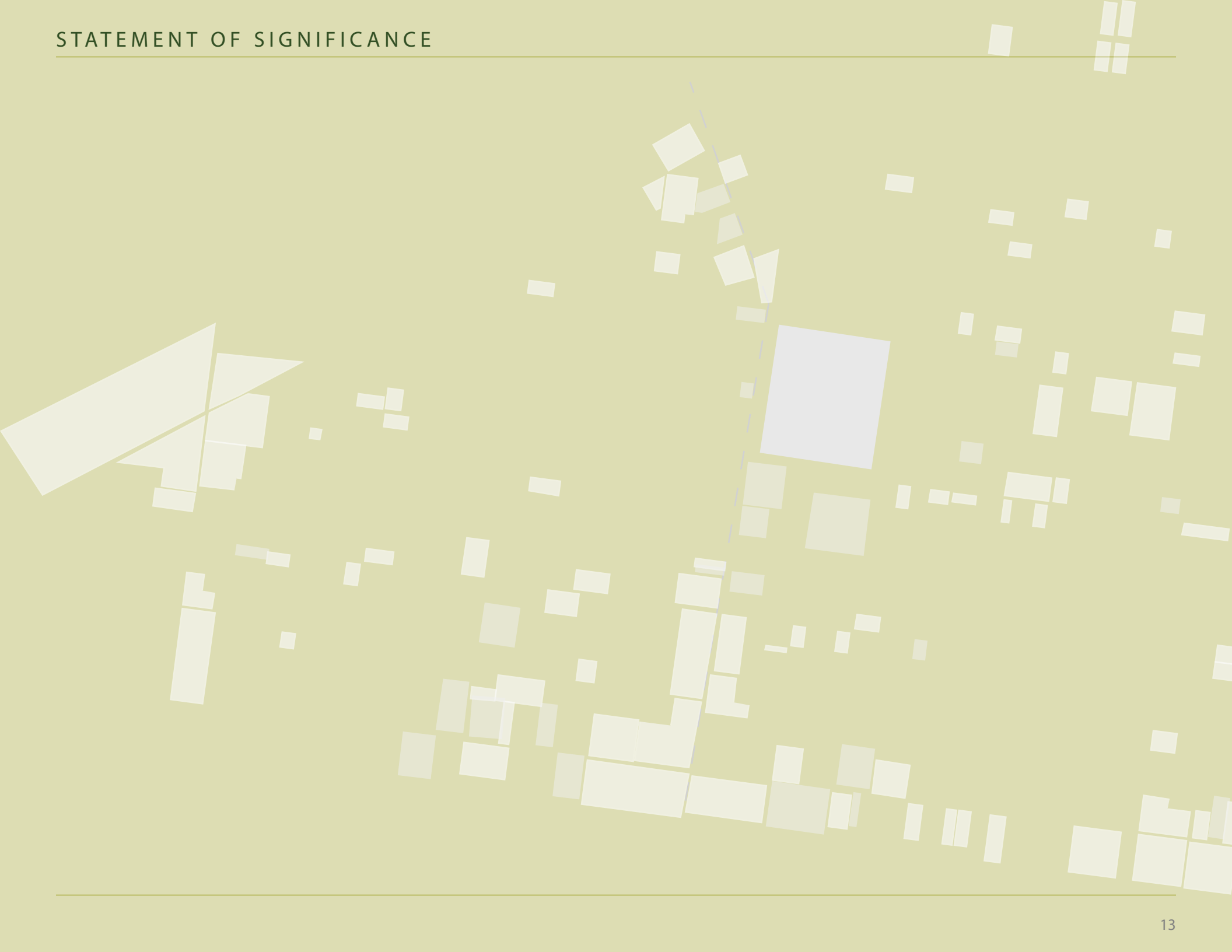
The team's efforts to understand Fairhill began with the creation of a boundary. By extending the study area further east beyond what is traditionally viewed as West Fairhill, the Studio team was able to include the diversity of 5th Avenue and the industrial heritage of N. American St. From here, the group split into teams gathering data on the history, demographics, and physical condition of the buildings. This work was compiled to form a profile of Fairhill. A Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis was conducted in support of the creation of the principles that were developed to guide subsequent work and recommendations. The principles were then used to create a framework from which each team member developed an individual project.



Burial Ground Discussion. Fairhill Studio Team. 2009.



Discussion with Skip Biddle. Fairhill Studio Team. 2009.



STATEMENT OF SIGNIFICANCE

Fairhill, a post-industrial neighborhood located in North Philadelphia, is in essence a characteristic Philadelphia neighborhood. Filled with an extant vernacular building stock representative of the city's industrial past, the place today embodies a complex social history reflective of Philadelphia's evolution throughout the 20th century. Originally founded by a Quaker community nearly three hundred years ago, the neighborhood flourished during the late 19th and early 20th centuries when Philadelphia emerged as the industrial "workshop of the world." After the waning of the industrial era, Fairhill – along with countless other neighborhoods – experienced a major shift in demographics. A large portion of the workforce followed the industries as they were moved from the inner city to the peripheries, resulting in a significant loss of middle- and upper-class wealth. Replacing this largely Central and Western European population in Fairhill was a wave of African Americans and Puerto Ricans, who make up the majority of the community today. From the mid-1970s through the 1990s, Fairhill, along with much of Philadelphia, fought its share of drugs, violence, and crime – to a degree that would unfortunately earn the neighborhood the label of "The Badlands." Despite these changes, the area continued to serve as a highly residential and mixed-use neighborhood, retaining a strong physical legacy of the past in both its remaining historical building stock and preserved urban form. Fairhill's significance extends beyond just its physical historic integrity to include its layered social histories and its continuation as a typical Philadelphia neighborhood.

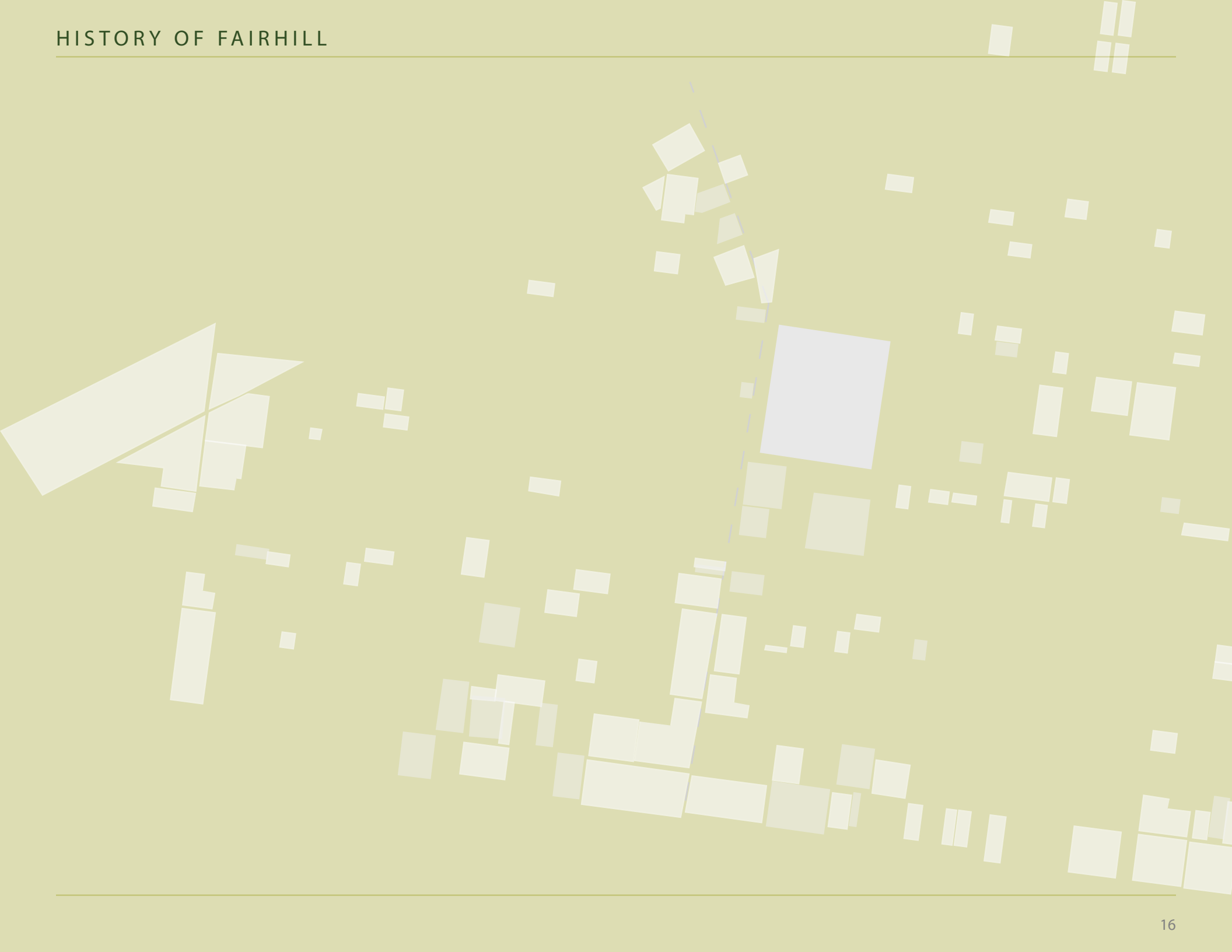


Fair Hill Burial Ground. Fairhill Studio Team. 2009.



Fairhill. Fairhill Studio Team. 2009.

An active and devoted community plays a central role in the social life of the neighborhood. In the mid-1990s, Friends of the Fair Hill Burial Ground began an extensive clean-up of the historic Quaker site, which is no longer a setting for drug distribution and trash disposal, but a place for residents to garden, play sports, and appreciate the neighborhood's rich history. Advocates of Fairhill took to the streets to rid them of drugs. Community organizations, church congregations, and the generations of homeowners have kept the community strong and optimistic. Community festivals, such as the annual Puerto Rican pride festival, celebrate the diversity of the residents while providing opportunity for various outreach groups to connect with the neighborhood. Vacant parcels and abandoned houses, dispersed among the remaining and thriving turn-of-the 20th century housing stock, are reminders of the fall of a once-prosperous and stable industrial community; yet in recent years, many vacant lots have been cleaned and transformed into gardens and public space. Murals, which are plentiful throughout the community, honor the neighborhood's heroes and embrace its diversity. Community-driven revitalization efforts have been vital in providing residents with an optimistic outlook on the future of their neighborhood.



HISTORY OF FAIRHILL

EARLY ROOTS OF FAIRHILL

During the first half of the 18th century, the rise in economic prosperity around Philadelphia through the production of finished goods caused the establishment of estates by wealthy merchants around the city. Fair Hill was one such estate. Isaac Norris, a Quaker merchant, had purchased 900 acres in the Northern Liberty Lands. In 1718, he built a house on this land. (Figure 2) This was a "large square mansion, plain but comfortable, wainscoted in the parlors and halls with oak and cedar"¹

In his will, Isaac Norris describe his estate:

*this said place has been some employment and delight to me in contriving, building and improving thereon, and as the situation seems to carry a prospect of advancement although as the circumstances of my family and estate stand at present I cannot think it convenient and proper to give it to any one of my sons; yet, as it would be a pleasure to me while living to think that any sober, religious and careful descendant of mine might enjoy it, I do hereby direct and authorize my trustees to give any such, my descendants, the preference, who may be desirous and able to purchase the said estate, although at a much cheaper rate or price than may be thought the value, or that it might be sold for to any other person.*²

Norris was born in London and came to Philadelphia through Jamaica in 1693 where he became a wealthy merchant and landowner.³ He was one of the Quaker merchants who had

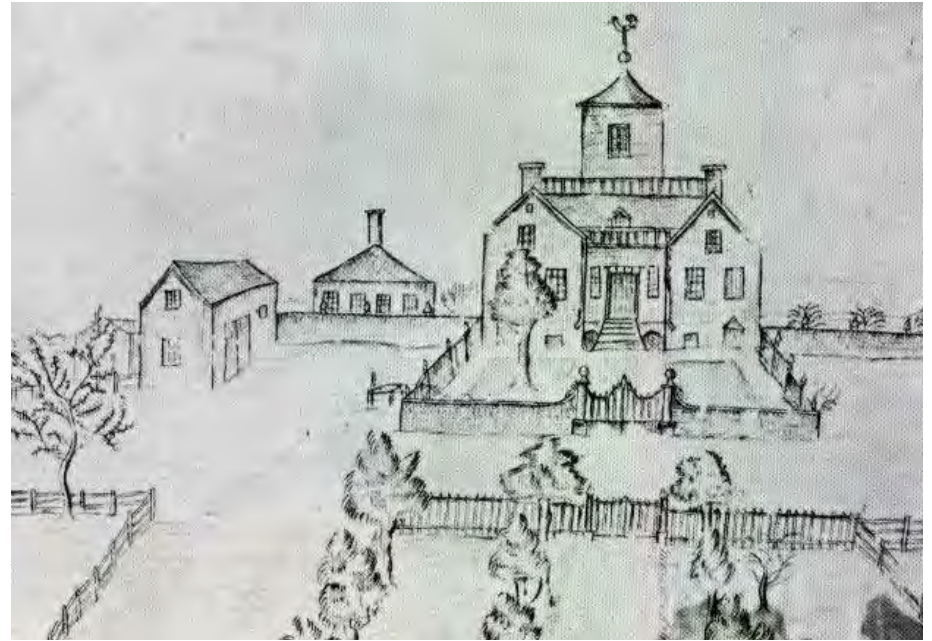


Figure 2: Fair Hill Estate, 1718. <http://fairhillburial.org>

assumed economic leadership in Philadelphia after William Penn's ill-fated Free Society of Traders, which had tried to establish a monopoly in Philadelphia. Norris and his associates brought experience from and knowledge of markets in the English-speaking world as well as valuable contacts in far-away locations. Moreover, the international network of Quakers proved to be a very useful mechanism for men like Norris. If he needed to deal with a merchant in the West Indies, he would contact a Quaker merchant there. He would expect to be treated fairly and if that contact turned out to be unreliable, he could expect to find resolution through the Friends' Monthly Meeting.⁴

He was also married to the daughter of Thomas Lloyd, a connection that put him into the heart of the Quaker Establishment in Philadelphia. He was a chief representative of Penn's interests in the colony and was named as an executor to Penn's estate.⁵

A burial ground, named the Fair Hill Burial Ground, was established on a tract of 16 acres, given by William Penn to George Fox, founder of Quakerism, who left it to Quakers for a meeting house, a burying ground and a school.⁶ In 1703, the first meetinghouse and burial ground was established due to the request of Friends living around Fair Hill, who had difficulty traveling to Philadelphia Meetings during the winter months⁷ (Figure 3).



Figure 3: First Fair Hill Meeting House, 1703. <http://fairhillburial.org>

Isaac Norris II purchased the Fair Hill estate according to his father's wishes. He was educated in Philadelphia and after he completed his education he started managing his father's business and eventually became a senior partner. Norris was active in Philadelphia politics and served as a trustee of the College and Academy of Pennsylvania (now the University of Pennsylvania) from 1751-55.⁸ Just like his father, he served, first as a councilman to the Philadelphia Common, and then as a member of the provincial Assembly. Norris served in the Assembly for most of his life representing Quakers and worked to maintain their majority in the Assembly despite the decline of the Quaker population in Philadelphia throughout the 18th century.

Norris II became a major opponent of the Penn family as he sided with the group who wanted the Penn family to pay taxes on their extensive land holdings. Norris was a pacifist and opposed the use of public money for military purposes during the French and Indian Wars. His death marked the end of the strong Quaker influence in Philadelphia politics.

During the Revolutionary War, the British occupied Philadelphia from September 1777 to May 1778 and took over local buildings for their own use. Fair Hill was burnt by the British on November 2, 1777. The first meetinghouse and burial grounds were used as a hospital and burial ground for soldiers during the Revolutionary War.⁹

Because they believed all people were equal in God's sight, Quakers were in the forefront of the struggle for the abolition of slavery and equal rights for women.¹⁰ In 1775, the Philadelphia Yearly Meeting of the Society of Friends (Quakers) declared that members could not own slaves.

After the war, economic difficulties led to more regulations in the new American confederation and Philadelphia hosted the Constitutional Convention in 1787. This increased power strengthened Philadelphia's economy. In Northern Liberties, the Commonwealth of Pennsylvania, now owner of William Penn's lands, sold significant amounts of land in order to pay war debts. This land was subdivided into lots.¹¹

In 1793, Philadelphia was devastated by the Yellow Fever epidemic. At the time, Philadelphia was the most populated city of the United States and its temporary capital. It had a large group of successful physicians but the city was wholly unprepared to deal with such an emergency. By the end of the epidemic, 5,000 people had died, 200 children were orphaned and 17,000 people had fled the city. After repeated attacks of the fever, Philadelphians joined forces to fight it. They cleaned the streets and by 1800 built the first major water system in the nation.¹² The Fairhill Reservoir was an extension of this new municipal system. While its size is smaller today than the original, it nevertheless continues to exist in the neighborhood as a testament to Philadelphia's heritage of public works. Another remnant of the epidemic may be found in the

Fair Hill Burial Ground. It is possible that the burial ground was used during the Yellow Fever Epidemic to bury the dead. However, in 1795, the burials stopped due to the declining attendance at the Fair Hill Meeting. The burial ground and the meeting house were leased as a farm and an addition to the meeting house was made. Later, a clause was added to restrict the tilling of the ground in order not to disturb the dead.¹³

The yellow fever epidemic was not enough to curtail the development of Philadelphia at the end of the 18th century. The population of the city including Southwark and Northern Liberties increased from 44,000 in 1790 to 68,000 by 1800 despite the epidemic. In 1803, Northern Liberties was incorporated into Philadelphia County¹⁴ (Figure 4).

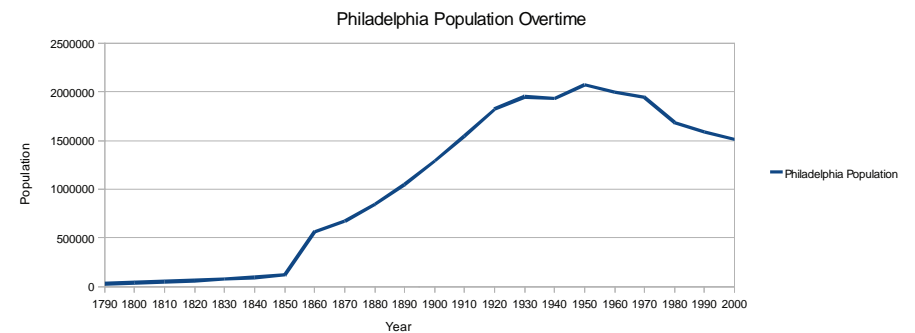


Figure 4: Philadelphia Population, 1790-2000.

In 1817, the Philadelphia Monthly Meeting decided to distribute its properties to accommodate the increasing population in the city. Properties including the Fair Hill Burial Ground and Meeting House were assigned to Green Street Monthly Meeting. Ten years later, the Religious Society of Friends split into two due to its stance on several issues such as slavery, creed and governance (Figure 5). Elias Hicks, who strongly opposed slavery, led the separation that came to be known as the Hicksite-Orthodox separation. This meant that Hicksite Friends could not be buried in existing burial grounds.¹⁵



Figure 5: Pennsylvania Anti-slavery Society.
<http://fairhillburial.org>

EARLY INDUSTRIAL ERA (1825-1860)

From 1825 onward, canals brought coal into Philadelphia. Coal was used to fire steam engines and to heat homes. Initially, this meant the development of mill towns along the waterways. But, eventually, the existence of coal in the city meant that mills could be built almost anywhere. Eventually, the locomotives started competing with the canals for the coal business. One of the competitors was the Philadelphia, Germantown and Norristown Railroad that was established in 1832. It was followed shortly by the Philadelphia and Reading line, which was chartered in 1833 and began operations in 1839. Philadelphia was connected to Pittsburgh, the future steel capital of the world, in 1854. By the 1860s, the railroads had clearly won the battle against the canals and were shipping 450,000 more tons of coal per year.¹⁶ The trains also started to enable people to commute to their workplaces, giving rise to the first suburbs in the United States. The train connections became important for the Fairhill neighborhood as both the Reading line and the Philadelphia, Germantown, Norristown lines cut through the neighborhood.

In 1840, the Green Street Monthly Meeting proposed to use the Fair Hill property as a burial ground for Hicksite Friends. During an 1842 meeting, the newly formed internments committee reported that several streets would extend through their neighborhood and proposed that a square, bound by Ninth, Tenth, Cambria and Indiana Streets, be set aside for the burial ground. Later in December 1842, the northeast corner of 10th and Cambria

Streets was laid out for the burial ground. In the mid-1840s, a carriage way was laid out. Fairhill's street grid was mapped out in 1842 but grading had not yet been established.

During 1853, the rest of the Fair Hill Burial Ground was laid out under the supervision of Thomas Longstreth, although it is not clear who designed the Burial Ground. The design seems to have fit around the existing section that was laid out in 1842 and consists of a central oval with three lobes. Perhaps the presence of the 1842 section prevented the inclusion of a fourth lobe. The curving carriageways and gently rolling topography echo the Rural Cemetery Movement of this time period. Rural cemeteries became popular in the early 19th century as a response to the crowding of city graveyards and were designed as picturesque rural settings where the dead could "rest in peace."¹⁷

INDUSTRIAL PRIME (1860-GREAT DEPRESSION)

Following the 1854 consolidation of Philadelphia County, the population of Philadelphia exceeded half a million by 1860. Philadelphia's industrial base had benefited from the Civil War. While the delineation of the census area remained mainly untouched, the population of Philadelphia grew almost 20% between 1860 and 1870 (Figure 6).

During the Civil War, while all industries managed to increase their output in Philadelphia, the textile industry was a clear winner. The textile industry in Philadelphia differed from the large scale textile industries of New England. Philadelphia's textile industry

Type of Manufacturing	1860 Output	Percentage Share	1866 Output	Percentage Share	Shift in Percentage Share
Textiles (all)	23,562	16.7	71,233	21.1	4.4
Iron and steel products	14,775	10.5	42,711	12.6	2.2
Men's clothing	9,984	7.1	13,922	4.1	-3.0
Sugar refining	6,357	4.5	25,863	7.6	3.1
Boots and shoes	5,330	3.8	10,856	3.2	-0.6
Cured meats	4,576	3.2	6,253	1.8	-1.4
Gas works, etc.	4,419	3.1	4,737	1.4	-1.7
Leather	4,023	2.9	6,254	1.8	-1.0
Chemicals, medicine	3,191	2.3	12,933	3.8	1.6
Flour mills	3,098	2.2	4,921	1.5	-0.7
Gold, jewelry, watches	3,061	2.2	6,051	1.8	-0.4
Publishers	2,260	1.6	4,193	1.2	-0.4
Breweries	2,223	1.6	5,211	1.5	0.0
Bread, crackers	2,215	1.6	3,712	1.1	-0.5
Candles and soap	2,077	1.5	2,394	0.7	-0.8
Cabinets, furniture	1,858	1.3	4,579	1.4	0.0
Newspapers	1,741	1.2	4,297	1.3	0.0
Oils and petroleum	1,540	1.1	3,874	1.1	0.1
Distillers and rectifiers	1,499	1.1	6,160	1.8	0.8
Paint and painters	1,493	1.1	4,195	1.2	0.2
Paper products	1,465	1.0	3,671	1.1	0.0
Hats and caps, boys / men	1,437	1.0	1,720	0.5	-0.5
Shipbuilding (all kinds)	1,435	1.0	3,301	1.0	0.0
Printers: job and card	1,435	1.0	2,176	0.6	-0.4
Carpenters and builders	1,257	0.9	17,881	5.3	4.4
Glue, curled hair, etc.	560	0.4	3,850	1.1	0.7
Total	106,872	75.8	276,949	81.9	
All manufacturing	141,049	100.0	338,168	100.0	

Note: This table only includes categories with over 1 percent of the total output in either year. See notes to Table 10.3.
 Source: Lorin Blodget, *Manufactures of Philadelphia, Census of 1860* (Philadelphia, 1861); Blodget, *Manufactures of the City of Philadelphia, Census of 1870* (Philadelphia, 1877).

Figure 6: Mastering wartime: a social history of Philadelphia during the Civil War By J. Matthew Gallman. p 263.

had small mills and a versatility that allowed it to adjust to the market demands easily.¹⁸ Big textile industries in New England, such as in Lowell, concentrated on standard constant goods such as cotton and wool, with a production strategy for bulk production that depended on economies of scale and speed. Philadelphia, on the other hand, specialized in seasonal batch production. This production depended on economies of scope and timing in the market¹⁹ (Figure 7).

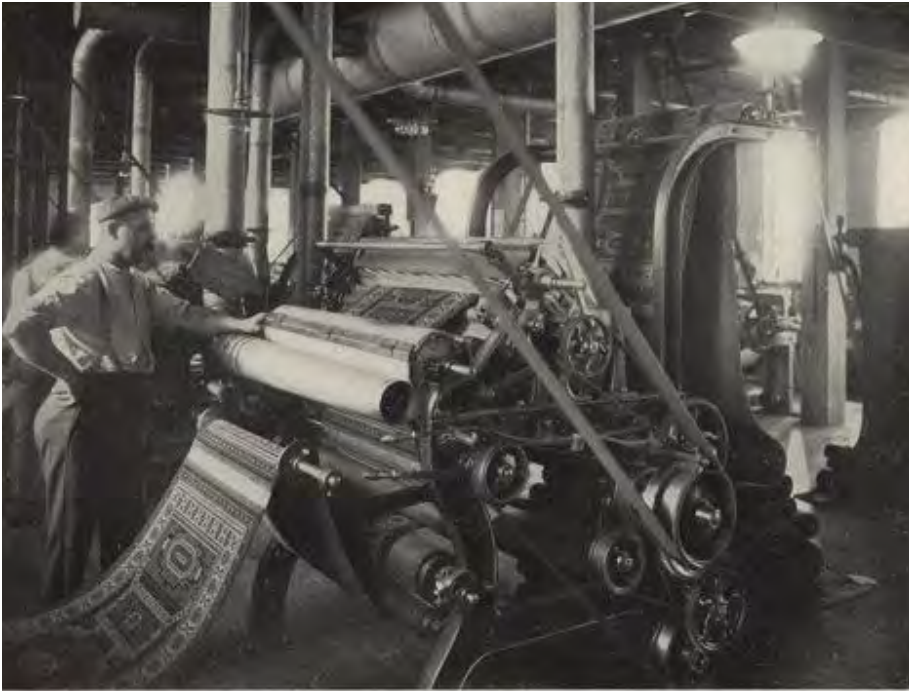


Figure 7: Carpet Industry. <http://www.phillyh2o.org/>

Matching Philadelphia's economic boom, the population of the city continued to grow with the immigration of Italians and Eastern European Jews. A housing boom accompanied the increase in population with 4,500 new row houses built annually to house the 1.3 million population of Philadelphia by the end of the century.²⁰ In 1876, Philadelphia held the Centennial Exposition. The era of the Centennial is associated with the building of some of Philadelphia's landmark institutions such as the Academy of Fine Arts, City Hall, Union League and the Reading Terminal.

Fairhill was one of the neighborhoods that was developed by the industrial prowess of the post-Civil War era. A third rail line on American street practically bordered three sides of the neighborhood allowing easy access for industries that eventually settled accessible to the railroad. As mentioned above, the roads were laid out in plan by 1842, but construction of Cambria Street, on the Western portion of the neighborhood, was not completed until 1892.²¹

Just as important as the railroads to the development of the neighborhood was the settlement of the Norris Estate. In 1842, an act of the Commonwealth of Pennsylvania authorized the trustees of the Estate to sell and convey parts of the Fairhill Estate under the condition that "a perpetual Ground rent thereon" could be collected providing that upon the extinguishment of any rent, the Trustees should give security for the reinvestment of the purchase money. However, in 1847, the clause about the extinguishment of rent was stricken causing the Trustees to make over seven hundred sales of parts for ground rent. Also, this act allowed the Trustees to open any street or alley through the property. Further developments allowed the trustees rights to buy any portion of the Estate on which they were holding any liens or land rents. In 1865, a Bill in Equity to partition the estate was filed that eventually led to the division of the Estate and the ownership of its parts in fee-simple.²² The timely resolution of the Estate during the 1860s, allowed the development of the land for industrial uses as the fee-simple ownership

enabled the easy sale of parts of the Fairhill Estate that now had clearly defined owners.

In 1883, a new Meeting House was established in Fair Hill. At this time, a school was also proposed and opened. The school was a success and by 1886, about 80 children were enrolled. The school hoped to attract more families to the Meeting House, however, attendance continued to steadily decline during the last decades of the 19th and early decades of the 20th century (Figure 8).



Figure 8: The New Meetinghouse

An 1895 map shows several industrial institutions surrounding our study area: Collingwood Mills, Aaron B. Carpenter Company, Cambria Carpet Mills, Oxford Carpet Mills and Stinson Bro. Carpet Mills, etc. Almost all of these establishments have direct rail connections that helped them to bring in supplies and carry away the products, demonstrating once more the importance of the railroads for the development of the neighborhood (Figure 9).



Figure 9: 1895 Philadelphia Atlas. George W. & Walter S. Bromley. www.philageohistory.org

The housing in the area also developed in conjunction with the industrial development. As the industry grew, large estates were subdivided to build small row houses, where the workers in the industry would live. Housing development started in the southeastern part of the area and grew towards the northwestern portion that was developed by 1910. Italian, Russian and Eastern European immigrants moved into the neighborhood to work in the industries located nearby.

Many of Fairhill's architectural landmarks that still survive today were built during this period, including the Northeast Manual Training School, The Carnegie Library on Lehigh Avenue, and several churches (Figure 10).



Figure 10: Northeast Manual Training School.
<http://www.phillyhistory.org/PhotoArchive/>

New industrial investments kept coming to the neighborhood such as the North American Biscuit Company that opened a new plant on the railroad line at the turn of the century.²²

WWI created industrial development in ship building, munitions and locomotive production.²⁴ While these industries did not directly locate within the Fairhill neighborhood, which had a nicely established textile and carpet industry, the resulting economic prosperity allowed the city to grow further. The neighborhood continued to be built up during this period. The fate of the

industrial establishments of the neighborhood followed the national economic trends closely.

Starting around 1910 and until the Great Depression, Philadelphia received an in-migration of African-Americans. This was part of the Great Migration of African Americans out of the rural South to urban areas of the North in an effort to escape racial discrimination and Jim Crow laws. Moreover, a decline in the crops and new employment opportunities in the war related industries of the North attracted African-Americans to cities like Philadelphia. Some of these African-Americans were recruited by the manufacturing plants in Philadelphia. Their residential choices were limited and they mostly settled in the lower North Philadelphia, creating overcrowded neighborhoods of 100 people per acre, compared to the 30 per acre Philadelphia average.²⁵

A security report prepared by Harry Heidelberger in 1937, provided information on the neighborhood for the Home Owners' Loan Corporation (HOLC). HOLC was created in 1933 by the federal government in order to assist homeowners that were defaulting on their mortgages due to the economic crisis during the Great Depression years. The HOLC created maps that classified neighborhoods. Later, it was established that the HOLC maps caused redlining²⁶ (Figure 11). According to Heidelberger's document, the Fairhill neighborhood had good shopping on Lehigh and Germantown Avenues with fairly good transportation connections that were considered advantages for the neighborhood.

SOMERSON - BUSTLETON - INTERMEDIATE			
Section I			
Parts of Wards 55-61			
Housing Inventory			
RESIDENTIAL UNITS:	1,772		
RESIDENTIAL STRUCTURES:	1,768	OWNER OCCUPIED UNITS:	1,054
ONE FAMILY STRUCTURES:	1,408	OWNER OCCUPIED UNITS MIXED:	491
TWO FAMILY STRUCTURES:	5	RENTAL OCCUPIED UNITS:	56
THREE FAMILY AND OVER:	76		
PREDOMINANT TYPE OF STRUCTURE:	Detached.		
PREDOMINANT AGE OF STRUCTURE:	Wide variation.		
PREDOMINANT TYPE OF CONSTRUCTION:	Wood.		
CONDITION OF STRUCTURES:	Good.		
LOCATION and DESCRIPTION			
A.....Intermediate - yellow area (Intermedia Declined) lying between Frankford Avenue and Delaware River. It is a continuation of the older industrial and modest residential district from Section 92, although much more sparsely settled. Dwellings are mixed in character - row, semi-detached and detached which are low in value. The inhabitants are mixed, being mostly Poles, Lithuanians and Slavs.			
B.....Bustleton - predominantly still desirable in the extreme north eastern section of Philadelphia. It is a small rural town within the city limits, and most of the houses have vegetable gardens for their own use. There are a few houses of high quality and well kept, but near it will be found a row of houses, store houses, etc. It is a typical small town. The inhabitants are mostly retired farmers and clerks. The predominant type of house is about 50 years old and one family detached of frame construction.			

Figure 11: HOLC's 1936 security map of Philadelphia. http://cml.upenn.edu/redlining/HOLC_1936.html

The document lists "obsolescence- some negro-some foreign" as detrimental influences. The inhabitants of the neighborhood were said to be mill workers and clerks, making \$800-\$1800 per year. It lists that about 30% of the neighborhood was foreign born and 5% African-American. The same document also provides information on the building stock of the neighborhood: 2-3 story brick houses ranging from 25 to 60 years old. The house sales ranged from \$1200 to \$6000 in 1929; between 1934-36, this number decreased to \$600 to \$2700, again due to the economic crisis. Rent levels were in the \$18-\$50 range in 1929 and \$10-\$30 between 1934-36. Homeownership was 25-30%. The document states that mortgages were available for the neighborhood but that they were somewhat limited. It also states that the trend of desirability in the following decade was "static to downward."

Another document from 1936, classifies the neighborhood as "North of Lehigh and Kensington to Wingohocking and east of Broad Street. This area is heavily dotted with light industries. The tracks of both the Pennsylvania Railroad and the Reading Railroad are lined with miscellaneous plants. In addition, this section contains a large number of the city's textile and hosiery mills. Consequently, its residents are mainly workers in these industries, most of which require skilled workers- largely women- who are normally well-paid. Houses are practically all of substantial age and of very modest two story brick type." ²⁷

MID-20TH CENTURY (GREAT DEPRESSION-1970)
The new racial and ethnic divisions in the cities, aggravated by redlining, resulted in neighborhoods segregated by income, ethnicity and race, unlike the heterogeneous neighborhoods of the 17th, 18th and 19th centuries.²⁸ The Great Depression changed many things in the United States and effectively marked the end of the rise of the manufacturing era in Philadelphia. Thus, the Great Depression resulted in a shift in the population patterns, where the rapid increase in population flattened during the Great Depression years. Followed by WWII, and the post-war policies regarding urban development, the decline of inner city neighborhoods like Fairhill began with the Great Depression.

The Quaker existence in the neighborhood continued to decline in the 1920s and 1930s, while the neighborhood became home to many newcomers to Philadelphia. By 1938, only about 10

newcomers to Philadelphia. By 1938, only about 10 members lived within a mile of the meeting house.

The 1930s were also the time period when Puerto Ricans started moving into the area. Puerto Ricans first started arriving in Philadelphia in late 19th century in order to find work. The earliest arrivals were merchants, cigar makers and political exiles. The sugar industry created connections between Puerto Rico and Philadelphia and many found employment in the National Sugar Refining Company located at 1037 N. Delaware Ave. Tobacco also created ties between Philadelphia and Puerto Rico. Philadelphia became the location of factories such as The Lipps and Fulweiler Cigar Factory at 6th and Arch Streets. By 1877, there was a Spanish speaking local Cigar Makers International Union in the city. Puerto Ricans contributed to the war industries during the war years and became the first wave of airborne immigration afterwards. Workers with labor contracts came to work in canning and domestic jobs.²⁹

Puerto Ricans settled mainly in three Philadelphia neighborhoods: Southwark (cigar making), Northern Liberties (textile), and Spring Garden (Baldwin Locomotive). Puerto Ricans moved into Northern Liberties mainly in the 1930s and 1940s. The desire for home ownership contributed to movement from central downtown areas around Spring Garden towards the north. Government programs also fostered Puerto Rican movement to the north. Gift Property Programs allowed Puerto Ricans to own houses in Kensington for as little as \$1^{30,31} (Figure 12).



Figure 12: Street cleaning by Puerto Ricans in 1971 on Sixth Street. *El Viaje*. Puerto Ricans of Philadelphia.

RECENT ERA (1970-TODAY)

Puerto Ricans sought to make their neighborhoods better as evidenced by the street-cleaning of the 6th street block of Northern Liberties in 1971.³² The First Spanish Baptist Church opened on York and Hancock in 1974. They opened recreational facilities and religious organizations to create their own communities. For example, the Lighthouse at Lehigh and Mascher Streets was founded to provide recreational opportunities.

The Spanish Merchants Association was instrumental in establishing the Bloque de Oro, or the "Golden Block," a Puerto Rican business district on North 5th Street stretching from Lehigh Avenue to Allegheny. For example, Candelario

Lamboy opened a furniture store in 1968 on N 5th St between Lehigh and Indiana Aves.³³

Taller Puertorriqueno was established in 1974 by artists, activists and educators. Located at 3049 N. 5th Street, this arts center is dedicated to the cultural development of the community. Murals linked Philadelphia with Puerto Rico. A mural by Domingo Negrón, entitled "Migration," was the first mural painted in North Philly. Another, "Our Blood," depicts Puerto Rican's Indian, African and European ancestry at the corner of 5th and Cambria.

"The trends toward suburbanization, and racial segregation accelerated in the building boom following the war. Federal support for highways and homes worked against older inner city neighborhoods whose houses were excluded from mortgage approvals. At the same time, manufacturing base continued to erode, increasing unemployment and in turn, reducing the viability of neighborhood shopping areas. These conditions were coupled with a rise in gang activity and riots in the 1960s."³⁴

This trend in the neighborhood resulted in one of the highest crime areas in Philadelphia that unfortunately earned it the name "Badlands." By the 1970s, the Puerto Rican community was strong but new challenges had arisen: the loss of manufacturing jobs in the city left many Puerto Ricans unemployed. Neighborhoods faced eroding tax bases, deterioration of city services and abandoned housing.

The Friend's Meetings continued with a very small attendance until 1973, when the meetings ceased. The Friends considered selling their Fair Hill property to the School Board but the deal did not go through. Later in 1974, the meeting house was leased to a Baptist congregation. In the mid-1980s, the property was sold to another Baptist congregation, Ephesians Baptist Church with a stipulation for the care of the burial ground. However, the burial ground was not maintained and became the location of illicit activities such as drug dealing and prostitution and was covered with trash (Figure 13).

In 1993, a group of Friends came together for the care of the Burial Ground. This was an important step in the grass roots efforts that happened in the neighborhood that mainly removed drugs from the neighborhood.



Figure 13: Fair Hill Burial Ground in "Badlands"

CONCLUSION

Much of the Fairhill neighborhood's layered history reflects the general trends of development in Philadelphia and the United States. This significance starts with its origins as a Quaker country estate. Today, it is possible to find the influence of the Quaker roots in the Friends Meeting House on Germantown Avenue and the Fair Hill Burial Ground located in the heart of the neighborhood. As one moves forward in history, it becomes clear that the second era of significance for the neighborhood coincides with the industrial development of the entire city including the expansion of the railroad system that eventually framed the Fairhill neighborhood. This connectivity between the outlying neighborhood and center city resulted in the establishment of various textile mills and other industrial facilities in the neighborhood. Most of the housing stock that currently exists in Fairhill is a product of this time-frame. These row houses were constructed to house the work force of the manufacturing facilities.

Migration patterns beginning with the settling of the Quaker community and extending to the current residents of the community also contribute to the significance of this neighborhood. The workers of the manufacturing facilities in the neighborhood initially consisted of European immigrants who moved to the United States before the First World War. As European immigration slowed with the War, African-Americans from the rural South started to move into the neighborhood to work in the manufacturing industry. Philadelphia and specifically Fairhill

also saw an influx of Puerto Rican immigrants. All of these groups still contribute to the Fairhill community in a variety of ways.

1 Libby Valencia and Mary Hunter, Fairh Hill, A Philadelphia Neighborhood, Anonymous

2 Tatlow Jackson, Brief of title to Fair Hill Estate of the Norris family to January 1st, 1873, Anonymous (Philadelphia: Chase & Town, 1873), 88.

3 E. Digby Baltzell, Philadelphia gentlemen : the making of a national upper class, (New Brunswick, U.S.A.: Transaction Publishers, 1989; 1958), 466.

4 Russell Frank Weigley, Nicholas B. Wainwright, and Edwin Wolf, Philadelphia : a 300 year history, 1ed. (New York: W.W. Norton, 1982), 842. p.21 and 44.

5 E. Digby Baltzell, Puritan Boston and Quaker Philadelphia : two Protestant ethics and the spirit of class authority and leadership, (New York: Free Press, 1979), 585. p.157.

6 "Fair Hill Burial Ground » History " [cited 2009]. Available from http://fairhillburial.org/?page_id=4.

7 "Fair Hill Burial Ground » Historical Images " [cited 2009]. Available from http://fairhillburial.org/?page_id=26.

8 "Isaac Norris (1701-1766), University of Pennsylvania Archives " [cited 2009]. Available from http://www.archives.upenn.edu/people/1700s/norris_isaac.html.

9 Fair Hill Burial Ground » Historical Images

10 *ibid.*

11 Valencia and Hunter, Fairh Hill, A Philadelphia Neighborhood, p.5-6.

12 J. H. Powell, Bring out your dead : the great plague of yellow fever in Philadelphia in 1793, (Philadelphia: University of Pennsylvania Press, 1993; 1949), 304.p. ix-xii.

13 Inc Carr Preservation, Preservation Plan Fair Hill Burial Ground, Anonymous (Philadelphia:, 2005)p.5.

14 Valencia and Hunter, Fairh Hill, A Philadelphia Neighborhood, p.6.

15 Carr Preservation, Preservation Plan Fair Hill Burial Ground, p.5.

16 John L. Cotter, Daniel G. Roberts, and Michael

16 John L. Cotter, Daniel G. Roberts, and Michael Parrington, *The buried past : an archaeological history of Philadelphia*, (Philadelphia: University of Pennsylvania Press, 1993), 524.p.59.

17 Carr Preservation, *Preservation Plan Fair Hill Burial Ground*,p.6-10.

18 Philip Scranton, *Figured tapestry : production, markets, and power in Philadelphia textiles, 1885-1941*, (Cambridge ; New York: Cambridge University Press, 1989), 518.p.2.

19 *ibid.*p.7.

20 Valencia and Hunter, *Fairh Hill, A Philadelphia Neighborhood*,p.8.

21 Carr Preservation, *Preservation Plan Fair Hill Burial Ground*,p.12-13.

22 Jackson, *Brief of title to Fair Hill Estate of the Norris family to January 1st, 1873*, 88.p.3-6.

23 "America's Historical Newspapers " [cited 2009]. Available from http://proxy.library.upenn.edu:2073/iw-search/we/HistArchive/?p_product=EANX&p_theme=ahnp&p_nbid=F4CX53NGMTI2MDA2ODM4OS42NTk5Njl6MToxMzoxNjUuMTIzLjM0Ljg2&p_action=doc&s_lastnonissuequeryname=5&d_viewref=search&p_queryname=5&p_docnum=49&p_docref=v2:110C9BFA1F116650@EANX-11467BF9F1A75D60@2414574-11467BFC82CC4F00@11-11467C04824613B8@Cracker+Competition+Large+Plant+Said+to+be+Contemplated+Here+by+National+Biscuit+Company.

24 Valencia and Hunter, *Fairh Hill, A Philadelphia Neighborhood*,p.9.

25 *ibid.*p.10.

26 According to Amy Hillier: "Urban historians frequently point to redlining as one of the causes of urban disinvestment and the decline of central cities during the middle decades of the 20th century. Redlining is the figurative or literal process of drawing red lines around areas to which lenders refuse to make loans, or make loans on less favorable terms. Areas that are home to racial minorities, particularly African Americans, have historically been the target of redlining practices. The word "redlining" was coined in the late 1960s by community activists in Chicago and was made illegal

by the Fair Housing Act of 1968. Prior to this landmark legislation, there was little legal protection against redlining, and it was common practice for lenders and federal agencies to collect and map demographic and housing data about local neighborhoods in order to avoid areas they considered high risk." Amy Hillier. 2008. "Historical Redlining in Philadelphia website".<<http://cml.upenn.edu/redlining/intro.html>>

27 "Redlining in Philadelphia" [cited 2009]. Available from http://cml.upenn.edu/redlining/HOLC_1936.html. Survey Sheet of 1936 HOLC Security Map of Philadelphia.

28 Valencia and Hunter, *Fairh Hill, A Philadelphia Neighborhood*,p.10

29 Carmen Teresa Whalen, *El viaje : Puerto Ricans of Philadelphia*, (Charleston, SC: Arcadia Pub., 2006), 128.

30 According to Redevelopment Authority's website: Through RDA's Gift Property Program, commonly called the "dollar house" program, vacant City-owned properties, sometimes requiring substantial rehabilitation, are made available in "as-is" condition to applicants on the condition they complete the required repairs. Applicants must demonstrate financial capacity to complete the repairs. Ownership is transferred only after property is successfully rehabbed. No financial assistance is offered through this program.

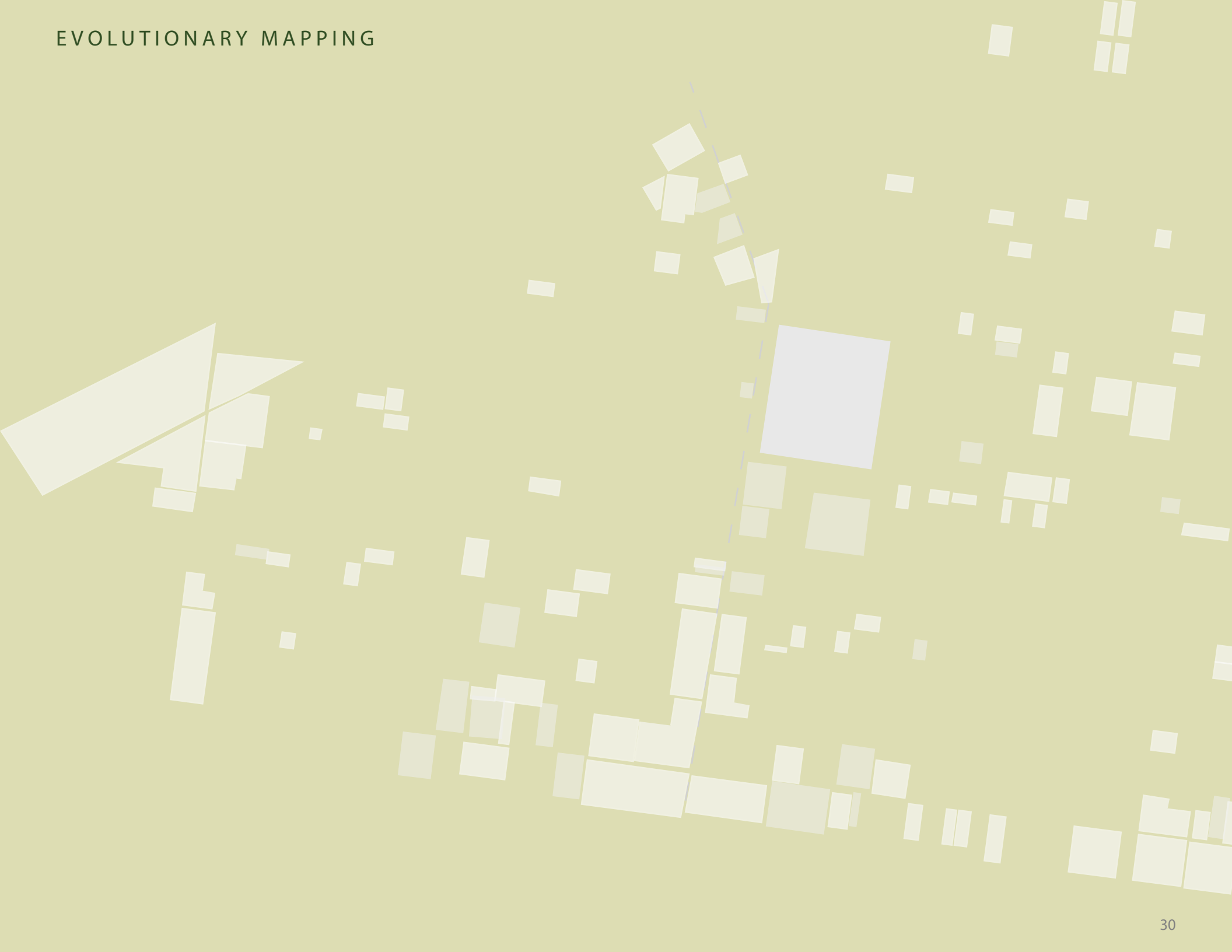
31 *ibid.*p. 48

32 *ibid.* p. 49

33 *ibid.* p. 81.

34 Valencia and Hunter, *Fairh Hill, A Philadelphia Neighborhood*, p. 11.

EVOLUTIONARY MAPPING



EVOLUTIONARY MAPPING

Researching the historical maps of the Fairhill neighborhood provided the Studio team with a better understanding of the growth of the urban fabric and the infrastructure that supported the area. The maps were prepared by surveyors with varying skills and goals, and each observed the neighborhood through a different lense (see Appendix b).

1855

The 1855 city map displays the Fairhill neighborhood right after the 1854 consolidation of Philadelphia. The map shows the two major train tracks that passed through the neighborhood: to the west: the Philadelphia, Germantown and Norristown Railroad built in 1832 and to the east: the Philadelphia and Reading Railroad built just one year after in 1833. Both Railroads are seen in this map with at least two decades of existence. The grid shown is part of the 1840s street laying out and as seen in this map shows little development with few areas built or occupied. The Fair Hill Burial Ground is not represented even though the first meetinghouse and burial ground were established by the request of the Fair Hill residents in 1703. Around 1842, it was decided that the Fair Hill Burial Ground would be bounded by Ninth, Tenth, Cambria and Indiana streets (Map 1).

1862

In the 1862 Philadelphia Atlas, the grid has been consolidated but there is still no major development in the area. The scarce structures that exist are dispersed and not oriented to the grid. In this map, Gunner's Run creek runs just

above the Fair Hill Burial Ground, and the reservoir to the south is also visible. This is the first map where one sees the water reservoir drawn, but from now on it appears in all subsequent maps of this area. Both of the railroad lines, the Philadelphia, Germantown & Norristown and Philadelphia and Reading Railroad, can be seen as in the 1855 map. This is the only map to display the 1842 serpentine design of Fair Hill Burial Ground (Map 2).

1875

In the Hopkin's map dated 1875, the grid begins to fill out and individual lots start to appear. New building construction is evident and follows the established grid. A rowhouse block is also visible. Two new railroad lines appear: the Pennsylvania Connecting R.W. Co., running parallel to the new Glenwood Avenue, and the American Railroad to the east running north and south. The railroads define and also contain the neighborhood, allowing easy access to industries. The reservoir also appears to have grown to occupy two lots due to the increase in area population as well as the increase in manufacturing. This map locates the burial ground bounded by Germantown, Ninth, Indiana and Cambria but also shows neighboring parcels as part of the site. These additional parcels disappear in the subsequent maps (Map 3).

1895

By 1895, the Philadelphia Atlas by G.W. Bromley shows evident change. Almost all the lots to the south and west of the Fair Hill Burial Ground are consolidated. The neighborhood is surrounded by train tracks that act as physical boundaries. Gunner's Run has been redirected and piped underground. Many industries appear on the railroad lines with direct connections to the tracks. This map shows the final configuration of a series of transformations in and around the Fairhill neighborhood which is still apparent today. The development of industry and housing and the arrival of immigrants from Eastern European countries were part of this period of intense construction (Map 4).

1910

By 1910, the neighborhood was fully built up and the difference can be easily seen between the 1910 and 1895 maps. The 1910 map shows that the lots north of the Studio's boundaries were fully built and many of the structures that became landmarks, such as the Carnegie Library, the Manual Training School, and several churches came into being. However, the reservoir was reduced in size to make room for the new library (Map 5).

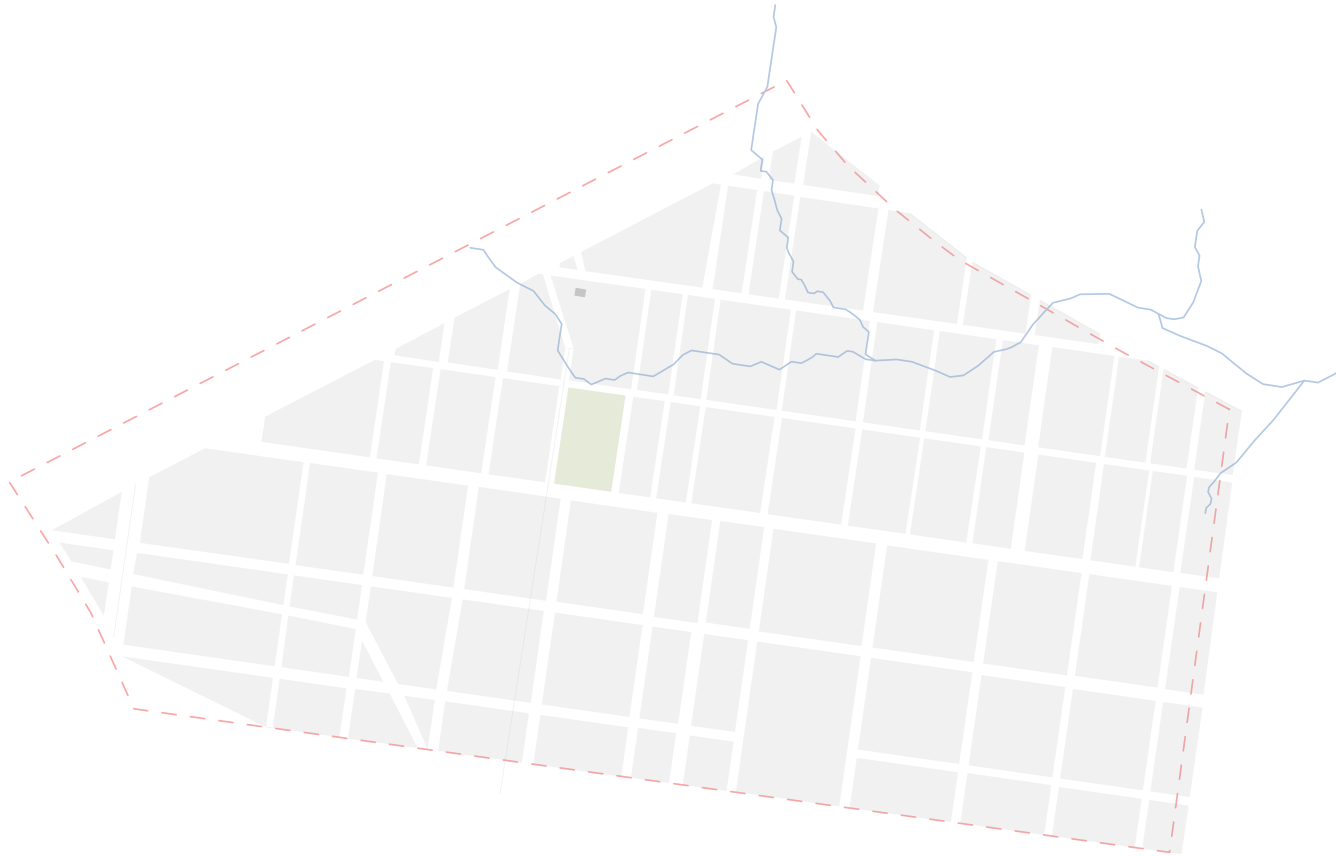
1948

The 1948 Sanborn map confirms little physical change since 1910. Following the Great Depression, the decline of the neighborhood accelerated as manufacturing industries left inner city locales. This period also marked the migration of Puerto Ricans to this area,

many of whom worked in the sugar and related industries. The decline of industrial enterprises and the rise in high crime and drugs caused the area to become known as the "Badlands." It was also during the 1970s that the Fair Hill Burial Ground became completely rundown and the location of illegal activities. This social decline was manifested in the deterioration of the public realm and the housing fabric of the neighborhood (Map 6).

2009

Fairhill today appears similar to the configuration of 1948, but it is noticeable that buildings have been razed and that the neighborhood is less dense than in previous years. The American North Penn Branch railroad that first appeared in 1862 has disappeared. The empty lots and vacant buildings are evidence of the decline in population and high criminal activity of the area. There is great urgency in stabilizing the neighborhood to ensure that its urban fabric and architectural landmarks, typical of Philadelphia's industrial era, are not razed due to inaction by the municipality (Map 7).



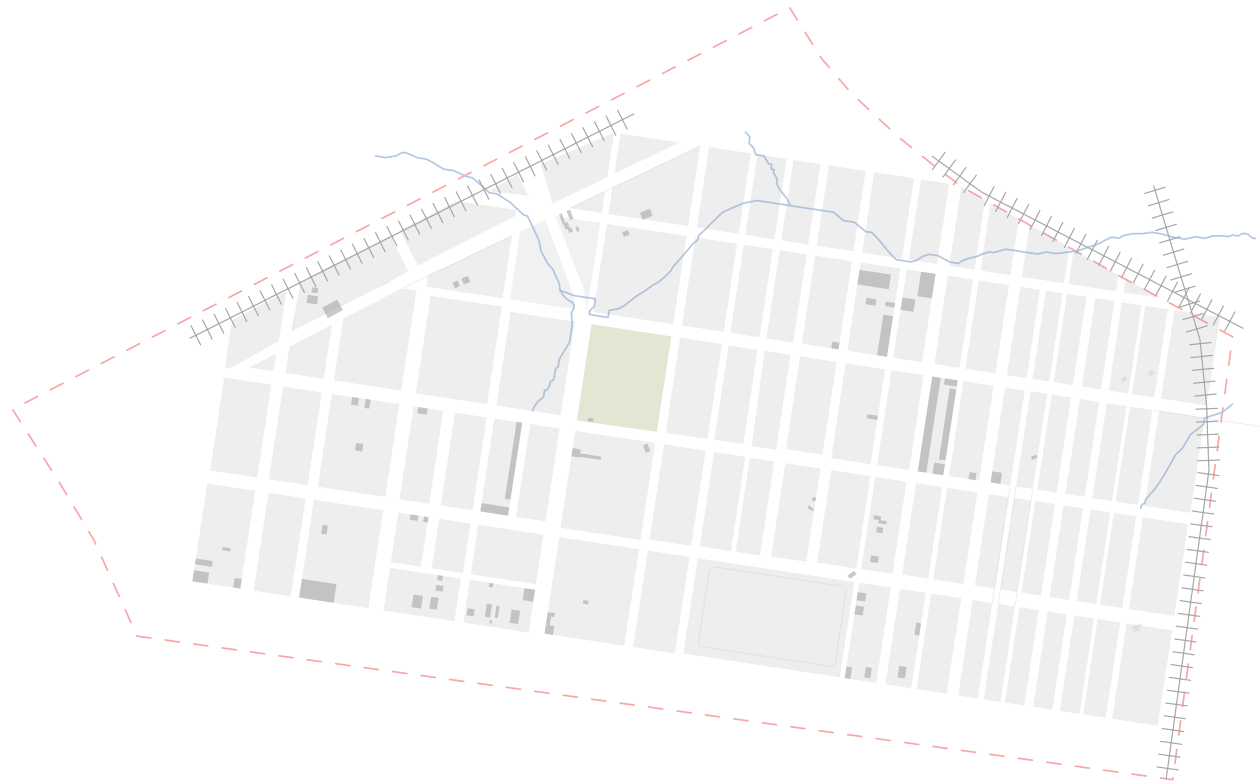
1855

Map 1. 1855 Map. Fairhill Studio Team. 2009.



1862

Map 2. 1862 Map. Fairhill Studio Team. 2009.



1875

Map 3. 1875 Map. Fairhill Studio Team. 2009.



1895

Map 4. 1895 Map. Fairhill Studio Team. 2009.



1910

Map 5. 1910 Map. Fairhill Studio Team. 2009.



1948

Map 6. 1948 Map. Fairhill Studio Team. 2009.



2009

Map 7. 2009 Map. Fairhill Studio Team. 2009.



HISTORY OF FAIR HILL BURIAL GROUND

A PLAIN LANDSCAPE IN THE RURAL CEMETERY MOVEMENT

The Fair Hill Burial Ground has a fine pedigree as part of a 1681 land grant from William Penn (1644-1718) to George Fox (1624-1691), the founder of the Religious Society of Friends. The land was intended to include “a burying place,”¹ but developed slowly as a formal burial ground through the 18th century. Fox bequeathed a portion of this land to local Friends for the purpose of setting up a meeting in Fair Hill, but a failure to probate Fox’s will in England delayed the process. In the meantime, the Philadelphia Yearly Meeting built a small meetinghouse near the unresolved Fox land in 1702-03, also designating an area for burials (Figure 14).

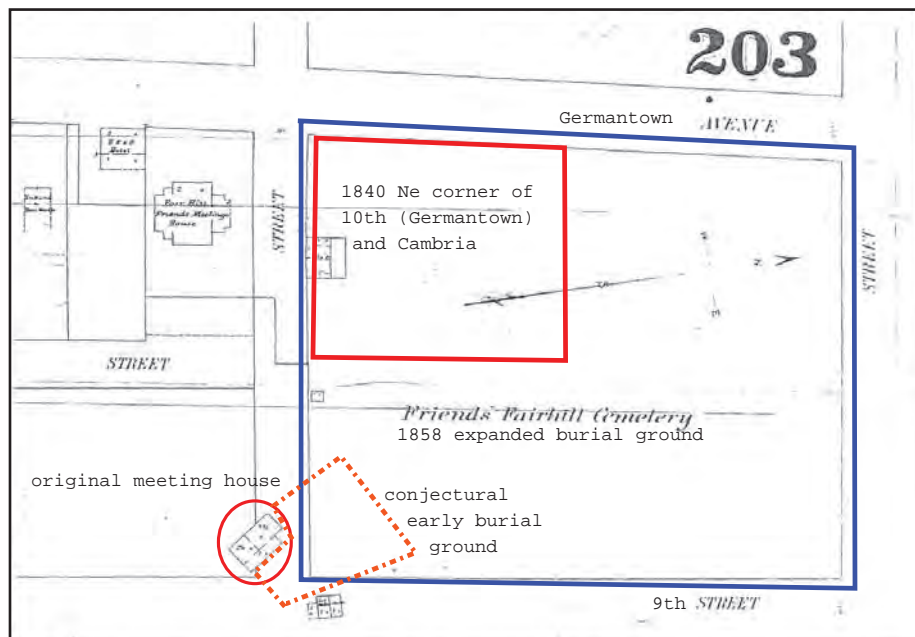


Figure 14: Insurance maps of the City of Philadelphia. Ernest Hexamer & Son, 1887.

When the Fox land was finally conveyed to the Philadelphia Yearly Meeting in 1767, it is probable that only a small number of traditional unmarked internments had taken place.² The larger parcel of land was leased to a tenant farmer in 1795, bringing an end to these early burials.³

The first quarter of the 19th century saw radical upsets in the theological footing of the Philadelphia Yearly Meeting. The Hicksite Schism of 1827-28 severed ties between “Orthodox” Friends and the more liberal followers of Elias Hicks. Open to mainstream and developing religious thought, the Hicksites were more interested in activism than doctrine, placing emphasis on social issues without evangelism, especially abolition.⁴ By 1830, care of the early Fair Hill Meeting land plus the Fox bequest came to three of Philadelphia’s Hicksite monthly meetings; Philadelphia, Green Street and Spruce Street. Fair Hill was slated to be the final resting place for those now unwelcome in the Orthodox burial grounds.

At the same time this revolution was taking place inside Quaker society, a shift was occurring in popular perspectives on health and death. Epidemics like Yellow Fever (the largest in 1792) had left great numbers of dead buried, often unceremoniously, within the city. As urban areas became more crowded, church graveyards and potter’s fields became quite undesirable. Ideas about miasma, or contaminated air, and the relationship of the dead to disease, raised concerns about the placement of urban graves so close to the living. In response to this and

other urban development factors, a preference grew for graveyard sites beyond the city.

Outside the Quaker social order, reforms in the plans and design of cemeteries were prevalent. A trend toward establishment of secular graveyards that would allow families to be buried together was growing at the turn of the 19th century. These new incorporated cemeteries offered family lots for purchase. This arrangement set up protection and stability for the family group.⁵

Outlying Fair Hill was situated to take on such a role, but Quaker tradition abided. The continued desire for a Quaker burial ground on the Penn and Fox granted land, the new need for a Hicksite burying ground between the local separatist meetings combined with the popular interest in moving gravesites away from urban areas directed the joint committee. In 1840, plans were made to develop the southwest quadrant of the block bounded by 9th Street, Cambria Street, 10th Street (later Germantown Avenue) and Indiana Avenue to serve the three Hicksite meetings.⁶ By 1843, the site was operational, but offered simple burials in rows, with little consideration for placing family members together and traditional regulations forbidding grave markers maintained.⁷ Contradictory to what might be expected from the rebellious Hicksite groups, this model resembled much older Quaker graveyards interested in equality and economy.

However, by 1852, an expansion and redesign were in the works. The change seems to have been prompted by the Committee on Internments'

notice that many members of the Philadelphia, Spruce Street and Green Street Hicksite meetings were choosing to be buried in incorporated graveyards not managed by Friends.⁸ The new plan of Fair Hill Burial Ground demonstrated a tendency toward a widely held sentiment for close family ties expressed beyond death, an idea that was not endorsed by Quaker doctrine.

The result of the 1853-1855 Fair Hill Burial Ground expansion was a radical change in design which indicated adoption of looser theories regarding burial practices and an integration of aesthetics. The current layout shows the mid-19th century contoured design, filling the entire city block⁹ (Figure 15). An iron fence surrounds the site, two gates providing entrance at the center of the north and south boundaries.¹⁰ From these gateways, wide brick paths lead to the narrow ends of a central oval carriageway, also paved in brick. Additional paths were laid out in the form of loops intersecting the oval at the remaining three corners.¹¹

The overall layout of the design is almost floral, echoing that of Laurel Hill or the Woodlands. Graves were plotted in the nine areas divided by the paths, economically using rows, but providing for family groups as well as single burials.¹² According to the 1858 edition of the burial ground's *Rules and Regulations*, low profile headstone markers were now condoned.¹³ In addition, a receiving vault and caretaker's cottage were added to the site in the late 1850s. This redesign made Fair Hill Burial Ground significant for its

transitional form, exemplifying the crossroads between popular and Quaker attitudes about death in the early to mid-19th century.

The final configuration of Fair Hill Burial Ground owes much to developing popular preferences for contemplative, park-like cemeteries, although 18th century Quakers would never have acknowledged this influence. In a reserved, Quaker way, Fair Hill's serpentine circulation paths entreat visitors to linger and remember much like the bigger rural cemeteries gaining popularity. The sloping topography puts one in mind of contemporary Laurel Hill, with views obscured and picturesque 'moments' to be discovered at a turn or over the hill.

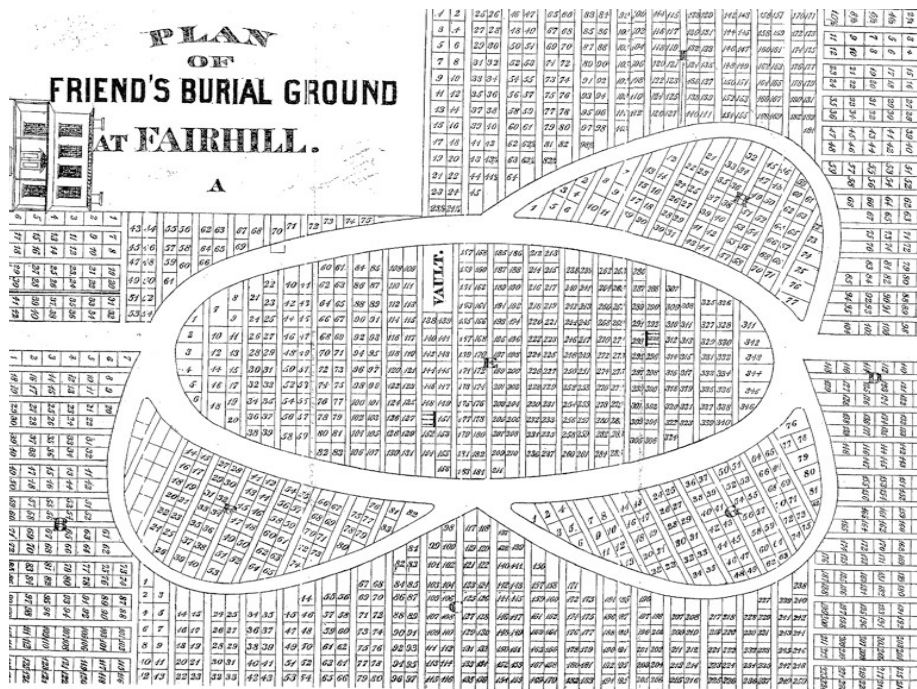


Figure 15: Fair Hill Burial Ground
<http://fairhillburial.org>

Although clearly much matured since planting, the specimen trees and plantations shelter the visitor from the city, offering a touch of the protective and insular environment intended by rural cemeteries. Though evocative of the drama of the bigger cemeteries, Fair Hill's design remained restrained, offering experience with more regularity and less surprise. The sale of family lots and admission of grave markers to the burial ground illustrates acceptance of the popular notion of nostalgia associated with death of loved ones by the Philadelphia, Spruce Street and Green Street Hicksite Meetings. Compared to large scale showy rural cemeteries like Laurel Hill and the Woodlands, Fair Hill Burial Ground is unpretentious, an austere version of the going fashion.

The redesign of Fair Hill Burial Ground is an example of a reactionary increase in worldliness by Hicksite Quakers as a symptom of their separation from the Orthodox tradition. Perhaps this seems like a big leap, but in truth, there was a stepped embrace of popular trends. The first appearance of the southwest quadrant burial ground, followed the schism by more than a decade. Its adherence to Quaker tradition continued to push Friends to bury elsewhere in their desire for a liberal take on family burials. In another 10 years, the Joint Committee on Internments sensed their median structure needed to adopt liberal principles to maintain solidarity in membership. The Friends from the three Hicksite meetings which the burial ground was built for sent a direct philosophical message with their preference for

incorporated cemeteries over the traditional southwest quadrant. Seeing the successful new rural cemetery models compared to the 1850s expansion at Fair Hill, it is clear a final liberal step was taken to create a graveyard that bridged the gap between plain and fancy.

Today, Fair Hill Burial Ground is an unusual green oasis at the core of a dense neighborhood which is just emerging from extremely difficult times. In the late 19th century, a dense speculative rowhouse neighborhood was built up around the cemetery to house workers for the nearby textile and lumber factories. In 1883, Friends built a new meetinghouse across Cambria Street from the Burial Ground. Through the 20th century, the Fairhill neighborhood saw much change in varied immigrant residents, making it difficult to maintain a connection between the Burial Ground and the community. Attendance at the Fair Hill Meeting declined, and the building and burial ground were eventually sold in the 1980s to a Baptist congregation. The neighborhood was hit hard with crime and disinvestment in the last decade of the 20th century, and it shows its sores with deterioration and vacancy. During this time, Fair Hill Burial Ground suffered abandonment, and was used as a dumping ground, leaving it to be perceived as a threat to neighborhood safety.

Since 1993, the Fair Hill Burial Ground Corporation, a group of concerned Friends, has made an enormous grassroots effort to steward the Burial Ground, cleaning out decades of debris, making repairs

to the fence and landscape and beginning a regular maintenance plan. The site was nominated and placed on the National Register in 1998. In 2005, Carr Conservation, Inc. was hired to produce a preservation plan for the site. In keeping with this plan, markers have been repaired and reset. Now a well manicured full city block of green space, the burial ground presents one of the best preserved assets in the neighborhood.

The burial ground site has enormous potential to play a central role in the preservation and revitalization of the Fairhill neighborhood. Efforts have been made to begin embracing this responsibility with improved accessibility, programming for children and interpretation of important decedents, such as abolitionists Lucretia Mott (1793-1880) and Robert Purvis (1810-1898). Community involvement has also been encouraged with a gardening program and seasonal cleanup days. These efforts have been successful on a limited basis, but a sense of detachment between the community and the burial ground prevails.

This relationship exemplifies a common deficiency in a direct link in heritage from the current residents to the historic assets in Fairhill. By capitalizing on the wealth of extant assets of the historic built environment, Fairhill has many opportunities to renew the neighborhood's social and economic life, educating the residents about how their lives play into the history of the neighborhood, adding to its layered history. The burial

ground has been at the center of these histories, associated with William Penn and the early Quakers to industry and rowhouse development and waves of migrant settlements. Rediscovering these links will strengthen community pride and help build a local identity for Fairhill.

The Fairhill Burial Ground Corporation is positioned well to contribute leadership to the education and revitalization efforts. Placing the burial ground at the center of preservation planning will emphasize a more substantial interest in the history of the neighborhood. This action should include even more accessibility to the burial ground landscape and further interpretation of its history. The corporation may consider relocating their offices to one of the many vacant historic buildings close to the site in order to accomplish these goals. An increased presence of volunteers to welcome the community into the space will promote a sense of ownership and understanding of the burial ground. A local operation could act as a coordinating force, where the burial ground functions as a meeting place and a starting point.¹⁴ As stewards of a significant historic feature which saw the neighborhood built up around it through history, the Fairhill Burial Ground Corporation has the chance to set an example and invite the community to participate in Fairhill's preservation and revitalization,

1 The Friend, LXIII: 7 (1889), 45. This article, in a Quaker periodical, reports a mandate from Fox in a 1689 memorandum.

2 This site is not the focus of this paper, but it is worth mentioning that few internment records exist for this period. Though markers were unsanctioned by the organization, Friends regularly placed simple markers at gravesites. Such was the case at Arch Street Meeting in Philadelphia, where great numbers of markers were buried and removed. In either case, there is not much evidence for the number of burials in the earlier location, though not much could be expected since markers were not used, buried or removed.

3 Aubrey Baldwin, *The Indulged Meeting at Fair Hill and Its Historical Burial Ground*. Philadelphia, Pennsylvania, 1986, 148.

4 Robert W. Doherty, "Religion and Society: The Hicksite Separation of 1827," *American Quarterly* 17, no. 1 (1965): 65-66.

5 Doherty, 31-32.

6 Green Street Monthly Meeting Minutes 1837- 1853. 9th mo. 22nd 1842. Fair Hill Burial Ground Records, RG 4/069, Friends Historical Library of Swarthmore.

7 Described in a Carr Conservation report, which cites an early, but undated "Rules and Regulations of Internment" held at the Friends Historical Library, Swarthmore. Further citations of minutes from the Committee on Internments in the 1840s – early 1850s suggest that like in other Quaker burial grounds, markers were placed despite the rules. Carr Conservation, Inc., "Preservation Plan Fair Hill Burial Ground, Philadelphia, Pennsylvania," 2005, 6-7.

8 Committee on Interments Minutes, 3rd mo. 24th 1852, Vol. II. Fair Hill Burial Ground Records, RG 4/069, Friends Historical Library of Swarthmore College.

9 The gridded streets were planned for the 1854 incorporation, but not yet laid out when the Fair Hill Burial Ground project began. Note the interest in the Committee and/or surveyors in conforming to the planned city grid. See maps: Charles Ellet, Jr. "A Map of the County of Philadelphia from Actual Survey," 1843. & R. L. Barnes. "New Map of the Consolidated City of Philadelphia," 1855.

10 This fence probably is a later installation, as its design is identical to that surrounding the new meetinghouse, built in 1883. Carr Conservation, Inc., 2005, 18.

11 The southeast quadrant having been filled by the smaller 1843 site, and apparently unsuitable for modification to complete the symmetrical design.

12 Committee on Internments Minutes, 3rd mo. 24th 1852, Fair Hill Burial Ground Records, RG 4/069, Friends Historical Library of Swarthmore College.

13 Rules and Regulations for the Government of Friends Burial Ground at Fair Hill. Philadelphia: T.

Ellwood Chapman, 1858. Fair Hill Burial Ground Records, RG 4/069, Friends Historical Library of Swarthmore College.

14 Please see comparables research for best practices

HISTORY OF A FAIRHILL BLOCK



HISTORY OF A FAIRHILL BLOCK

Following the break-up of the Norris family's Fair Hill estate under the 1865 Bill of Equity, which allowed for the ownership of its parts in fee-simple, various buyers purchased land with the intent of developing industrial tracts along the railroads, and subsequently, worker housing. The block bounded by Cambria, Ninth, Somerset, and Tenth Streets (now Germantown Ave) was no exception. The 1875 Hopkins Atlas shows that half of the block was still owned by the Isaac Norris estate, but within the next decade, the majority of the land had been sold to two developers, John M. Kennedy and John Loughran (Figure 16). Kennedy would develop the western side of what is now Hutchinson St, while Loughran undertook rowhouse construction on Ritchfield St and the eastern side of Hutchinson.

Described as a "contractor" in the 1880 federal census, Loughran was a first generation American whose parents had emigrated from Ireland. Property development in this emerging section of N. Philadelphia near the Fair Hill Burial Ground became a fruitful career for Loughran; in his mid twenties when he began work on the study block, he continued to buy land and build rowhouse communities in the area for the next two decades. In 1895, Loughran owned two entirely vacant blocks in the Fairhill neighborhood north of Indiana St and west of Marshall St.² These large projects were finished by 1910, as the Bromley Atlas for that year shows them filled with rowhouses. In 1920, the census recorder noted that Loughran was a "builder" living on fashionable N. Broad Street not far from his business concerns.

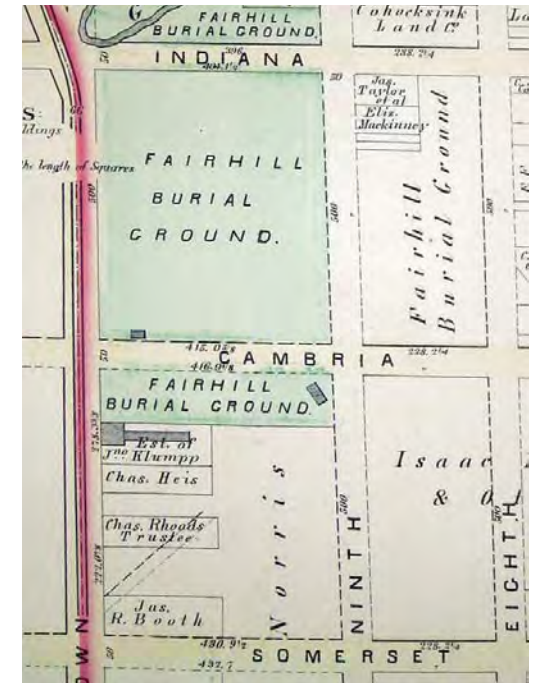


Figure 16: 1875 Hopkins Map of Philadelphia, Free Library of Philadelphia

A 1901 advertisement in the bulletin of nearby St. Bonaventure Church reveals that Loughran was then developing "New Houses with all modern improvements...8 Room Porch Front Houses on 9th and 10th Sts above Clearfield...rent[ing for] \$20.00 [or selling] for \$2800" (Figure 17). He was also constructing "7 Room Porch Front Houses on Percy and Hutchinson Sts above Clearfield...rent[ing for] \$15.00 [or selling] for \$2000."³ The Percy and Hutchinson St rowhouses were located on smaller lots on narrow lanes that Loughran inserted between the main streets of the city grid. Loughran "respectfully invited" prospective renters or buyers to visit the sales office at 10th and Clearfield to "examine my houses."



Figure 17: Typical rowhouses built by John Loughran in the area north of the Fair Hill Burial Ground. Fairhill Studio. 2009.

His main office was to the west at Huntingdon and 18th Sts where he also owned property fronting on Glenwood Ave; it was developed concurrent with the Fairhill parcels.

On the study block, deeds show that Loughran developed all of the rowhouses on Auburn St, a short, thirteen foot wide roadway cut through to connect Ninth St with Hutchinson; in total, there were sixteen homes. Smaller than his Percy or Hutchinson Street houses mentioned above, they probably rented or sold for under \$2000. From the deeds, most of the houses appear to have been ready for the market by 1887. They were rather modest two story, two bay brick structures

approximately thirteen feet wide by thirty-five feet deep for a total square footage of about 585.⁴ The front door of each home featured a transom, and it and the three front windows were capped with masonry lintels (Figure 18).

The houses on the north side of the street backed onto a small alley that separated them from the property of St. Bonaventure Church, which by the turn of the century would visually dominate the neighborhood with its eighteen story tower and steeple featuring four clock faces⁵ (Figure 19).



Figure 18 (l): The sole remaining Loughran built rowhouse on Auburn St. Figure 19 (r): The steeple of St. Bonaventure Church towers over the neighborhood. Both images, Fairhill Studio. 2009.

John Loughran sold a large parcel stretching from Ninth St to Hutchinson St to Philadelphia Archbishop John Ryan in October 1889, for the purpose of establishing a new Catholic parish in North Philadelphia.⁶ With the growth of the Fairhill area in the late 19th century, and an influx of Catholic German immigrants settling there to work in nearby factories, the need for a new parish was brought to the attention of the Archdiocese. Robert Schaeffges who lived to the south at Tenth and York Sts had tired of traveling to the German parish of St. Boniface on Norris Square, twelve blocks to the east of his home.⁷ On his own initiative, Schaeffges completed a survey of German families in the blocks to the north of his residence; with the data in hand, he petitioned the Archdiocese to establish another German parish in the vicinity of the Fair Hill Burial Ground.

Fr. Henry Stommel of Doylestown, known as the "Church Builder," was asked to verify Schaeffges' report and to subsequently organize the parish, finding a suitable site for a church building.⁸ The first structure built on the property was a three story red brick, truly multifunctional building at the corner of Auburn and Ninth Sts, and was finished in February 1890 at a cost of \$19,800.⁹ Featuring a mansard roof and belfry, the German Catholic Church of St. Bonaventure was accessed from Auburn St. The church, with space for 500 worshippers, occupied the ground floor, its tall rounded windows looking out on Ninth St. The second and third floors housed classrooms for the parish school, as well as rooms for the priests¹⁰ (Figure 20).



Figure 20: The original St. Bonaventure Church and School Building at Ninth and Auburn Sts, c 1928. The Philadelphia Archdiocesan Historical Center.

The parish established under a solid roof, Fr. Stommel returned permanently to Doylestown, replaced by a native German priest named Hubert Hammeke, who had fled Germany in 1878 during the years of turmoil referred to as the Kulturkampf¹¹ (Figure 21). Under Chancellor von Bismark, the German Empire attempted to curb the power of the Catholic Church, resulting in the closure of seminaries and the arrest of church officials. Hammeke was studying for the priesthood when his seminary was shut down; after struggling to continue his education, he arrived at the American College at Munster where he was ordained in 1878. While there, he was recruited by the Archdiocese of Philadelphia, and agreed to go to America, thinking that he would return to Germany within a few years.¹²

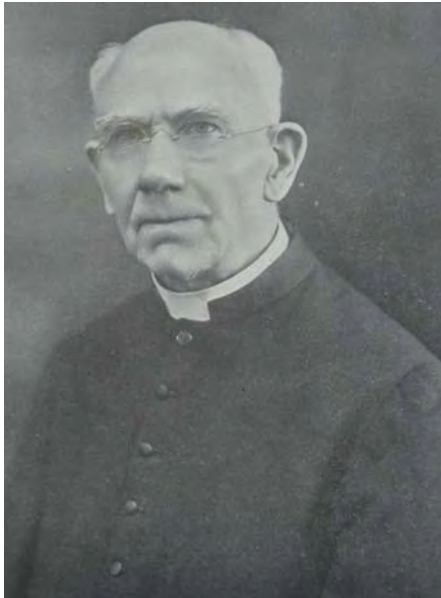


Figure 21(l): Father Hubert Hammeke, c 1928. The Philadelphia Archdiocesan Historical Center; Figure 22: The St. Bonaventure Complex (l-r: 1895 Rectory, 1906 Church, 1891 Convent, and 1890 Church/School/Priests' Quarters). Fairhill Studio. 2009. Figure 23: Close-up of the Auburn St Convent. Fairhill Studio. 2009.

Following his motto of "Man proposes, but God disposes," Hammeke remained in Philadelphia for the rest of his life, which had taken an unexpected turn. Upon his return from a visit to Germany in 1892, Hammeke wrote, "When I landed for the second time...I decided to live and die in America, and that in the parish of St. Bonaventura, where there are so many good people."¹³ Named rector of the parish in 1890, he remained there until his death in 1937.

The church, school, parish house, and convent complex that stands today is a memorial to the determination and hard work of Hammeke and his parishioners, who, "few in numbers, were not possessed of worldly goods"¹⁴ (Figure 22). One of the first undertakings was the erection

of a \$3000 convent for the nuns, located adjacent to the church and school on Auburn St; this allowed them in 1891 to move out of rented quarters at 925 Auburn St¹⁵ (Figure 23).

By 1894, the quick growth of the neighborhood and parish encouraged Hammeke to consider the construction of a larger and more impressive church to the north of the original 1890 structure. Plans were drawn up by the firm of Edwin Durang, a prominent Philadelphia architect who worked extensively on projects for the Catholic Church.¹⁶ The design, a Latin cross layout featuring a façade with three prominent Gothic inspired portals, was punctuated by a central tower and high steeple, similar to Durang's earlier designs for St. Agatha's in



Figure 24: The three Gothic portals of St. Bonaventure Church. Fairhill Studio. 2009.



Figure 25(l): St. Bonaventure's steeple. Fairhill Studio. 2009. Figure 26(r): 1895 Rectory. Philadelphia Archdiocesan Historical Center. 2009.

West Philadelphia and St. Joachim's in Frankford; the multiple finials present at the base of the steeple resemble those of St. Laurentius in Kensington¹⁷ (Figures 24-25). The primary building material was granite laid in random ashlar with some details of the tower done in cast concrete, then a relatively new application. Twelve copper finials marked the beginning of the steeple, which was to rise seventy-two feet on top of the tower's one hundred and twelve foot base; a gilded cross crowned the entire composition.¹⁸ The north and south facades' upper stories featured large Gothic inspired windows with elaborate tracery; the exterior was clad in copper sheeting stamped into decorative panels.

Due to limited resources, the great church was constructed in increments, the first portion being the basement, which was begun in 1894. It was finished in conjunction with the Rectory located on Hutchinson St (Figure 26). The topography of the site meant that access to the basement church was at street level on Hutchinson St, with no access from the principal Ninth St facade.

Here the parish worshipped until 1906 when the upper church was completed.¹⁹ The main sanctuary started to rise in 1901, and to save money, Hammeke acted as project manager, buying materials and contracting work. Two to three carloads of granite were shipped over the Pennsylvania Railroad to the station at Broad St and Glenwood Ave, and then carted to the site. In all, the entire structure cost \$132,000, and the priest estimated that he had saved \$20,000 by taking on

the extra work.²⁰ Although Durang officially designed the building, his name is not as strongly connected to it as with his other projects. Part of this stems from the assumption that Hammeke and his workmen may have altered the plans as they built the entire structure over twelve years. Durang scholar Gregory Oliveri notes, "The church bears a stronger resemblance to the kinds of axial tower Gothic churches then prevalent in Germany than [to] Durang's Philadelphia work..."²¹

The interior was created through the work of German immigrant-owned firms and with the purchase of decorative pieces in Germany, such as statues and stained glass, some of which Hammeke ordered on return visits to see family and friends. Two story marbleized columns carrying ribbed Gothic arches supported the deep vaults of the nave (Figure 27). Above each arch was a plaque of a saint; the arches and vaults were set off by gold leaf stenciling. Below, marble wainscoting paneled the lower perimeter walls. The main altars and communion rail by T.G. Schrader and Sons of St. Louis were constructed of Italian white marble and green onyx for a total cost of \$10,000.²² The elaborate pieces tapered into delicate finials and tracery that framed the candles placed upon them; the communion rail was punctured by quatrefoils (Figure 28).

Perhaps one of the most brilliant features of the church was the extensive stained glass produced by three leading makers including the German-American firm of Wilhelm Reith of



Figure 27: The nave framed by Gothic arches. The Philadelphia Archdiocesan Historical Center



Figure 28: The main altar flanked by two side altars. The Philadelphia Archdiocesan Historical Center

Philadelphia, Glasmalerei Gassen Blaschke of Dusseldorf, Germany, and the Tyrolese Art Glass Company of Innsbruck, Austria (Figure 29). Many of the prominent European firms of the day had American offices to service the growing religious communities in the United States. St. Bonaventure's windows were produced in the Munich Pictorial Style then popular among the Catholic establishment. It was characterized as "Romantic narrative... composed of painting on relatively large glass panels held in a leaded framework...[subjects were] attired in jeweled tone and richly embroidered fabrics..."²³ As the parish had funds, plain glass windows were replaced with finer pieces; even the project manager, Hammeke recalled that "With the windows I fared badly, as 'Uncle Sam' collected about \$2000 as duty."²⁴



Figure 29: "St. Elizabeth of Hungary Feeds the Poor" by Glasmalerei Gassen and Blaschke decorated St. Bonaventure until it closed in 1993. St. Joseph's University Press.

Even from its inception, St. Bonaventure was an active parish with numerous religious clubs, a literary society, and activities for children.²⁵ When the school opened above the church in 1890, it had an initial enrollment of 150 pupils in grades 1-8. Emphasizing the background of the founding German parishioners, the Sisters of St. Francis taught German literature and language so that the children would retain part of their cultural heritage.²⁶ Apart from lessons, the academic year was sprinkled with parades around the neighborhood and festivals and picnics held in local parks and at Batley Hall, located a block away from the school at Germantown Ave and Somerset St.²⁷ Hammeke valued the school highly, as his own education had been disrupted in Germany. The nuns recorded, "The boys and girls...furthered their educations and thus many became professional people... [those] that did not continue their education went to City Hall for their working papers to work in factories or for other employments."²⁸ As the school grew, so too did the number of nuns working in the parish, so that by 1910, Hammeke purchased the lot to the north of the new church and erected a larger convent with a back garden and prayer niche.²⁹ Consequently, the old convent next to the school could be used to accommodate classrooms.

By 1913, a bigger school building was needed, and Hammeke simply looked out his rectory window, buying 3 houses on Hutchinson and three lots behind them for \$6500; the cornerstone was laid in 1915. A modern two story edifice with an English basement was constructed with brown

tapestry brick and terracotta detailing; grouped windows allowed much light to enter the classrooms, and the roof even had a garden.³⁰ The additional classroom space allowed a kindergarten to be added³¹ (Figures 30-32).

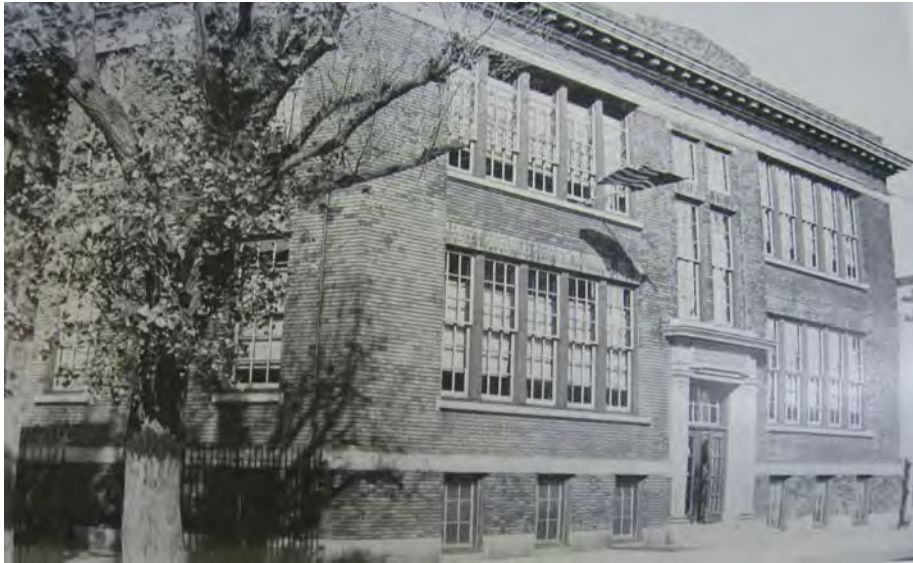


Figure 30: St. Bonaventura School, c. 1928. The Philadelphia Archdiocesan Historical Center.

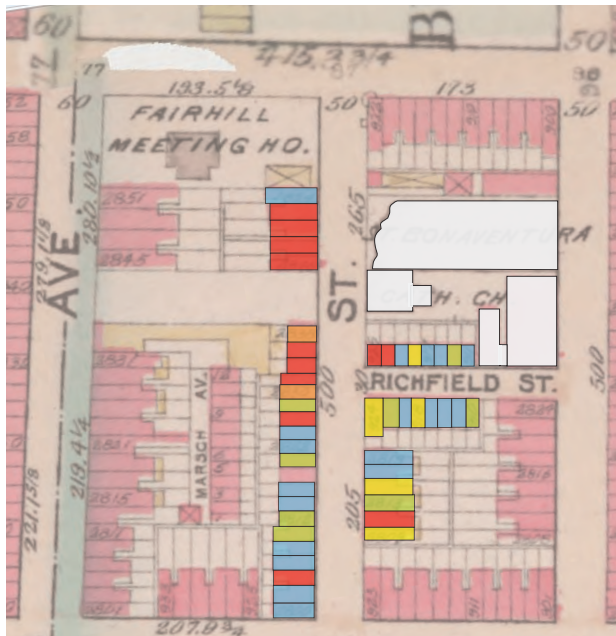


Figures 31 and 32: Students at St. Bonaventure Parish School. Sisters of St. Francis, Aston, Pennsylvania.

With the school at the end of the road, Auburn St. would have been a bustling place in the morning and afternoon as children walked to and from classes, or played at recess in the street, watched over by the Sisters. Lothar Braunger, who lived at 919 Auburn, must have enjoyed the activity of the church complex, as he and his wife were listed as “Patrons” of Fr. Hammeke’s Golden Jubilee Celebration in 1928. A first generation American whose parents had emigrated from Germany in 1878, Lothar Braunger lived among a diverse group of immigrants and first generation Americans who had strong ties to their German heritage (Figures 33-35).

Lothar Braunger was the first person to own the rowhouse at 919 Auburn after it was first purchased by James Ballantine in November 1887; Ballantine would rent it out until 1920 when it was sold to Braunger (Figure 36). Prior to the Braungers, the census data shows that there were a few renters at 919, the first noted being Joseph Baker in 1900. Baker was an English immigrant who had arrived in America in 1881, but had since been naturalized. He lived with his wife Selma and they had two sons, Raymond and Charles. Baker was a “card stamper,” an occupation also followed by fifteen year old Raymond while thirteen year old Charles was still at school. It is likely that Baker brought his son into his own field of employment.³²

By 1910, the Bakers had moved on, and Walter Shambouh and his wife Mabel occupied the house. Quite possibly this was the Shambouh’s “starter house,” as they had only married in 1906.



1900 FEDERAL CENSUS

Interior Block Population

Hutchinson St: 133

Auburn St: 70

Total: 203

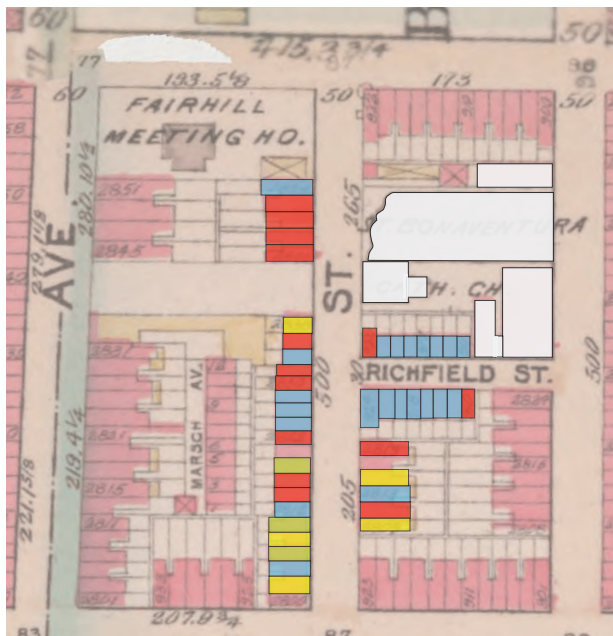
Birthplace of Head of Household

Germany Pennsylvania

Switzerland Other US

Other Europe No Data

St. Bonaventura Complex



1910 FEDERAL CENSUS

Interior Block Population

Hutchinson St: 111

Auburn St: 59

Total: 170

Birthplace of Head of Household

Germany Pennsylvania

Switzerland Other US

Other Europe No Data

St. Bonaventura Complex



1920 FEDERAL CENSUS

Interior Block Population

Hutchinson St: 122

Auburn St: 48

Total: 170

Birthplace of Head of Household

Germany Pennsylvania

Switzerland Other US

Other Europe No Data

St. Bonaventura Complex

Figure 33-35: 1895 Bromley Atlas of the City of Philadelphia overlaid with 1900, 1910, and 1920 Federal Census Data. Fairhill Studio. 2009.



Figure 36: A Studio member stands at approximate location of 919 Auburn St. Fairhill Studio. 2009.

Shambouh was a railroad brakeman, and might have worked on one of the lines bordering the neighborhood. Their young daughter Dorothy, only a year and a half old, probably enjoyed watching the school children walk by in the morning or playing with her widowed Grandmother Curtis, Mabel's mother.³³

In early 1920, the Braungers were still renting 919 Auburn, as they did not purchase it until a few months after the census worker had visited them.³⁴ Lothar Braunger grew up on the north side of the Philadelphia and Reading Railroad tracks, less than a mile from 919. Before Braunger turned ten years old, his father had died, and he lived with his mother Catherine and older sister Caroline. By 1910, Braunger had moved to 3045 Ninth Street on

the north side of the Fair Hill Burial Ground. He was one of two boarders in a house owned by Elizabeth Fretz, who cared for her son Charles. Fretz was a German immigrant, and Braunger probably fit in well with the household. Braunger worked as a shipping clerk in a hosiery mill, possibly the same company that he was employed with ten years later when the 1920 census was recorded. Interestingly, due to World War I, Lothar Braunger had to fill out a draft card, which gives one some idea of his physical appearance: "Tall, medium build, brown eyes, dark hair".³⁵

Lothar B. Braunger

The Braungers only owned the house for nine years, transferring it to Lothar's sister Caroline in 1929; she promptly sold it to Otto Friese the next month. Friese was a recent German immigrant who came to America in 1927. At the 1930 census, the house was valued at \$3500, which Friese could apparently afford to own on his salary as a tool maker for a wood manufacturing company. The couple did take in one boarder, another German immigrant the same age as Otto—27 years old—who worked as a machinist.³⁶

By the 1950s-1960s, Fairhill began to see a change in its residential population. Lehigh Ave had long been considered the racial barrier between African-American districts to the south, and the predominantly Caucasian areas to the north.³⁷ At this point, that line gave way, and African-Americans moved into Fairhill. The Puerto Rican population, in place since the early twentieth century, had also grown,

making its presence in Fairhill better known. The annals of the Sisters of St. Francis recall, "Gradually the German people of St. Bonaventure Church were moving elsewhere and the Porto Ricans making their homes east of Germantown Ave came in large numbers... the Carino Center...for children who could speak in Spanish only...opened in 1975 [in the old Auburn St. school building]...and the first Spanish Mass was initiated...in 1975."³⁸

By the early 1990s, the school had over three hundred students and was ninety percent Puerto Rican, with the remainder African-American; the German cultural origins of the institution had been lost in practice.³⁹ Both the church and school closed in 1993 due to declining membership; the interior furnishings were sold and dispersed, the memories of the German immigrant community scattered to parishes across the Philadelphia region.

Much of the world that Lothar Braunger knew is now gone, including his house on Auburn St, which was torn down a few years ago by the city.⁴⁰ John Loughran's legacy has also disappeared; most recently, the majority of his remaining rowhouses on the block above the Burial Ground were torn down to make way for the WCRP complex. Part of this Studio's mission is to recognize the diverse layers of history in Fairhill, although they may not be physically present. Recalling the stories of past residents like Braunger, Fr. Hammeke, and others allows the neighborhood to better understand its roots and place within the greater Philadelphia story.

- 1 Auburn St was called Richfield St until about 1900.
- 2 Philadelphia GeoHistory Network, 1895 Phila Atlas G.W. Bromley. Accessed 25 Nov 2009 at <http://www.philageohistory.org/tiles/viewer/>
- 3 St. Bonaventura's Church Bulletin (Philadelphia: Private Press, 1901).
- 4 The Philadelphia Board of Revision of Taxes. "Property Information for 910 W. Auburn St," Accessed 20 Nov 2009 at <http://brtweb.phila.gov/brt.apps/Search/SearchResults.aspx?id=1404000910>. Measurements are based on the one remaining rowhouse on the street, 910 Auburn.
- 5 The Church is referred to as both St. Bonaventure and St. Bonaventura.
- 6 City of Philadelphia, "Property Deed for 2846 N. 9th St." The Archbishop was named as property owner as he was the "head" of the Church in Philadelphia.
- 7 The Parish of St. Bonaventura's, 1889-1949: 60 Years of Church and School in St. Bonaventura's Parish Philadelphia (Philadelphia: Private Press, 1949), 11.
- 8 St. Martin of Tours Roman Catholic Church, "St. Martin's Parish History," Accessed 16 Nov 2009 at <http://www.stmartinoftours.org/Content/history.php>.
- 9 The Parish of St. Bonaventura, Souvenir Book of the Golden Jubilee, May 12-14, 1928 (Philadelphia: Private Press, 1928), pages unmarked.
- 10 The Parish of St. Bonaventura's, 1889-1949: 60 Years of Church and School in St. Bonaventura's Parish Philadelphia (Philadelphia: Private Press, 1949), 16-17 and Sisters of St. Francis, "Notes on St. Bonaventure School, Philadelphia," (Aston, Pennsylvania: Sisters of St. Francis, c 1990), 1.
- 11 The Parish of St. Bonaventura, Souvenir Book of the Golden Jubilee, May 12-14, 1928 (Philadelphia: Private Press, 1928), pages unmarked.
- 12 Ibid.
- 13 Ibid.
- 14 Ibid.
- 15 Ibid and The Parish of St. Bonaventura's, 1889-1949: 60 Years of Church and School in St. Bonaventura's Parish Philadelphia (Philadelphia: Private Press, 1949), 15.
- 16 Athenaeum of Philadelphia and Partners, "Edwin Durang," Philadelphia Architects and Builders. Accessed 10 November 2009 at <http://www.philadelphiabuildings>.

org/pab/app/ar_display.cfm/23154

17 Author's observation based on pictures of these churches found in a 1900 Monograph of Edwin F. Durang's work held at the Athenaeum of Philadelphia.

18 The Parish of St. Bonaventura's, 1889-1949: 60 Years of Church and School in St. Bonaventura's Parish Philadelphia (Philadelphia: Private Press, 1949), 56.

19 The Parish of St. Bonaventura, Souvenir Book of the Golden Jubilee, May 12-14, 1928 (Philadelphia: Private Press, 1928), pages unmarked.

20 Ibid and The Parish of St. Bonaventura's, 1889-1949: 60 Years of Church and School in St. Bonaventura's Parish Philadelphia (Philadelphia: Private Press, 1949), 59.

21 Gregory Oliveri, Building a Baroque Catholicism: The Philadelphia Churches of Edwin Forrest Durang (Unpublished thesis, 1999), 56-57.

22 The Parish of St. Bonaventura, Souvenir Book of the Golden Jubilee, May 12-14, 1928 (Philadelphia: Private Press, 1928), pages unmarked.

23 Buffalo as an Architectural Museum, "Munich Pictorial Style Stained Glass Windows in Western New York." Accessed 22 Nov 2009 at <http://www.buffaloah.com/a/DCTNRY/stained/munich.html>.

24 The Parish of St. Bonaventura's, 1889-1949: 60 Years of Church and School in St. Bonaventura's Parish Philadelphia (Philadelphia: Private Press, 1949), 29.

25 The Parish of St. Bonaventura, Souvenir Book of the Golden Jubilee, May 12-14, 1928 (Philadelphia: Private Press, 1928), pages unmarked.

26 Sisters of St. Francis, "Notes on St. Bonaventure School, Philadelphia," (Aston, Pennsylvania: Sisters of St. Francis, c 1990), 1.

27 The Parish of St. Bonaventura's, 1889-1949: 60 Years of Church and School in St. Bonaventura's Parish Philadelphia (Philadelphia: Private Press, 1949), 21.

28 Sisters of St. Francis, "Notes on St. Bonaventure School, Philadelphia," (Aston, Pennsylvania: Sisters of St. Francis, c 1990), 1.

29 The Parish of St. Bonaventura, Souvenir Book of the Golden Jubilee, May 12-14, 1928 (Philadelphia: Private Press, 1928), pages unmarked.

30 Ibid.

31 Sisters of St. Francis, "Notes on St. Bonaventure School, Philadelphia," (Aston, Pennsylvania: Sisters of St. Francis, c 1990), 1.

32 1900 United States Federal Census, "919 Auburn St., Philadelphia, Pennsylvania." Accessed online at www.Ancestry.com

33 1910 United States Federal Census, "919 Auburn St., Philadelphia, Pennsylvania." Accessed online at www.Ancestry.com

34 City of Philadelphia, "Property Deed for 919 W. Auburn St."

35 United States Draft Board, "Draft Card for Lothar Braunger, 1918." Accessed online at www.Ancestry.com

36 1930 United States Federal Census, "919 Auburn St., Philadelphia, Pennsylvania." Accessed online at www.Ancestry.com

37 Comment made by Prof. Dominic Vitiello of the Department of Regional and City Planning of the University of Pennsylvania.

38 Sisters of St. Francis, "Notes on St. Bonaventure School, Philadelphia," (Aston, Pennsylvania: Sisters of St. Francis, c 1990), 2.

39 Ibid, 3.

EXISTING CONDITIONS + PHYSICAL SURVEY



EXISTING CONDITIONS + PHYSICAL SURVEY

RATIONALE

The backbone to any credible neighborhood preservation plan is a thorough understanding of its physical makeup and existing built fabric. Given that preservation is an inherently asset-based approach to community development, identifying the physical characteristics that define Fairhill today serves as the cornerstone for envisioning its future. In line with this notion, conducting an in depth building survey was one of the primary actions taken by the studio team in the first half of the fall semester, which would in turn inform our recommendations and plans for the neighborhood's revitalization as well as the reuse of specific individual buildings.

Criteria for the building survey were derived directly from the questions we hoped the study would answer: just how significant is the remaining historic fabric present in Fairhill's blocks? What is the present condition of these valuable buildings, and what is their potential for future redevelopment? Which areas of the neighborhood remain most intact, and which have experienced significant decay due to years of blight and neglect? How are these buildings being used, if at all, and how does this use and occupancy compare to the building's condition or historical significance? These are a sampling of the questions we aimed to answer by taking an intimate look into Fairhill's built environment, building by building.

METHODOLOGY

The methodology designed to answer these questions began with the identification of a survey zone that would offer a characteristic sampling of the neighborhood at large relative to typology, use, and density. The historic burial ground served as an anchor for the first survey zone identified, bordered by Somerset, 12th, Glenwood, and 6th. After much deliberation, two additional zones running along commercial corridors were included, as well as a small area of residential buildings just east of 5th. The team chose sections of Lehigh and Germantown Avenues in the southern area of the neighborhood as well as a commercial strip along 5th further east. With two zones of both commercial and residential-dominated areas, the survey findings would provide a departure point from which to compare the western/central areas of the neighborhood to those on the eastern side.

Criteria for the survey was a direct response to the driving questions previously mentioned. Which specific features and characteristics of the physical built environment could reveal big-picture patterns and trends of this neighborhood? Current building use, typology, condition, occupancy, and historical significance laid the foundation for the survey's findings. Details including specific points of damage on a building's façade, the level of maintenance for vacant lots, and cladding materials allocated on altered buildings were also included on the survey form.

SURVEY RESULTS

CURRENT USE

Of the 3,000 buildings surveyed, eighty-six percent are residential (Map 8). Eighty-five percent of those are characteristic two-story 'workforce' row-houses, with the remainder a mix of Second Empire, Victorian Gothic, and 20th century variants (Map 9 and Figure 37). The typical house is turn-of-the-20th century brick construction and is almost as likely to have a porch as not. Porches are concentrated on the eastern half of the central survey zone, with considerable density on particular blocks, namely Seventh Street between Franklin and Sheridan, Ninth Street between Stella and Cambria, and within the block bordered by Indiana, Marvine and Glenwood (Map 10). Institutional/municipal buildings are concentrated along Lehigh Ave, and scattered throughout the survey zone with a small cluster on Germantown Avenue. Of all the uses mentioned, Industrial buildings ranked second to lowest in terms of frequency, with park space the most scarce within the neighborhood. There are several dozen churches, a few schools, one library, one recreational field, and a tiny abandoned city park.

Corridors of mixed-use commercial and residential buildings exist on Germantown Avenue, 5th Street, and Lehigh Avenue. These corridors have a variety of two and three story rows with ground floor (or corner) commercial (Figure 38). The upper-floors are mostly unoccupied, with the exception of 5th street, perhaps as a result of recent revitalization efforts (Map 11). Corner stores are a prominent



Figure 37. Rowhouses. Fairhill Studio Team. 2009.



Figure 38. Germantown Ave. Fairhill Studio Team. 2009.

building type found throughout the survey area, with close to one corner store per block (Map 12).

Almost one out of every three parcels surveyed is a vacant lot, with an even distribution between use, maintenance, or abandonment. Out of the 3,000 parcels surveyed, 879 were vacant lots, comprising a significant twenty-seven percent of the survey area (Map 6 and Figure 39). Dense concentrations of vacant lots can be found on Stella St between Tenth and Eleventh Sts, Darien between Somerset and Cambria, and Darien between Indiana and Clearfield. Vacant buildings are scattered throughout the survey area, and range from abandoned row-houses to large industrial and landmark buildings. The blocks surveyed between Sixth and Ninth Sts from Cambria to Indiana remain remarkably occupied with only one recorded vacancy (Map 14). On the other side of the spectrum, Monmouth St between Tenth and Eleventh Sts has the highest occurrence of standing yet vacant buildings. Partially occupied buildings are also scattered throughout the neighborhood, most notably along the Germantown Ave corridor (Map 15).

SIGNIFICANT BUILDINGS

Thirty-five landmark buildings have been identified within Fairhill (Map 16). These range from gothic churches to neo-grec public buildings to art deco storefronts. Most notable in the neighborhood is the Northeast Manual Training School (Figure 40), Engine House 50, (Figure 41) the North Philadelphia Railroad Station, the Lehigh Branch of the Free Library built with Carnegie funds, Saint



Figure 39. Vacant Lot. Fairhill Studio Team. 2009.

Bonaventure Church, and the Fair Hill Burial Ground and Meetinghouse. (Figures 42-43) The Training School, Saint Bonaventure Church, and several buildings on Lehigh are currently vacant or abandoned (Map 17).

Much of Fairhill's tangible historical significance can be found in its vernacular buildings and intact rows of residential buildings (Map 18). Large parcels deemed to have no significance are largely developments of new or recent construction, which came to a total of fifty-three identified structures.



Figure 40. Manual Training School. Fairhill Studio Team. 2009.



Figure 42. Fair Hill Burial Ground. Fairhill Studio Team. 2009.



Figure 41. Engine House 50. Fairhill Studio Team. 2009.



Figure 43. Fair Hill Meetinghouse. Fairhill Studio Team. 2009.

BUILDING CONDITION

Sixty-seven percent of all the buildings surveyed are in good to excellent condition, with only eight percent in deteriorated or severely damaged condition (Map 19). Thirty percent of the damage is to the windows and doors, most commonly from wood rot or improperly installed replacements. Thirty-six percent of the damage is to the mortar or masonry – usually minor loss of mortar or displacement of bricks from settlement (Map 20). Using the data collected from the building surveys we have determined that there is no correlation between vacant lots and the condition of the adjacent buildings. There is however, a slight correlation between occupancy and condition (Map 21); vacant and partially occupied buildings are more likely to be in poorer condition (Figure 44). Also, buildings located to the north and west of the Burial Ground and along Germantown Ave seem to be in worse condition than the other surveyed areas.

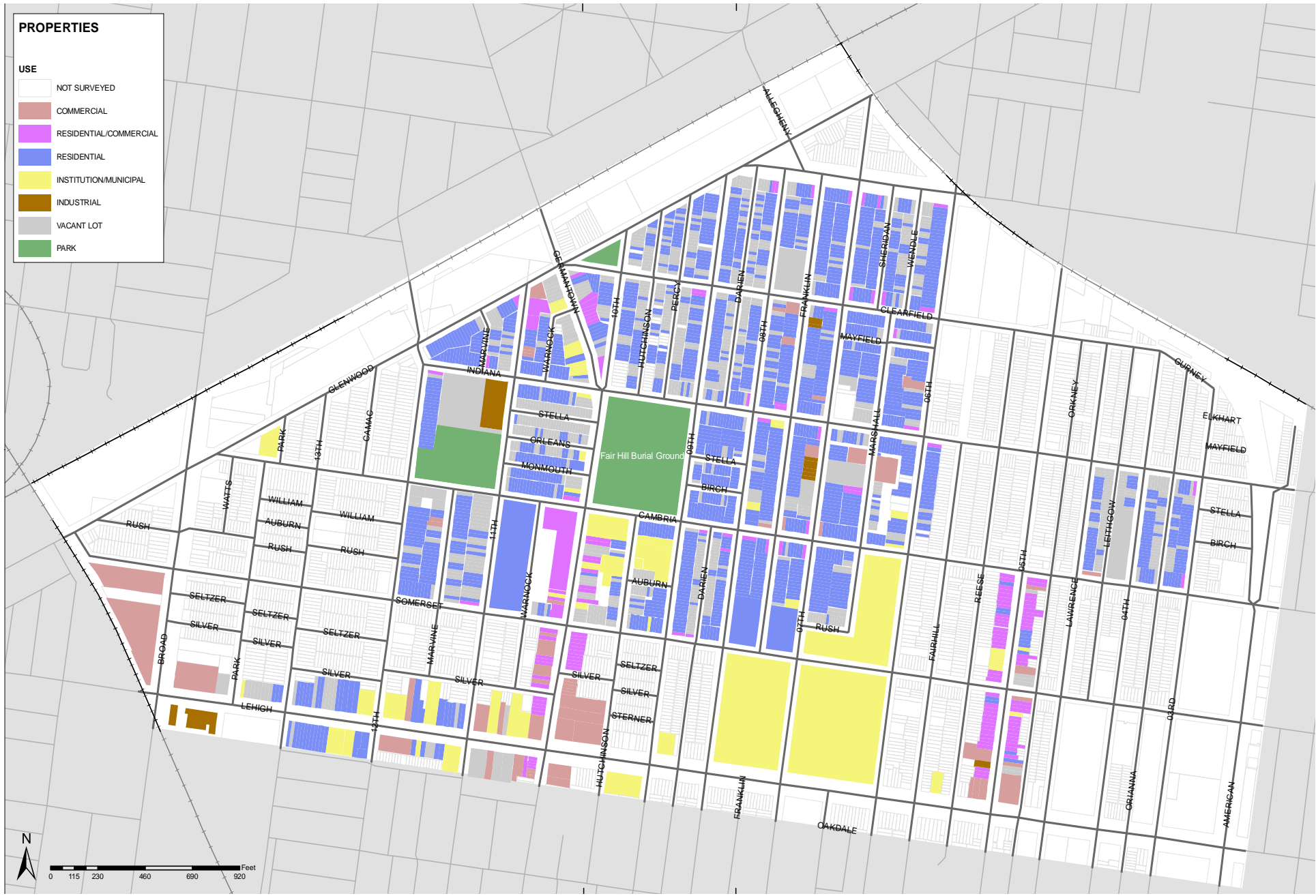
CONCLUSIONS

These findings provide a present context from which to base future studies relevant to the historic built environment of Fairhill. Potential programs that could stem from the patterns identified are extremely varied and diverse. Vacant landmarks such as the Manual Training School and St. Bonventure Church show tremendous potential for redevelopment, given their strong historical significance and valuable architectural fabric. Poor condition or abandoned landmarks could also become a priority for designation on local or national registers. The conditions study along with

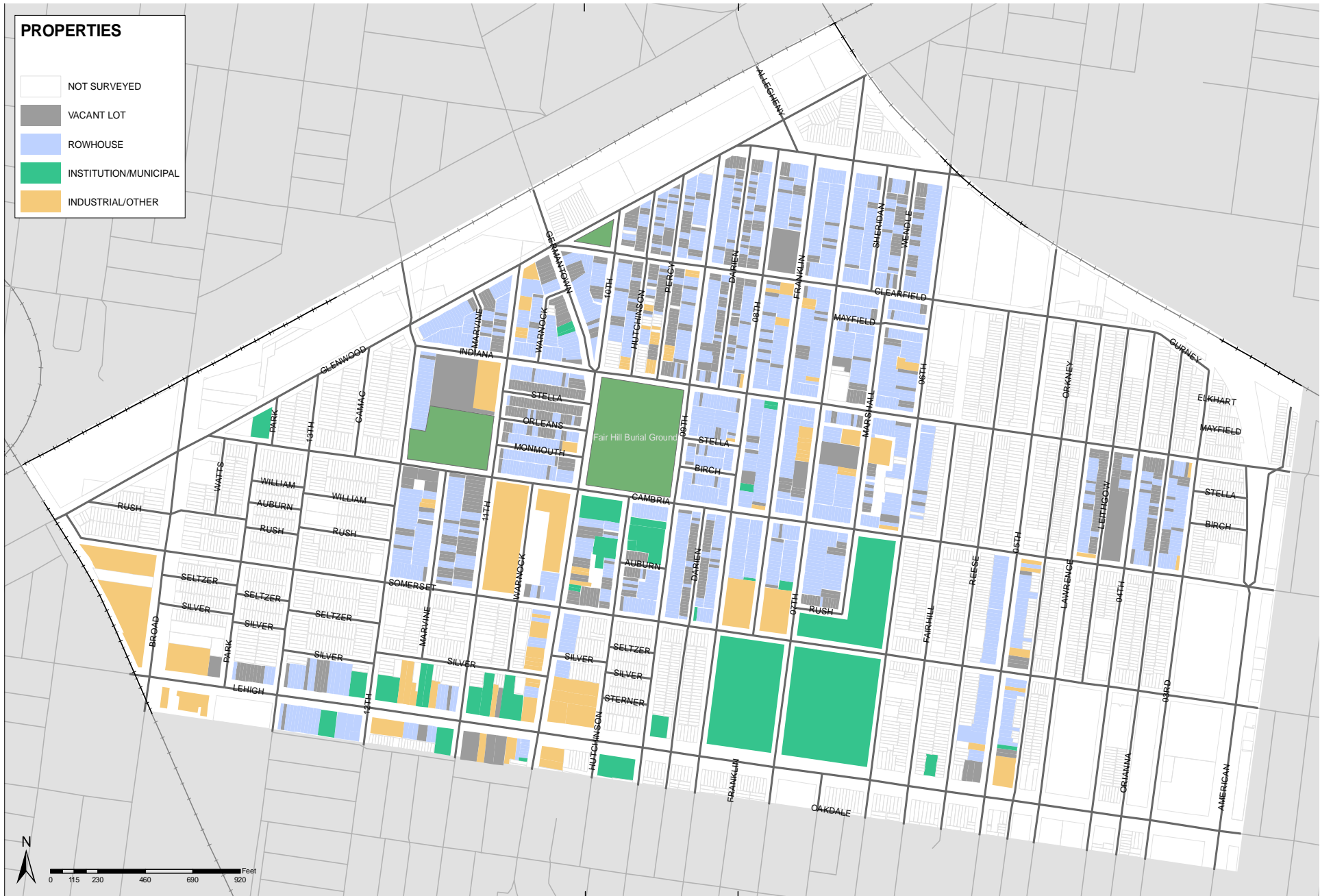
the particular points of damage could inform programs focused on home improvement or weatherization eligibility, looking in particular at structures with considerable window, door, or roof damage. Overall, the comprehensive study reveals both the neighborhood's weak points in most need of attention, and its rich stock of buildings considered to have most significant features intact – an indisputably important yet underutilized asset for Fairhill's future.



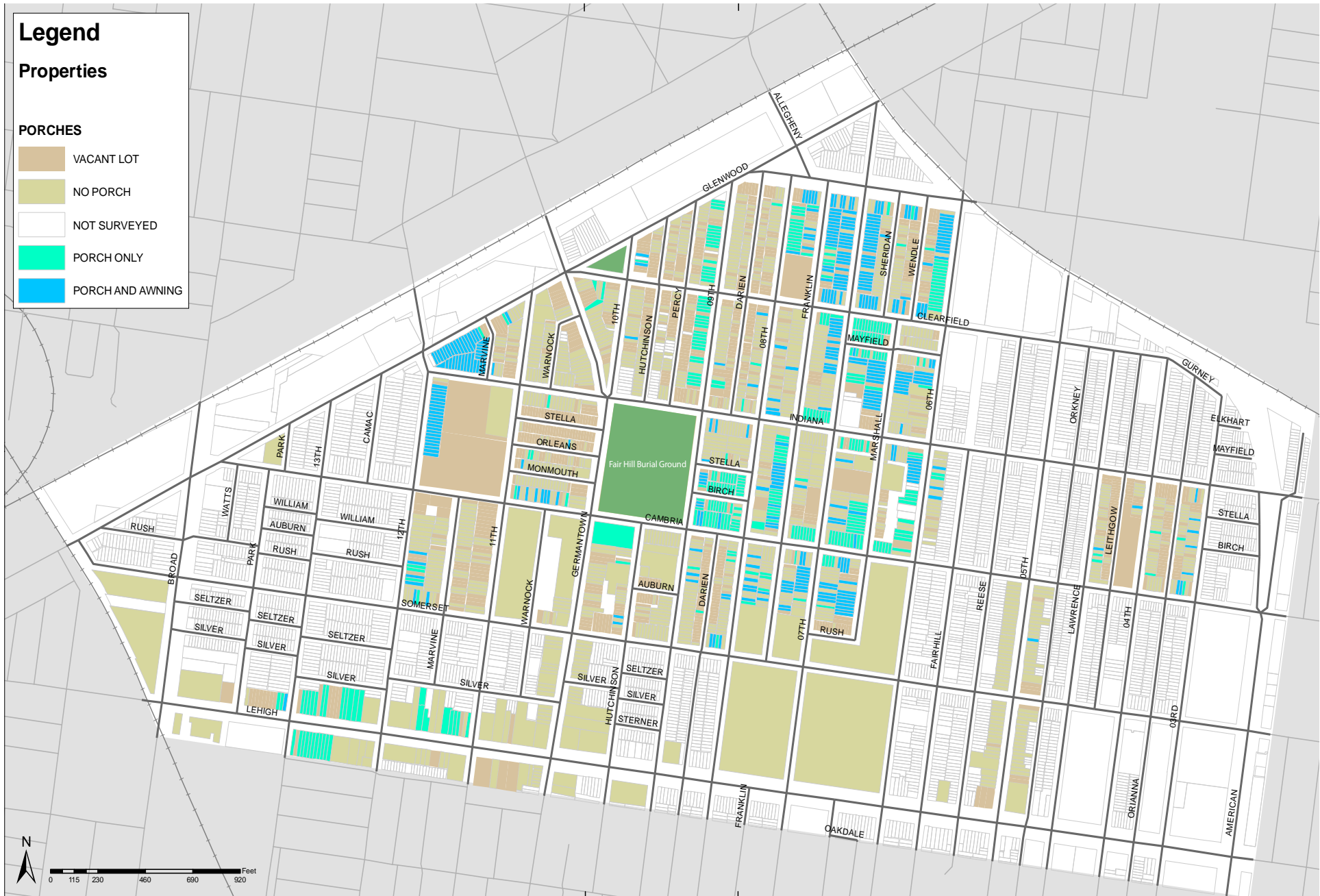
Figure 44. Black Diamond. Fairhill Studio Team. 2009.



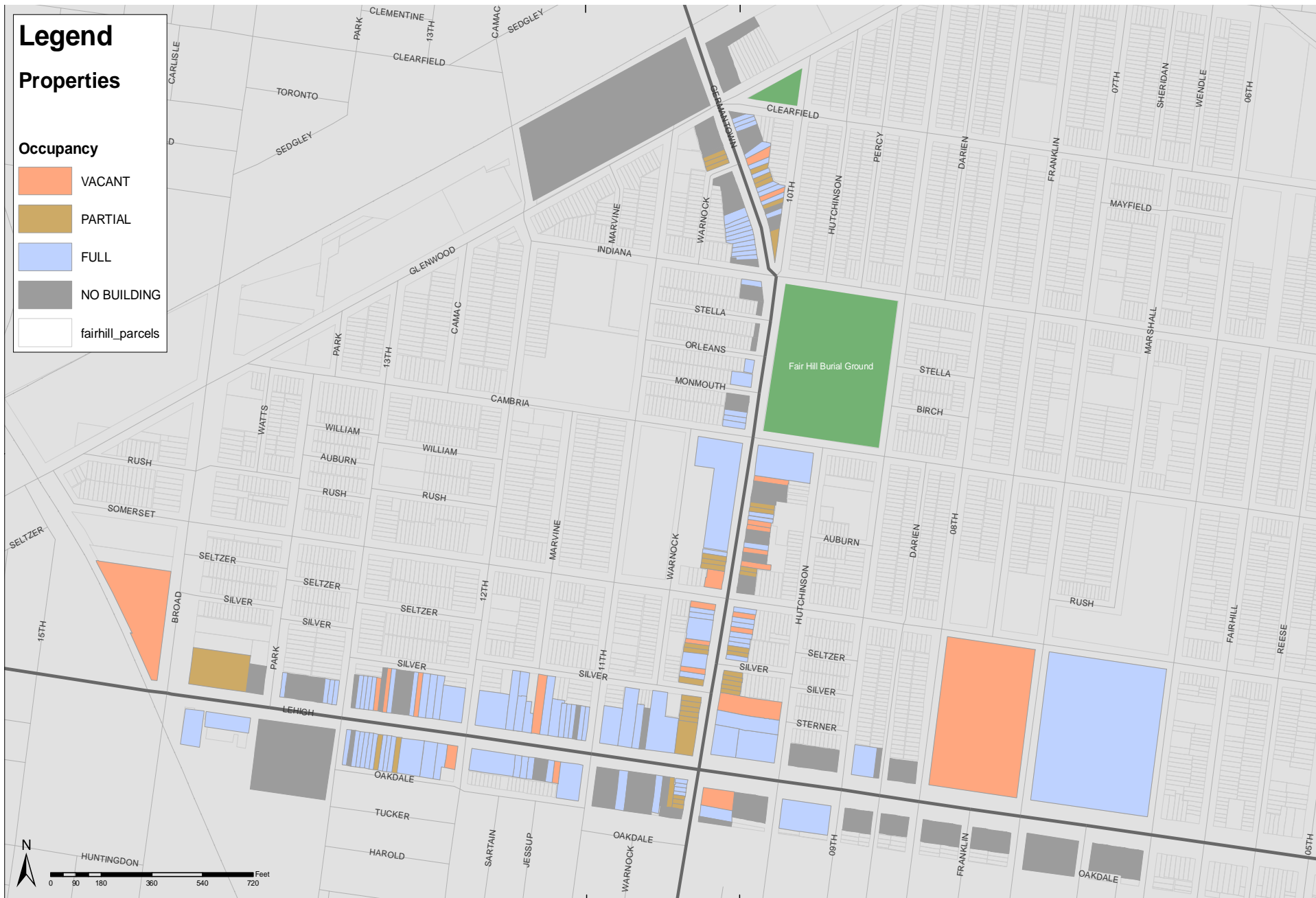
Map 8. Building Use. Fairhill Studio Team. 2009.



Map 9. Building Type. Fairhill Studio Team. 2009.



Map 10. Porches. Fairhill Studio Team. 2009.



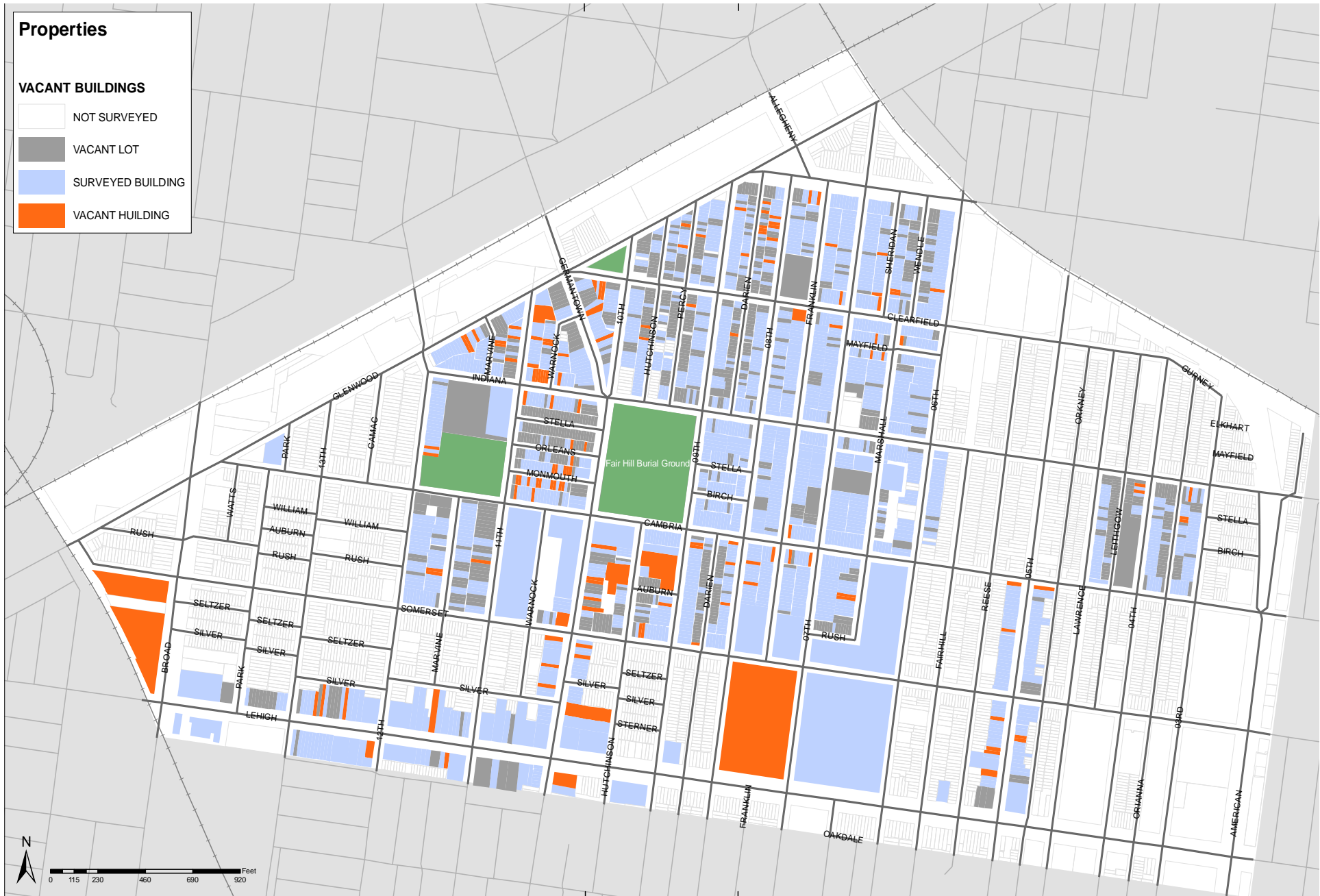
Map 11. Germantown + Lehigh Avenue Vacancies. Fairhill Studio Team. 2009.



Map 12. Corner Stores. Fairhill Studio Team. 2009.



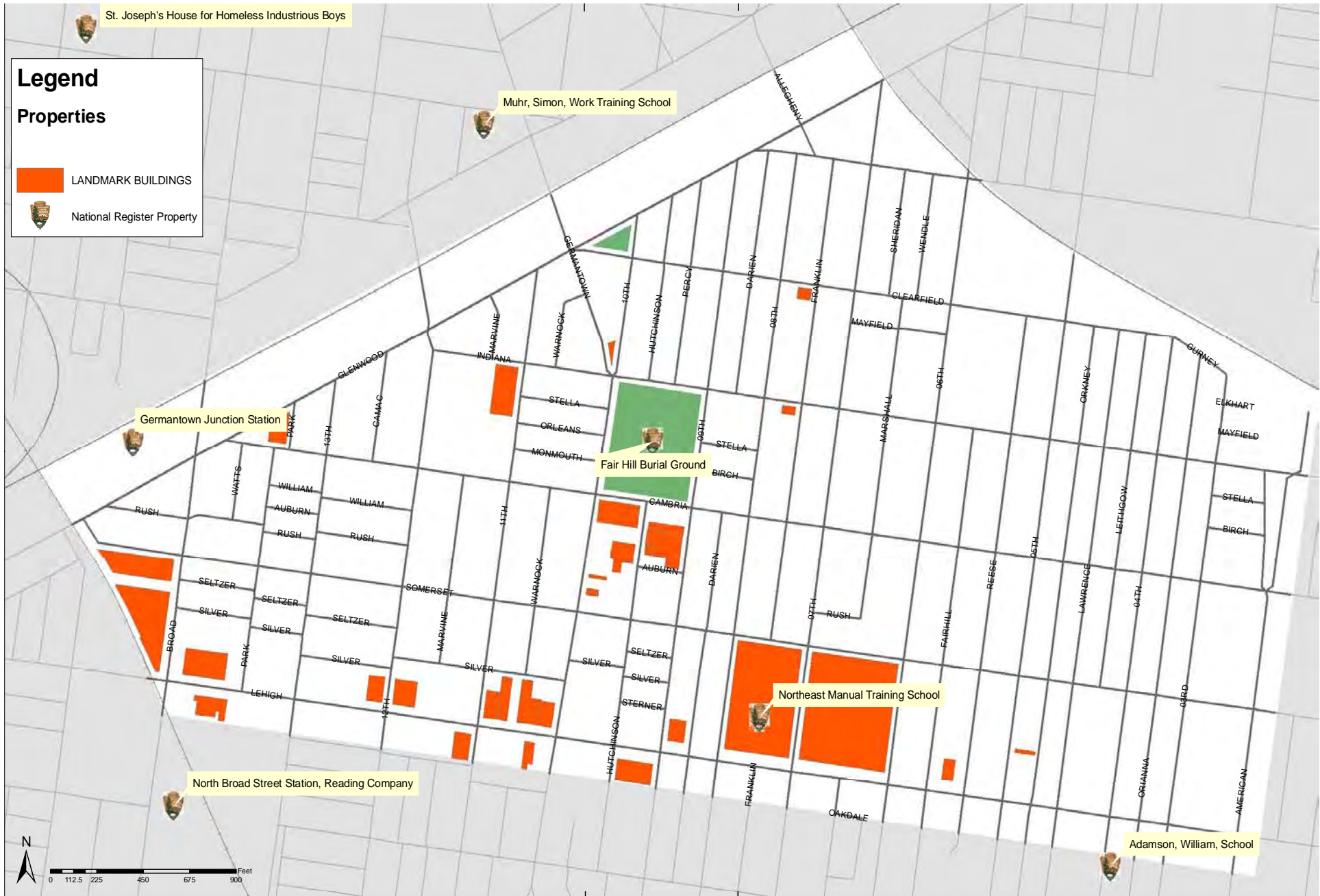
Map 13. Vacant Lots. Fairhill Studio Team. 2009.



Map 14. Vacant Buildings. Fairhill Studio Team. 2009.



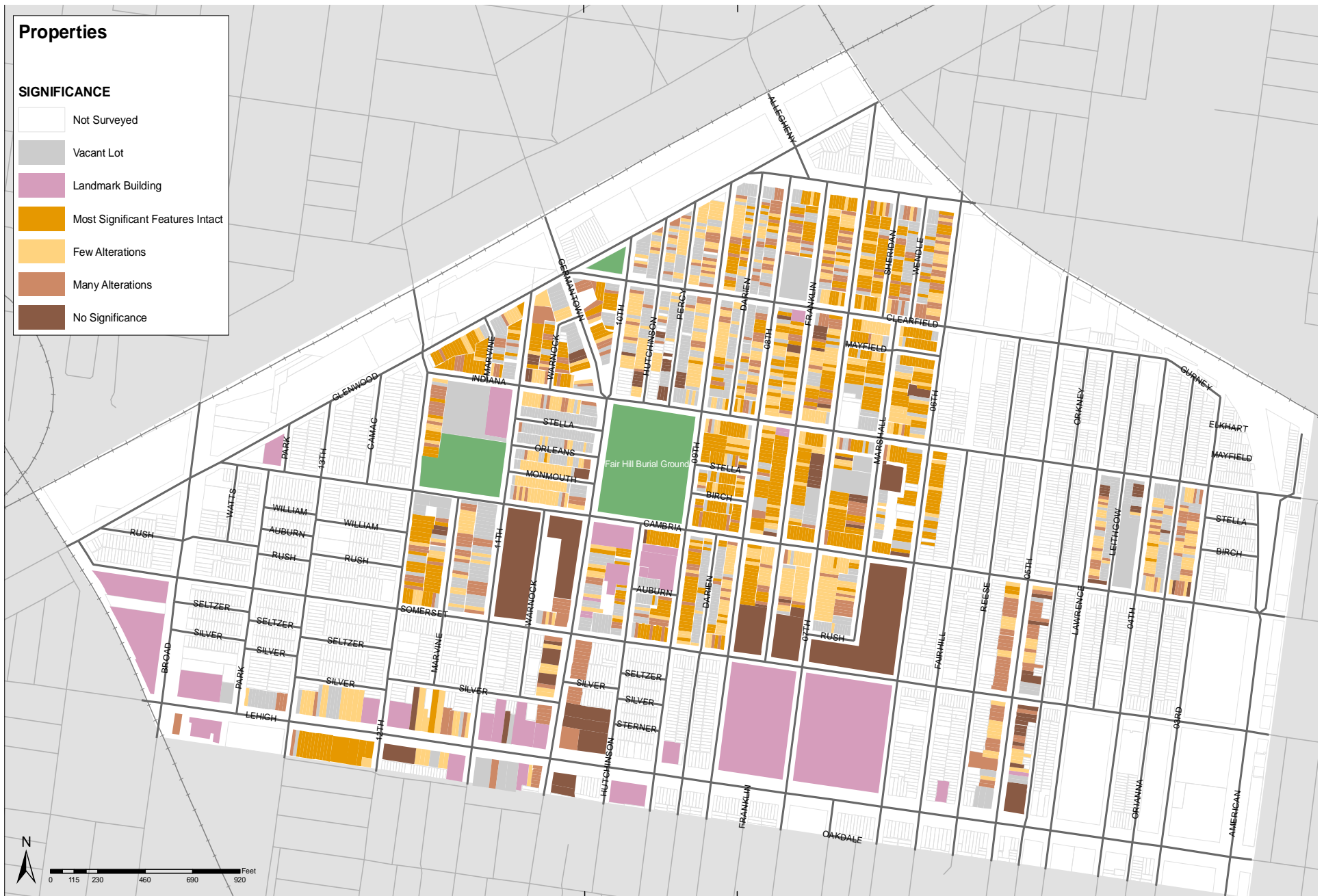
Map 15. Occupancy. Fairhill Studio Team. 2009.



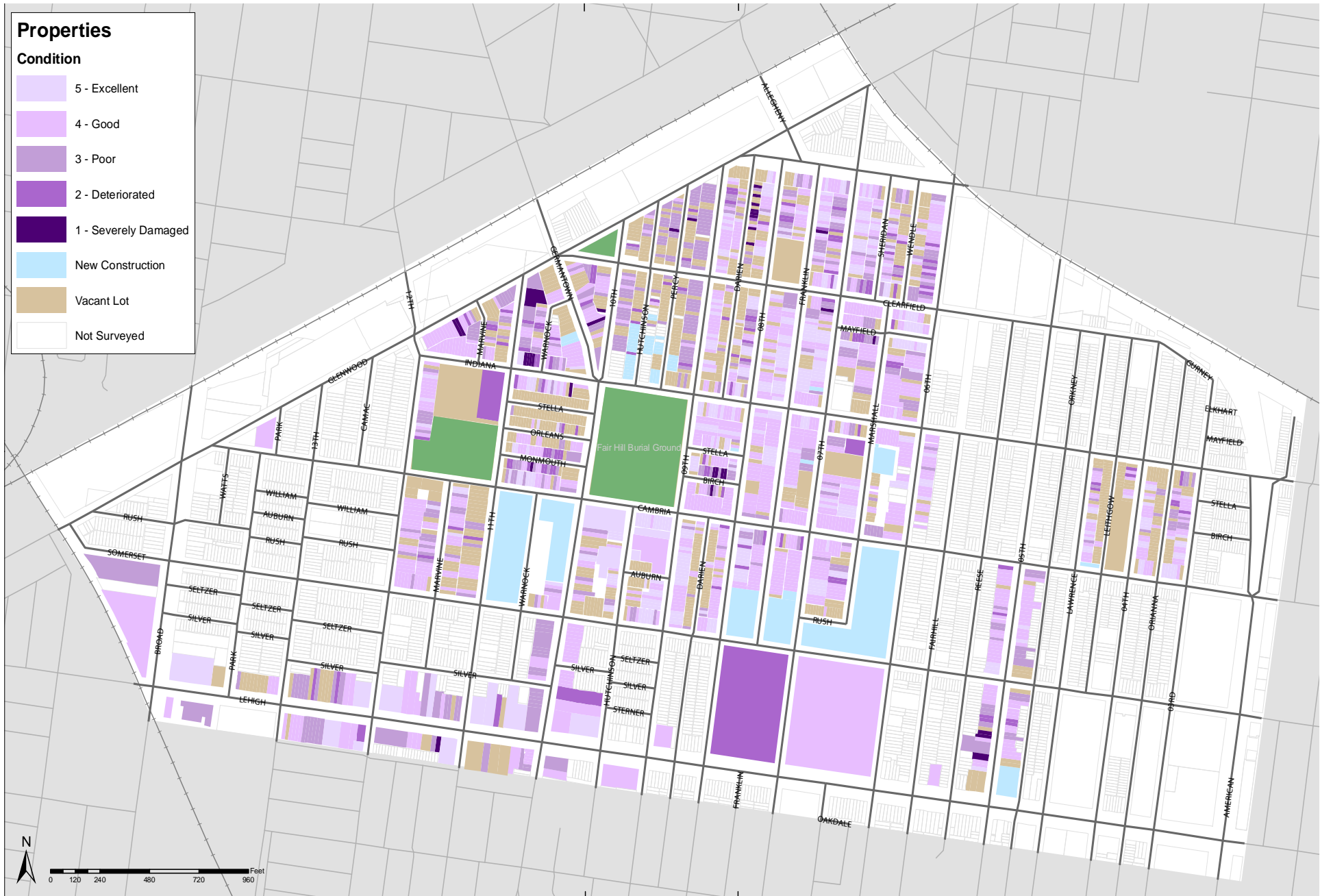
Map 16. Landmark Properties. Fairhill Studio Team. 2009.



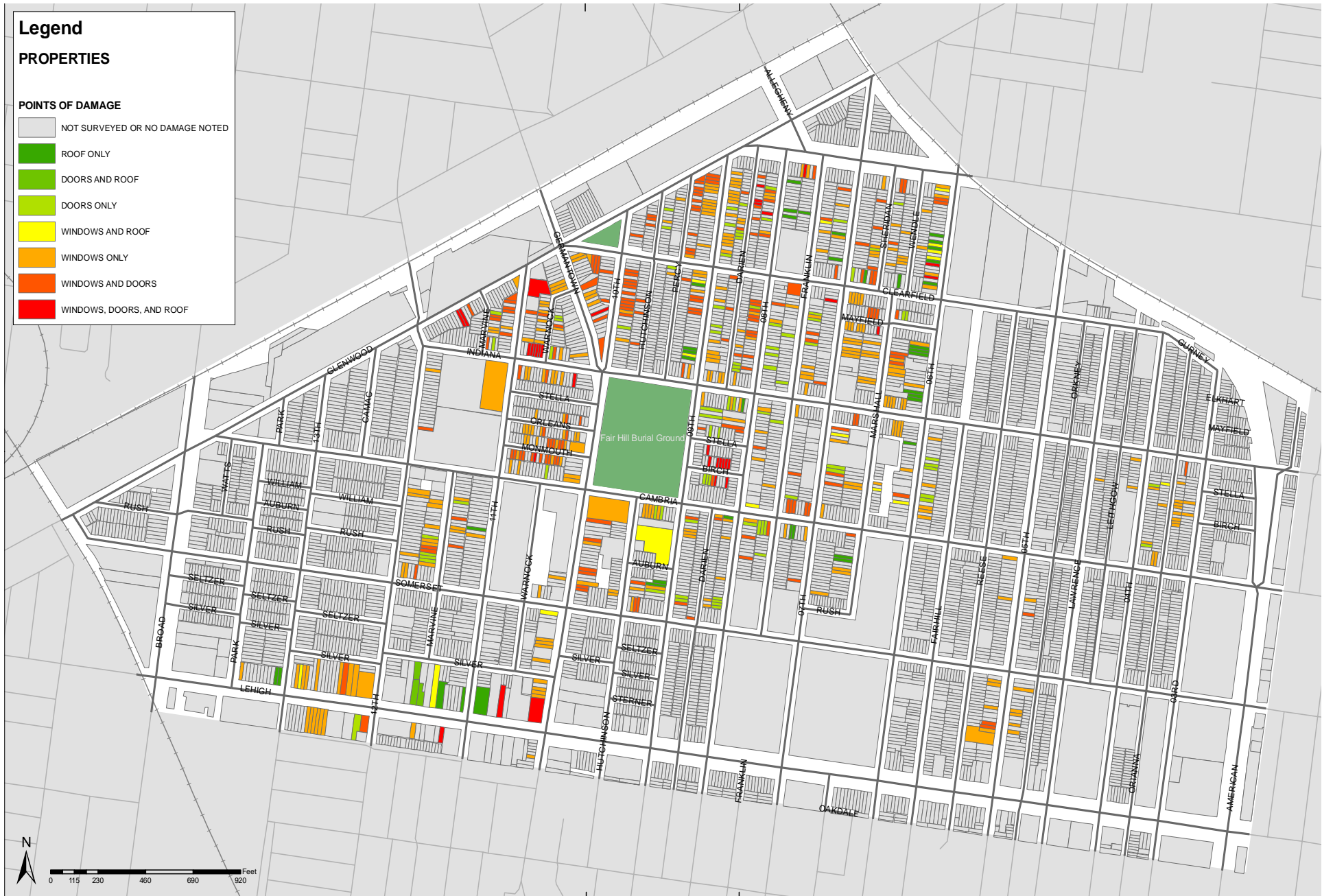
Map 17. Condition of Landmarks + Significant Buildings. Fairhill Studio Team. 2009.



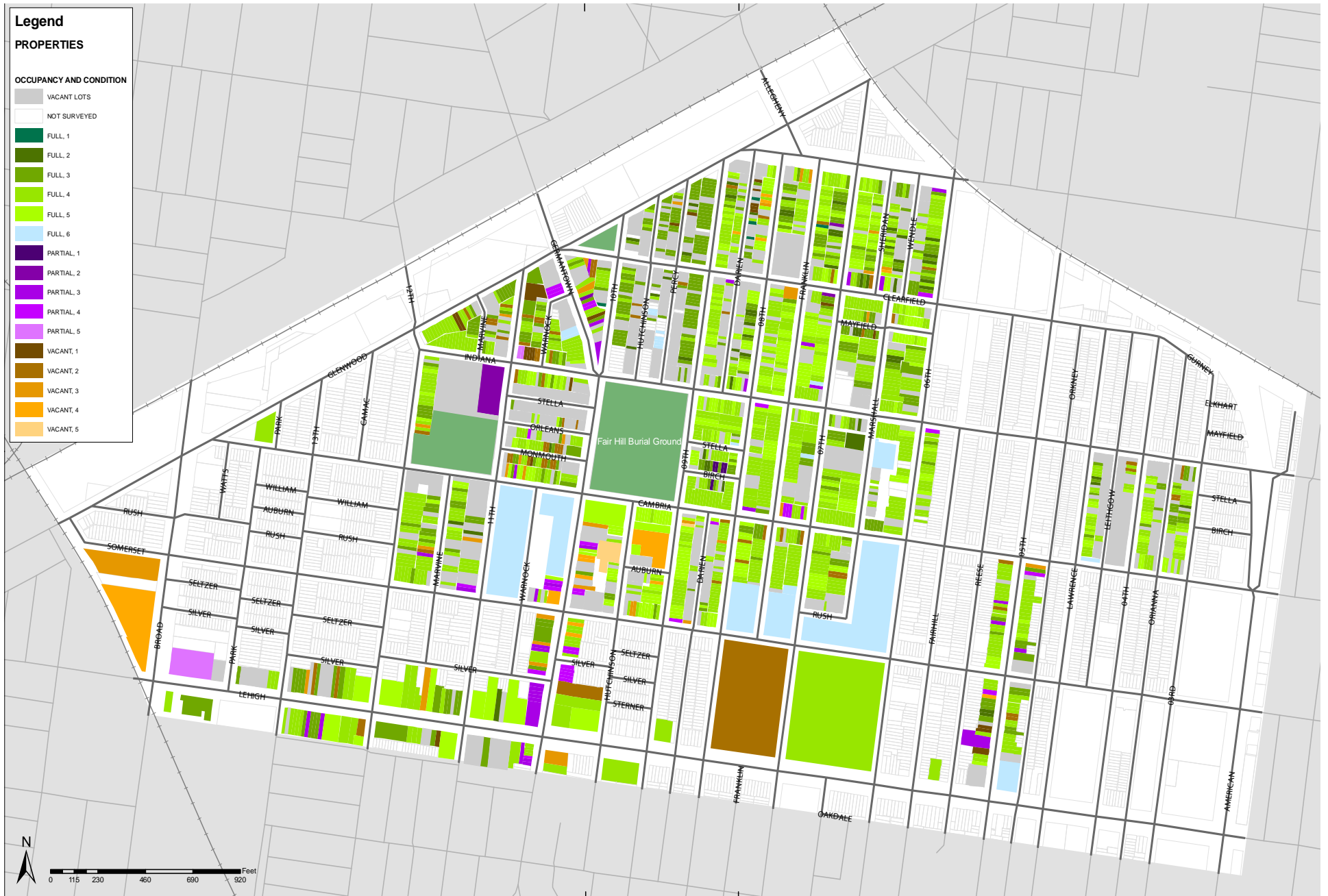
Map 18. Significance. Fairhill Studio Team. 2009.

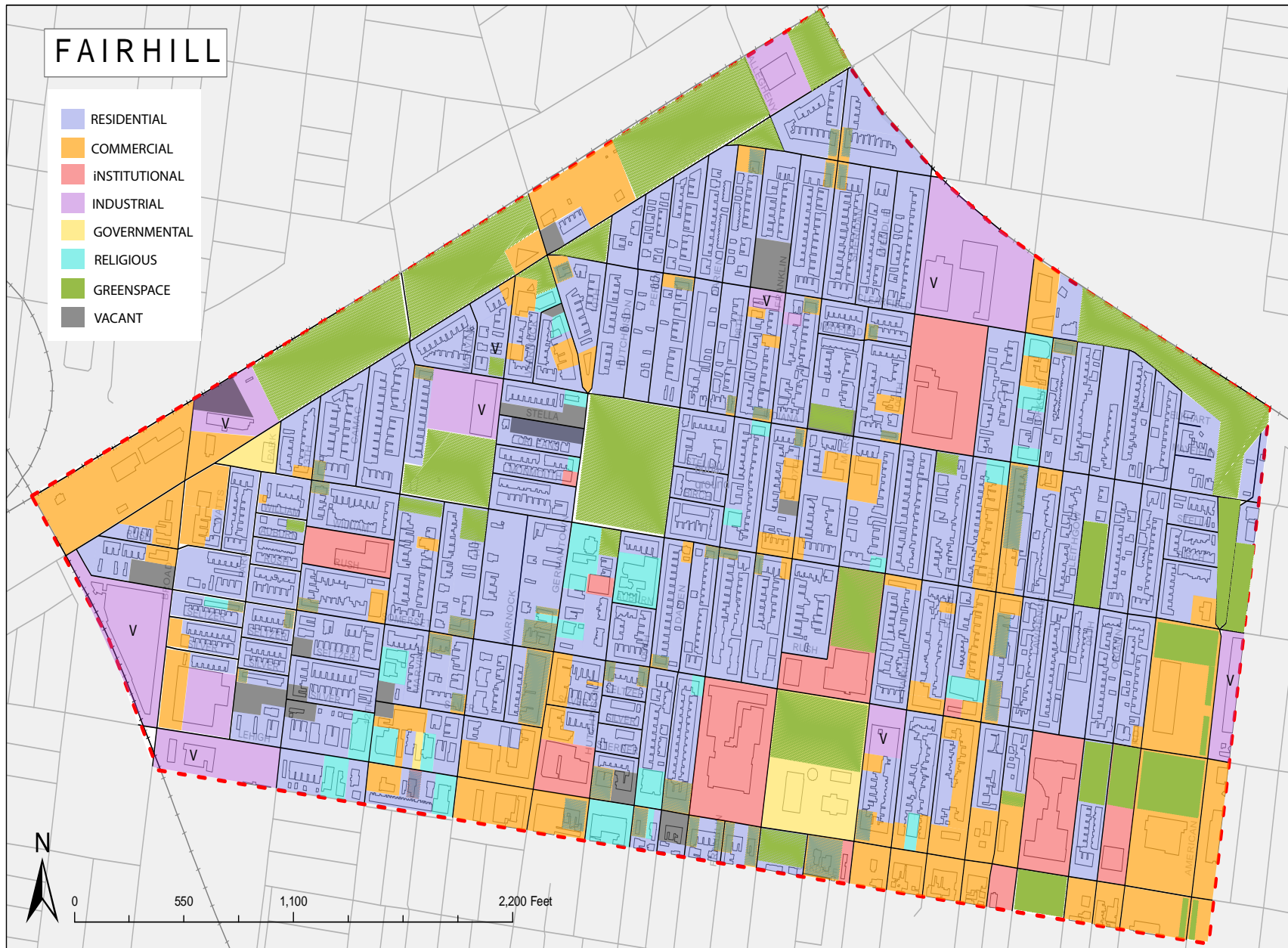


Map 19. Condition. Fairhill Studio Team. 2009.



Map 20. Points of Damage. Fairhill Studio Team. 2009.





Map 22. Current Land Use. Fairhill Studio Team. 2009.

SOCIAL AND ETHNOGRAPHIC CONTEXT



SOCIAL AND ETHNOGRAPHIC CONTEXT

SOCIAL AND DEMOGRAPHIC CONTEXT

A mix of quantitative and qualitative data provided a cohesive understanding of Fairhill's social and economic context. Statistical information was gathered using public data such as census data, planning documents, reports created by consultants, and private sector economic studies. Key-person interviews, social survey of residents, and observing public participation at several events in Fairhill provided additional information not offered by census data and feasibility studies. The interviews focused on understanding the assets and needs of the community as well as the importance of history of the neighborhood. The combination of interviews and statistical research provided a comprehensive understanding of the Fairhill's social and built environment.

CENSUS

Statistical data has been divided into two sections: resident profile and building stock profile (Figure 45). Educational attainment, income, race, household size, fit within the framework of the former whereas age of buildings, value of homes, and home sales trends are covered in the latter. Statistical data offers answers to the question what, while interpersonal research offers a glimpse into the complex perspectives of local residents, why.

RESIDENTS

Fairhill is typical of economically depressed and physically disinvested neighborhoods. It has high poverty rates, low median household incomes and relatively high vacancy rates.

Surprisingly, the neighborhood has a high homeownership rate, although recent trends suggest a possible decline in this metric. Looking at Fairhill within the context of the rest of Philadelphia makes apparent a few key trends. The number of single-mother households in Fairhill is twice as large as that of Philadelphia; the neighborhood is denser, household size is larger. There is a higher incidence of non-English speakers as well as foreign-born, statistics which confirm field observations of a thriving Puerto Rican community. Larger household size is most likely a result of this group's cultural preference for large families. The average current area resident is a young, unemployed Hispanic (Figure 46).

The significant decline in population beginning in the 1970s, as well as a demographic sea change: decline of white residents and increase of Hispanic residents (Figure 47). Total population has decreased over twenty percent since 1970; the decline in white residents most closely mirrors this trend. It is not clear

Category (Census 2000)	Fairhill	Philadelphia
	1.415 sq. mi.	135.13 sq. mi.
Population	28,461	1,517,550
Population density:	20,116 people/sq. mi.	11,234 people/sq. mi.
Average household size:	3.3 people	2.5 people
Percentage of single-mother households (among all households):	32.2%	14.90%
Percent of people that speak English not well or not at all:	16.90%	3.90%
Percentage of native residents but born outside the U.S.:	32.3%	3.20%

Figure 45: Key indicators for Philadelphia and Fairhill. Census, 2000.

Current Average Resident Profile

Under 35 years old

Hispanic

Was or is Part of a Single-Mother Household

Is not in the labor force (unemployed or not working by choice 56.3%)

Is as likely to own his or her home as not (+/- 3%)

If renting, pays \$674/ month in rent (more than 50% of HH income)

If employed, drives a car to work, commute time is approximately 30 minutes

Figure 46: Current Average Resident Profile. Census 2000; Social Explorer 2006 Projections.

whether the increase in black and Hispanic residents is due to these individuals moving in or whether it may be attributed to the sharp decline of white population, thereby leaving other races as the majority. The proportion of Hispanic residents has increased by nearly three hundred percent since 1970. Though the trend flattens by 2006, conversations Studio members have had with census employees and social service groups contradict these figures. Some accounts put the Hispanic population at nearly half that of the area. This is especially true in the eastern portions of the study area. The number of foreign-born residents has increased significantly, to a little over thirty-two percent in 2000.

Educational attainment has declined since 1970, with 1980 being the low point for high school graduation. Over the past few decades, this figure has improved. The decline in 2000 may be attributed to climbing rates for those attending college and those obtaining GEDs. Educational attainment is used as a poverty indicator because of its relationship to employment.

There is a correlation between communities with recent immigrants and low educational attainment due to the fact that most arrive as adults. The trend will typically reverse within a generation (Figure 48).

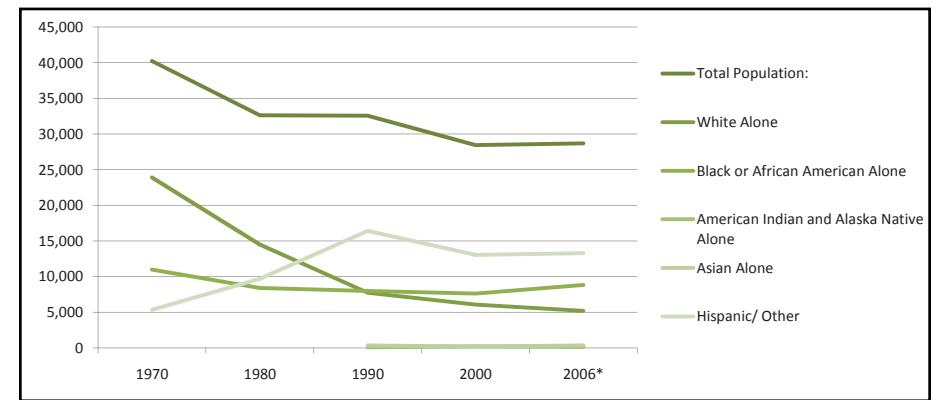


Figure 47: Race since 1970 , US Census and ACS

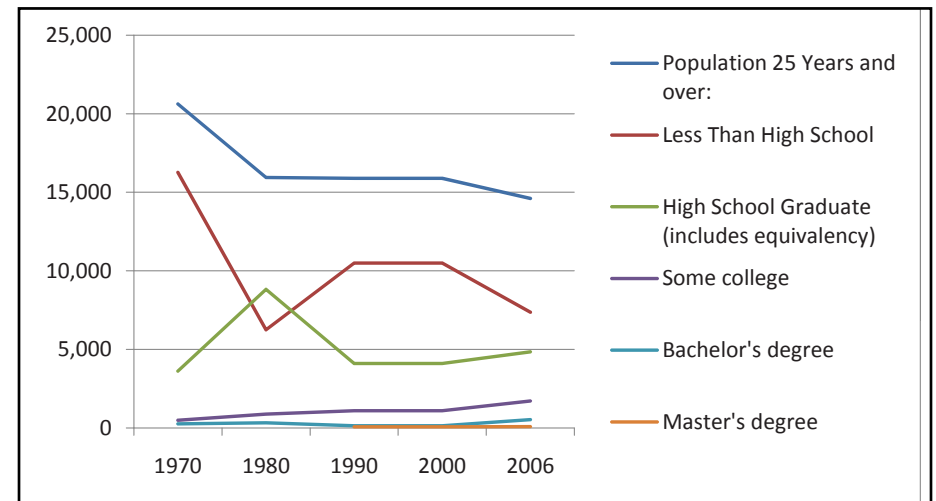


Figure 48: Education attainment since 1970, US Census and ACS

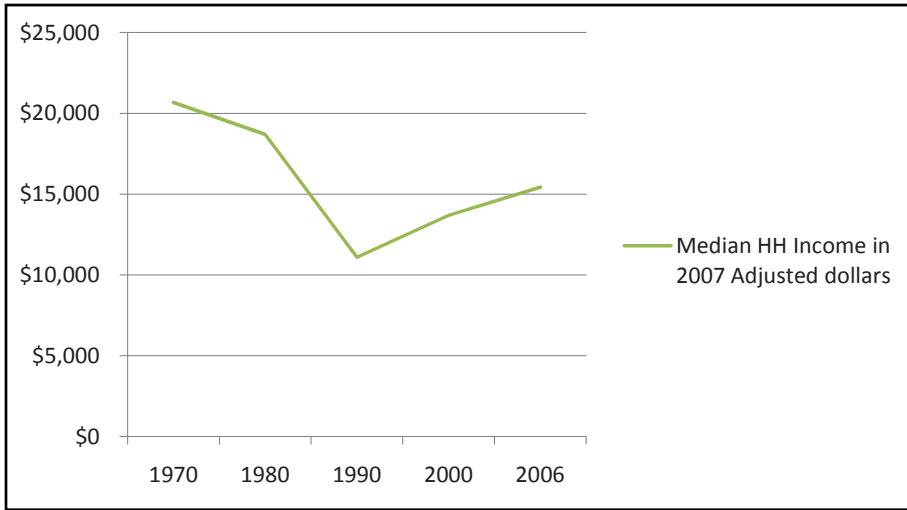


Figure 49: Median Household Income since 1970, US Census and ACS

The steep decline in household income reflects that of high school diploma attainment and overall population, though the lowest point for income lagged behind education and population indicators by approximately ten years (Figure 49). Projections put income at a steady increase, which may be linked to improved educational attainment as well as the age of the population of Fairhill. Over half of all Fairhill residents are under the age of thirty-five (see Appendix C).

Since its collection began in 1990, commute time has indicated the prevalence of employed adults working outside of the area. Survey interviews confirmed this. High levels of car ownership may be responsible for the decrease in commute time (since 1990) as most individuals choose to drive their own vehicles to work (Figure 50).

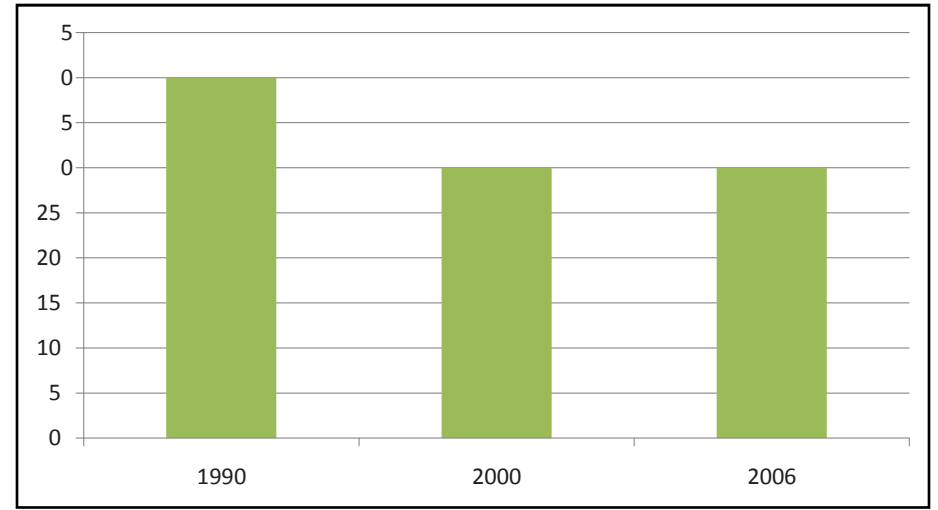


Figure 50: Commute time to work since 1990, US Census and ACS

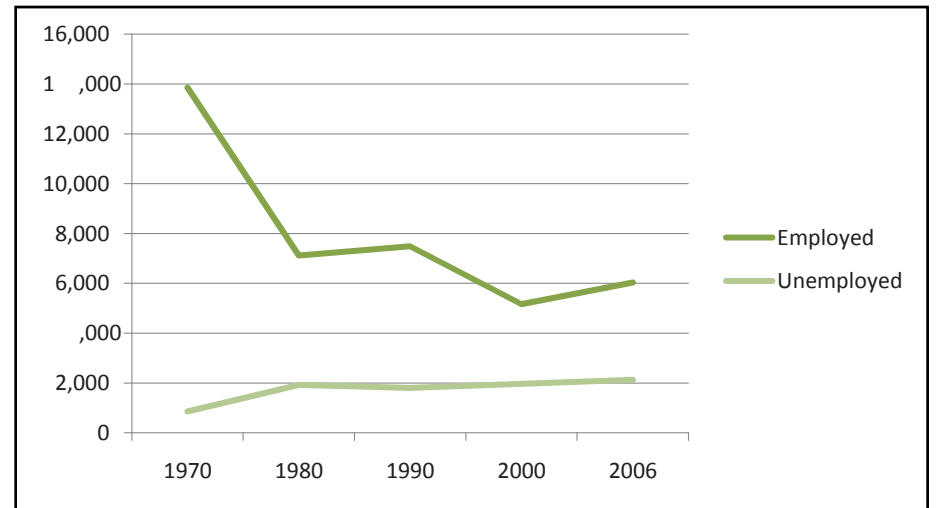


Figure 51: Employment since 1970, US Census and ACS

Less than half as many people are employed, yet unemployment has increased only incrementally, indicating those looking for work has not increased. Given the youthfulness of the population, this gap of approximately twenty-five percent may be attributable to a high level of residents participating in the informal economy. These jobs typically include services such as child care, housecleaning, and auto repair (Figure 51).

HOUSING

In order to understand how Fairhill's built environment can be leveraged as assets for revitalization efforts, developing a profile of the current building stock was necessary. The average residence in Fairhill is a single-family home built before 1939 and worth approximately 42,000 dollars (Figures 52-53). Low home values are a complex issue: on one hand they give poorer residents the opportunity to own, but at the same time these homes do not provide a solid investment for owners in the form of appreciation. The high level of vacancies (twenty-one percent in 2006) exacerbates the issue of low home value. Surveying the neighborhood makes apparent the significant number of historic properties and statistics confirm this: the majority of homes in Fairhill were built before 1939. Again, while this indicates that the historic integrity of the neighborhood may be largely intact, it also means that owners face higher maintenance bills.

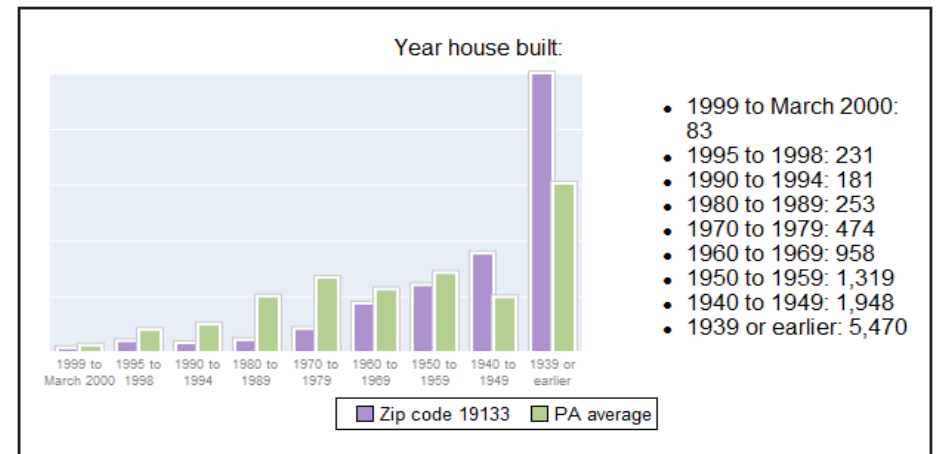


Figure 52: Age of Houses, Claritas 2009

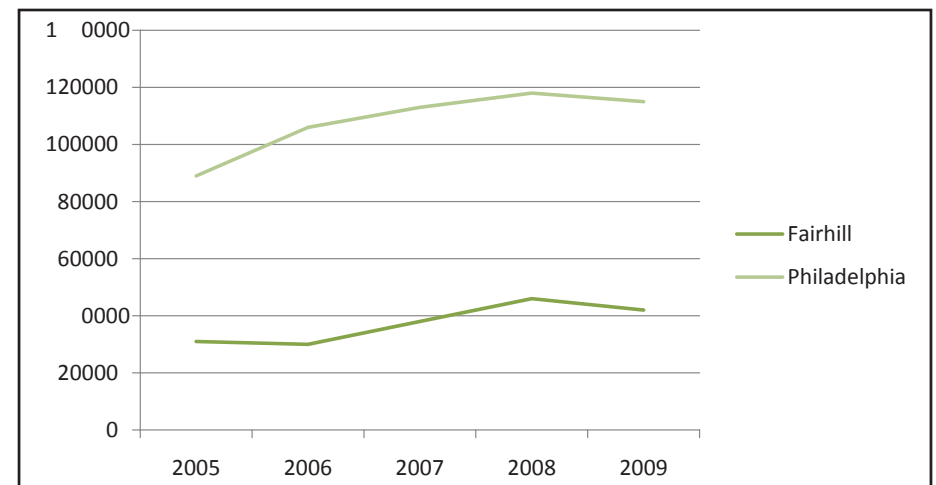


Figure 53: Home Values, Zillow 2009

Taken together the chart and map below point to a shift occurring in Fairhill (Figures 54-55). Rates of homeownership and the length of time at a given address have been higher in Fairhill than in greater Philadelphia by a large margin. However, a shift from renting to owning is occurring. This may be a result of the homeownership programs popular in the 1970s in which families were able to purchase homes for \$1, or a result of long-time owners dying and new renters moving in. It may also simply indicate an area preference to rent because of the greater flexibility it affords. The growing number of subsidized housing developments and Section 8 units available in the area appear to be an attractive alternative to many.

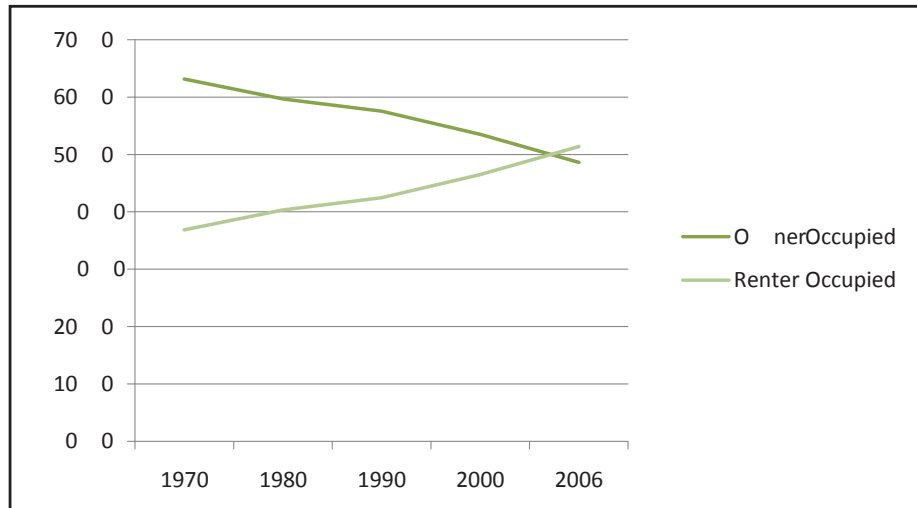


Figure 54: Renter- vs. Owner-Occupied Housing since 1970, US Census and ACS



Figure 55: Residents who have lived at their current address since 1980, Claritas, 2008

CONCLUSIONS

This socio economic data describes a major trend towards a population in distress, beginning in the 1970s. Many who could move out of the neighborhood did, leaving those with fewer choices: the elderly, those with low educational attainment, the unemployed. Data suggests that the poorest residents were unable to afford to move out of the community. With some of the lowest rents in the city, residents may not have been able to find more affordable housing. This is supported by figures showing long length of residency. Interestingly, the 2000s brought a new shift in both housing and demographics. Trends are not destiny, and this is the case for Fairhill. American Community Survey data for 2006/2008 indicate a younger population that is better educated. Hopefully this group will bring new opportunities for the community.

PILOT SURVEY

A pilot survey was administered to 12 residents of Fairhill in the first week of the study. The survey was a prototype for the key person interviews and broader social survey. The pilot survey questions initiated extensive conversations with residents. The residents were asked what they considered to be the strengths and weaknesses of their neighborhood, resources they used most often, amenities needed in the neighborhood, and if they thought Fairhill's history was significant. On the back of the survey was a map where the residents identified what they believed to be the boundaries of the Fairhill neighborhood. The borders drawn by residents were taken into consideration when determining the boundaries for the area of study. The answers to the survey questions were varied but most residents felt that the churches were a great asset in the community and that the neighborhood is in need of a community center. Very few residents answered the question concerning the importance of the history of the neighborhood. Those who did cited the cemetery as a historic aspect of the neighborhood. The results of this survey are not formally analyzed in this report as the residents surveyed were in a concentrated area along Lehigh Ave between Broad St and Germantown Ave. Consequently the survey results do not represent the opinions of residents throughout all the zones like the social survey conducted later on. However, results from these initial surveys did provide opinions about the community that were often repeated throughout the later key person interviews and three question residential survey.

KEY PERSON INTERVIEWS

Leaders in the neighborhood at the grassroots and municipal level were identified and interviewed as part of the ethnographic survey process (See Appendix C for list of key persons interviewed). Each person interviewed was asked a series of questions some of which were asked of each person while others were asked only of one interviewee, depending on their role in the Fairhill community. The questions asked allowed for a thorough understanding of the neighborhood's built environment and its residents and generally fell into four categories:

1. What are the challenges within/needs of the community?
2. What are the community's assets?
3. What programs are being enacted to assist the community in meeting those needs?
What encourages/discourages investment (businesses and homeownership) in the neighborhood?
What is essential for the success of revitalization efforts in Fairhill?
4. Is there a history valued in the neighborhood?
How is it represented?

Overall the interviewees viewed Fairhill as a neighborhood with many challenges but not one without resources to overcome those challenges. Those interviewed cited a lack of organization among CDCs and community oriented non-profits as a barrier to the accomplishment of community revitalization. Crime, drug use, lack of jobs and job training were stated as some of the most prevalent issues in the neighborhood.

An overwhelming amount of those interviewed cited the supportive residential community as an asset to the neighborhood. As a whole the key persons interviewed had less to say on the subject of the importance of the historic built environment and the social history of the neighborhood. Though a question about the subject was always on the list of questions for the interviewee, interview time was spent discussing the many challenges, assets, and programs being created for neighborhood revitalization. Those who did address the architectural and social history of the neighborhood category said it was an important topic but one that simply could not take precedence considering the many challenges the residents of the neighborhood face. The following examples are illustrative of the responses given, organized by the four categories previously listed.

1. What are the challenges within/needs of the community?

In the 80s-90s drugs and violence were more of a problem but it is still a challenge to make it a safe place and encouraging more people to feel safe from outside the neighborhood. –Women’s Community Revitalization Project Volunteer, Christine Paul
Trying to find funding for house maintenance. People can’t afford to move so need to find funds to take care of the buildings. There are few employment opportunities in the area; most residents leave the neighborhood for their jobs. The neighborhood would benefit from local employment opportunities. –Block Leader, Peaches Ramos

2. What are the community’s assets?

The neighborhood has significant historic properties. Example: there are eight small theatres on upper floors of stores. –City Planner, David Fecteau

The people are an enormous asset to this neighborhood. –Ward Leader, El Amor M. Brawne Ali

The stability in residents that live there. This is one of the few neighborhoods where there are Intergenerational connections. The residents have a long commitment to the neighborhood. –Councilwoman Sanchez

3. What programs are being enacted to assist the community in meeting those needs?

RFP will be released shortly, its purpose it to find econ dev consultants to develop a plan to revitalize the commercial corridors along Lehigh and Germantown Ave. It became clear that further study was needed when the Commerce Dept’s city-wide study on underserved commercial nodes (produced by Econsult) identified both of these corridors as targets.

–Philadelphia City Planner, David Fecteau

Sub question 1: What encourages/discourages investment (businesses and homeownership) in the neighborhood?

Evidence of encouragement:

Some organizations help locals find employment: Congresso and Espera. –Block Leader, Peaches Ramos

Evidence of discouragement:

There is a perception that business owners do not reinvest the money that locals spend in their shops back into the community. This may or may not be accurate: many commercial building owners (owner-occupied businesses) don't live in the area according to BRT data. –City Planner, David Fecteau

Sub question 2: What is essential for the success of revitalization efforts in Fairhill?

The first step is building confidence; paying attention to the neighborhood, and building trust between the residents and the city is important-Identify what can be done first, what should be done first. A prioritized implementation list is needed. –Councilwoman Sanchez

4. Is there a history valued in the neighborhood? How is it represented?

They've tried to connect history, arts, and culture. Difficult to do under the physical conditions that they are in. Hard to convince when they are literally just looking to survive. –Ward Leader, El Amor M. Brawne Ali

There are few if any school programs that promote the history of the neighborhood to the children, but we have invited some of the schools, history tours, of the neighborhood and urban nature. It would be wonderful to have something about local history. –Executive Director of Historic Fairhill Burial Ground Corporation, Gerry Fisher

The key persons chosen for interviews represent a broad spectrum of Philadelphians involved in the Fairhill community on many different levels. However, these responses were not enough to provide a thorough understanding of the neighborhood's challenges, assets, and necessities. The best and most accurate answers concerning these topics would be provided by the residents of the neighborhood. As a result, a social survey was created to give the residents of Fairhill a voice.

SOCIAL SURVEY

To efficiently collect a large amount of social data from residents in Fairhill, the research team administered a social survey consisting of three directed questions. The questions were based on categories similar to those used for the key person interviews. The final three questions provided quantifiable answers from the residents about their neighborhood. These questions were: What do you think Fairhill needs? Do you think the neighborhood is historic? If Yes, Why? If no, what do you think is important to the neighborhood? Asking the resident what building or area is important encourages an understanding of what is valued in the neighborhood, if not the history. The research team conducted the social survey and building conditions survey simultaneously. , Fifty-six Fairhill residents were surveyed during the process. Though this is a small number of residents in comparison to the number of residents that live in the Fairhill, it is a –good cross section of opinions through- the entire neighborhood. Because the social survey was

conducted during the building survey, at least one resident from each “zone” was surveyed (See Building Conditions Survey section of this report for survey zones). Figures 56 through 59 summarize the results of the social survey.

The 37 residents who viewed Fairhill as historic, listed many reasons. The majority of these reasons fall under the four categories of rowhouses, institutional buildings, the Fairhill burial ground, and longevity of community. The rest of the answers fell under the category of “other” with one citing that the neighborhood is old but not historic. The category of “other” included the Lehigh Ave corridor’s social and architectural fabric, trolley tracks in the street, and the history of the Quakers. In some cases, residents listed more than one aspect of the neighborhood that contributed to its historic character. Each of these answers was counted since no one answer was more important than the other. As a result, the number of answers is greater than the number of residents surveyed.

If a resident said no, they do not think Fairhill is a historic neighborhood, they were asked to name the buildings or areas they think are important to the neighborhood. The ten respondents who fell into this category provided a variety of answers (See Figure 58). The institutional buildings named as important by residents are churches, schools, the library, and Congresso, a health, wellness, and employment services center in the neighborhood. The few parks that exist in the neighborhood are valued. Public transportation provides a convenient means for

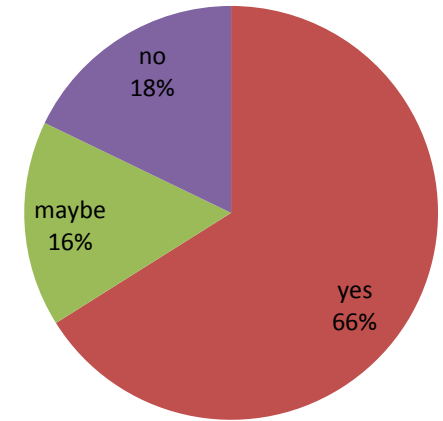


Figure 56: Thirty-seven of the fifty-six residents surveyed stated that Fairhill is a historic neighborhood.

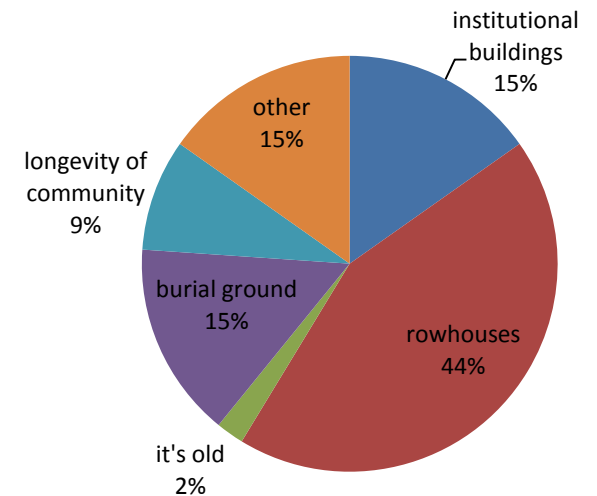


Figure 57: Residents listed both social aspects and the built environment as reasons for the neighborhood being historic.

residents to commute to and from Center City. The Fair Hill Burial Ground is a landmark in the community as indicated by the residents who listed it as an important community space. A lack of neighborhood amenities is expressed by the answers “nothing is important” or “I don’t know”. The statement “it’s not historic, just old” is opposite of the one made by residents who reasoned that the neighborhood is historic because it is old. The association residents make between the word historic and the word old provides insight in to the interaction and more importantly the lack of interaction between current residents and the history of the neighborhood. An understanding and appreciation for the neighborhood’s history is the missing link between past and present residents and one of several assets absent in the Fairhill community.

Residents were also given the opportunity to list what they think their community needs the most. The answers ranged from jobs and a job training center to urban renewal. The majority of those interviewed stated that a community center is what the neighborhood needs the most. The rehabilitation of buildings, filling of lot and home vacancies, and creation of jobs and a job training center rank as the second, third, and fourth highest needs according to residents. The categories listed in Table 59 are general and encompass more specific answers that the residents provided. For example, the category Community Center/Recreation Center encompasses the resident answers that stated that specifically community center as well as

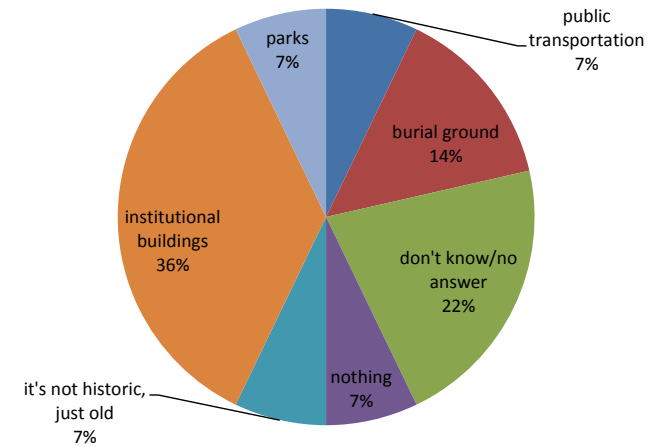


Figure 58: Residents listed several buildings and areas important to the neighborhood. However, the second largest percent of answers, “Don’t know/ no answer” illustrates a lack of landmark places in the neighborhood.

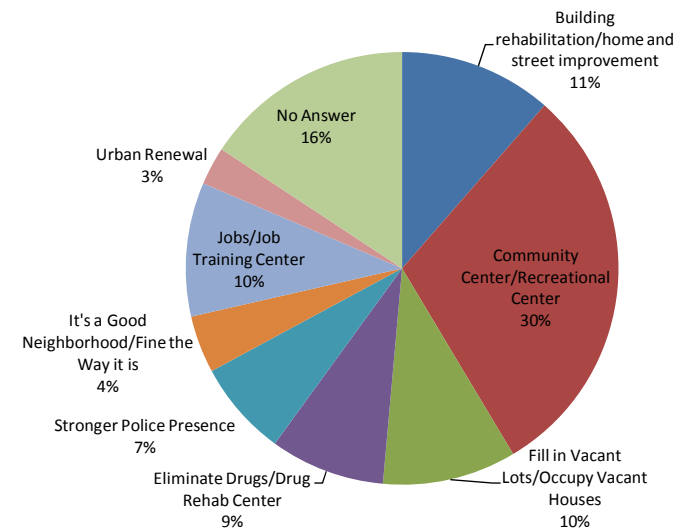


Figure 59: The needs of the Fairhill community are extensive; ranging from safety to recreational activities for children.

the answers of recreation center, a place for the kids, playground, and parks. Some residents gave more than one answer to the question "What does Fairhill need?". As with the answers given by residents concerning why Fairhill is historic, each answer was counted. As a result, the number of answers is greater than the number of residents surveyed.

The socioeconomic and ethnographic data informed the studio of the challenges, needs, and assets throughout the Fairhill community. The conversations with residents and key persons, combined with the socioeconomic and demographic profile, provided background information that informed several individual projects found in Volume II of this report.

POLITICAL CONTEXT AND CURRENT ISSUES



POLITICAL CONTEXT AND CURRENT ISSUES

SUMMARY OF THE LATE 20TH CENTURY

Like many inner city neighborhoods across the nation, Philadelphia's Fairhill community experienced neglect and abandonment after the 1960s. This came as a result of a serious decline in population and investment. With fewer "eyes on the street," there was an increase in violence and drug trafficking. The historic burial ground became a center for these activities, as well as a place for trash and abandoned cars (Figure 60).

Often by request and neighborhood protest, efforts have been made by the city to help revitalize the neighborhood, or at the very least, help to clean it of drugs. The 1986 North Philadelphia Plan included direct planning for Fairhill, West Kensington and St. Edward by



Figure 60: Desolation at Historic Fair Hill Burial Ground, 1995. <http://fairhillburial.org>

specifically taking advantage of the commercial corridors and abandoned buildings. However, Fairhill saw little implementation; businesses continued to leave and properties remained vacant. In 1992, the 1000 block of Stella St was razed by the City of Philadelphia in order to rid the area of forty "drug dens," though no physical or social rehabilitation efforts were made beyond this.

As the city acquired and demolished more properties at the end of the 20th and beginning of the 21st century, a lack of redevelopment planning continued to be detrimental to Fairhill's historic fabric. Today Stella, and parts of several other streets, sits empty, overgrown with grass and weeds (Figure 61). In the mid 1990s, fed up with broken promises by mayoral administrations, the community



Figure 61: Stella Street. Fairhill Studio. 2009.

decided to take matters into their own hands.

The Advocates of West Fairhill was founded by Robin Moore. Along with other community leaders, Peaches Ramos, worked non-stop to watch block corners and help rid the streets of drugs. These efforts also established a significant relationship with the community's police districts, who had failed to maintain a presence in Fairhill. The Fair Hill Burial Ground Corporation formed in 1993, to clean and maintain the burial ground. Just as the Quaker burial ground had been a focal point to the neighborhood's creation, it again became a catalyst for change. Remarkably, these community-led efforts have had the largest effect in turning the neighborhood around (Figure 62).



Figure 62: Peaches Mural. Fairhill Studio. 2009.

SUMMARY OF CURRENT ISSUES

Compared to other industrial-era neighborhoods, an exceptional amount of homeownership is retained in Fairhill. The range of conditions of rowhouses and the lower incomes of the residents demonstrate a need for more maintenance and preservation incentives.

Based on numerous key person interviews, major concerns in this area are the high amount of vacant land and unoccupied buildings, a lack of employment opportunities within or close to the neighborhood, and a lack of organized support to attract investment. Weaknesses and threats like these will be further outlined and expanded upon in the SWOT analysis.

Fairhill still struggles from disinvestment, but certainly not to the extent that it did during the last quarter of the 20th century. New developments and revitalization efforts have begun to change the perception of widespread disinvestment.

Recently, the Evelyn Sanders Homes for low-income mothers and their children was developed by the Women's Community Revitalization Project (WCRP) on Percy and Hutchinson Streets in 2006. (Figure 63) Phase two of the development is slated to begin January 2010. The location for the new development was suggested by the City of Philadelphia based on the 2004 Redevelopment Plan for West Fairhill/East Tioga/Hunting Park and Shared Prosperities, a community planning study by the Village of Arts and Humanities with collaboration from Temple University and Penn Praxis. Although this development



Figure 63: WCRP Housing. Fairhill Studio. 2009.

incorporates community services, residents and neighbors are concerned over the quality of these units, some of which are already leaking.

The Philadelphia Housing Authority (PHA) is currently constructing affordable senior housing with PHA offices on the ground level at Germantown Avenue and Cambria Street (Figure 64). Additionally, recent private residential development and rehabilitation by North Philadelphia Community Help Inc., has made available affordable rental units (Section 8) on the 2700 block of Eleventh Street. Generally speaking, residents and community leaders see all of this new attention to the neighborhood as a move in the right direction, and one that has been needed for quite some time.

The historic Fair Hill Burial ground has returned to its status as a central asset for the neighborhood; especially for West Fairhill residents who are typically more aware of its programming and events (Figure 65). Several kinds of children's programming currently takes place in the burial ground – ranging from local and national history to gardening and nutrition. Summer and after-school programming have provided children with a chance to experience the space. Often seen as a space primarily for children, the space does not currently attract a broad audience. Limited supervision of the burial grounds restricts its hours of operation since some vandalism, loitering and littering still occur.



Figure 64: PHA Housing. Fairhill Studio. 2009.



Figure 65: Children's Program in the Fair Hill Burial Ground. Fairhill Studio. 2009.

Although the City of Philadelphia is starting to pay more attention to Fairhill, the community struggles with efforts for redevelopment due to a large amount of absentee owners. This along with land speculating, prevents community groups from acquiring and redeveloping for better use of these deteriorating or vacant properties. The reaction to this challenge for the community is reflected in grass-roots activism in Fairhill with a large amount of community based non-profit organizations and community development corporations. (Refer to Appendices D, E, & F) These range from demographic-specific CDCs like the WCRP, to smaller community groups such as Helping Underprivileged

Groups Survive, to broader city-wide organizations such as the Philadelphia Housing Development Corporation and the Philadelphia Redevelopment Authority. The next steps for Fairhill are to address the lack of communication between all interested parties as well as with city housing and redevelopment agencies.

SUMMARY OF PLANS IN FAIRHILL AREA

Analyzing existing policies and plans for neighborhood revitalization helps us understand which tools have already been used to assist the neighborhood and which tools are still available for utilization. There has not been much attention paid to this area in the last quarter-century, so documents and plans are quite scarce. The following is a summary of recent city-wide and neighborhood-specific plans created in the past ten years that have affected or could affect the Fairhill neighborhood.

In 2001, a city-wide initiative for neighborhood revitalization and blight removal, called the Neighborhood Transformation Initiative, was introduced to the public by newly elected mayor, John Street. The initiative, funded through a \$296 million bond issuance, aimed to restore communities by acquiring, demolishing, and transferring vacant and abandoned properties and lots to developers for reinvestment. The money was split up among the ten council districts to be used at the discretion of the councilperson. It is unclear exactly how NTI funding affected Fairhill since the program's inception, since no readily available source exists that documents the locations of

funding usage. Recently, however, it has been discovered that funding is still available for the acquisition of properties in this neighborhood's districts, a resource that should be harnessed for neighborhood improvements.¹

West Fairhill, East Tioga, and Hunting Park were combined in a 2004 Redevelopment Proposal, issued by the Philadelphia City Planning Commission. In order for land to be acquired by a public agency and then transferred for redevelopment, the three neighborhoods, located adjacent to each other along Broad Street, had to meet the criteria set forth by the Pennsylvania Urban Redevelopment Law for a blight-certified community. The redevelopment plan was approved and locations were identified for potential redevelopment, one of them being the block between Ninth and Tenth, and Indiana and Clearfield, where the WCRP housing project was then placed. The other site identified in the proposal was the site for the new PHA project, located Germantown and Eleventh, and Somerset and Cambria. Of the plans and initiatives proposed in the last decade, this seems to have had the most obvious impact on the studio study area.

In November 2009, a request for proposals (RFP) was issued for economic and reinvestment studies on four commercial corridors in North Philadelphia, two of which affect our study area: Lehigh and Germantown Aves. The project, created by PCPC and the Department of Commerce, has looked at these corridors to identify possibilities to strengthen these major commercial corridors and encourage reinvestment.

SUMMARY OF BROADER CITY PROGRAMS

Several community development programs exist in the broader Philadelphia context that offer development incentives for disinvested and distressed neighborhoods. There are three types of economic investment zones throughout Philadelphia that are operated by HUD and designated to encourage investment and redevelopment in distressed communities. The three programs – Enterprise Communities, Empowerment Zones, and Renewal Communities – provide a variety of tax incentives and regulatory relief to businesses and investors if they start a business in that identified zone. The eastern-most four blocks of the study area are included in the American Street Enterprise Community, and all of Fairhill lies within a Renewal Community. Bordering the study area's eastern boundary is the West Hunting Park Enterprise Zone, and southern boundary is the North Central Empowerment Zone. Empowerment Zones and Renewal Communities are due to expire at the end of 2009, though President Obama has requested this deadline be extended until December 31, 2010, to allow tax relief to the businesses who currently reside in these zones.² Pennsylvania also operates a Keystone Opportunity Zone program, where specific industrial and commercial businesses receive significant tax breaks for reinvesting in the particular zone³ (Figure 66).

Community Development Block Grant (CDBG) funding is one of the city's most important federal funding sources for public improvement. Funding is utilized in a multitude of ways,

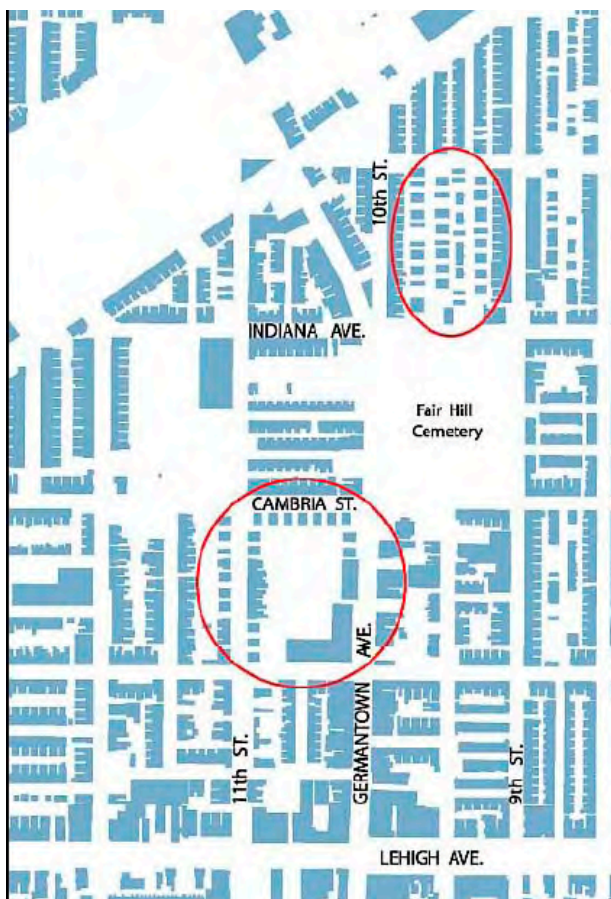


Figure 66: Plans reflecting current location of WCRP and PHA Housing near Burial Ground
 “Redevelopment Area Plan for West Fairhill, East Tioga and Hunting Park” by the Philadelphia City Planning Commission, January 2004

and cities have a great amount of flexibility in determining how to spend the money; the only stipulation is that the majority of the beneficiaries are of low- and moderate-income and that it meet one of the following goals: “benefit low- and moderate-income persons, prevention or elimination of slums or blight,

or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.”⁴ Programs include affordable housing, improved streetscapes, single-unit housing rehabilitation, energy efficiency improvements, and more.

Numerous other programs exist that can be used to encourage investment and development in the study area. The ten year tax abatement program is a powerful incentive for development and rehabilitation citywide. For ten years, owners of the new or improved property pay taxes only on the assessed value of the property before construction or improvements. Tax-Increment Financing (TIF) is another tool in which tax revenue is funneled back into the TIF district after the baseline tax, assessed before redevelopment, is paid to the city. With this tool, the neighborhood directly benefits from redevelopment and rising values and the city is still paid the same amount of taxes as before the redevelopment.

Many programs offer housing maintenance support and a full list can be found in the Appendix. Among them is the Targeted Housing Preservation Program, which offers grants to façade and systems maintenance on houses adjacent to new development. The Historic Properties Repair Program, administered by the Historic Alliance of Greater Philadelphia, offers grants for maintenance to homeowners in historic homes.⁵ The Model Block program offers financial assistance to entire blocks for façade and street

improvements. Other programs, like the Basic Systems Repair Program, the Weatherization Assistance Program, Adaptive Modification Program, and the Major Systems Repair Program offer financial assistance for specific home maintenance and upgrade concerns.

SUMMARY OF PRESERVATION POLICIES

Protection of Philadelphia's historic fabric is typically achieved using one of two methods: through individual landmark designations or through historic district designations. Individual landmarks can be nominated to the Philadelphia Register of Historic Places by submitting a nomination form to the Philadelphia Historical Commission. If approved, the property will receive a high level of protection from demolition and incompatible alterations, but no financial assistance for rehabilitation. Historic properties can also be nominated to the National Register of Historic Places by submitting a nomination to the Pennsylvania Historical and Museum Commission. Properties on the National Register are eligible for federal tax credits for rehabilitation, but are offered no protection from demolition.

If a group of buildings share a common, historical or architectural thread, they may be eligible for historic district designation. Like individual landmarks, districts can be nominated to the Philadelphia Register of Historic Places and/or to the National Register of Historic Places. Also similarly, Local Historic Districts receive protection from incompatible development and demolition while properties located in National

Historic Districts are eligible for federal tax credits for rehabilitation but are offered no protection. In Philadelphia, a third type of historic district exists: the Neighborhood Conservation District. This program, currently utilized only by the Queens Village neighborhood, provides a looser set of rules and regulations than those for Local Historic Districts. A large amount of community participation is required to formulate the regulations in order to designate a community as a Neighborhood Conservation District. Only new construction is regulated, and it is reviewed by the Philadelphia City Planning Commission.

1 Marcia Gelbart, "City Has Millions Available to Buy Land," *Philadelphia Inquirer*, 15 Oct 2009, http://www.philly.com/philly/news/local/20091015_City_has_millions_available_to_buy_land.html

2 "Welcome to the Community Renewal Initiative," Community Planning and Development, HUD, 20 Oct 2009, <http://www.hud.gov/offices/cpd/economicdevelopment/programs/rc/index.cfm>

3 "Keystone Opportunity Zones (KOZ)," newPA, <http://www.newpa.com/find-and-apply-for-funding/keystone-opportunity-zone/index.aspx>

4 "Community Development Block Grants," Community Planning and Development, HUD, 21 Sept 2009, <http://www.hud.gov/offices/cpd/communitydevelopment/programs/>

5 Preference is given to properties on the Philadelphia Register or located within a Local Historic District.

COMPARABLES



COMPARABLES

A study of comparable circumstances and strategies can aid a preservation plan by reviewing the successes and failures experienced by others. Comparables can inform goals, inspire ideas and guide recommendations. Since Fairhill is a complex neighborhood with widely varied assets and disadvantages, a series of broad categories for inquiry was developed and revised over the research period. There was an interest in exploring a wide range of opportunities to capitalize on the variation of urban fabric in this North Philadelphia neighborhood.

Conservation of the material and structure of the built environment can do much to return a sense of place and community to a deteriorating neighborhood. The adaptive reuse of institutional anchors is an obvious choice for preservation of the many charismatic landmark buildings in the Fairhill area. One developer, Skip Biddle, is already rehabilitating historic rowhouses for affordable housing on 11th Street, but more projects like this could return residents to Fairhill and save the historic residential rows. The team also reviewed approaches to historically sensitive infill development in order to address the common gaps in once consecutive rows. Strategies for creative grassroots recovery of vacant lots were also examined. Better community integration of Fair Hill Burial Ground poses a particular challenge, met by a study of cemeteries and greenspaces in urban neighborhoods. Fairhill has several undercapitalized commercial corridors which require revitalization to bring business and local convenience to the

neighborhood. Historic industrial structures, a common sight in the former textile and lumber district of Philadelphia, present yet another variety of preservation concerns. These themes were each evaluated and a survey of successful case studies was undertaken to gather best practices for each situation.

Preservation planning tools have commonly been used to stimulate revitalization of historic neighborhoods. Plans for preservation specifically scaled for districts and neighborhoods can offer tactics for processing the substantial cooperation necessary to implement such an effort. Community Development Corporations can play a valuable role when paired with historic preservation, but how does this work successfully? In order to determine how programs for preservation have been coordinated, a review of these more administrative resource management practices was also conducted.

When choosing comparable projects and tools for review, the team deliberately considered the locale of case studies to parallel with the character and growth of Philadelphia and Fairhill. There was a concern for age and size combined with type of historic fabric. At first, the search was limited to older east coast cities like Boston, Baltimore and Washington, DC. As the history of Fairhill became more understood by the Studio, southern and mid-western cities that developed due to the Industrial Revolution were also included. The dense urban neighborhood was a must for the comparables to have the same context as

Fairhill. With the growth of Philadelphia in mind, there was a strong preference for older cities which grew by neighborhood, incorporating residential, commercial and industrial uses, often linked by transportation networks.

Each of the following sections will introduce the category of the comparable studied in further detail. An outline of best practices gleaned from a wide review of case studies will demonstrate common themes and models for success. This will be followed by some brief overviews of noteworthy case studies to be referenced for further information.

ADAPTIVE REUSE OF INSTITUTIONAL ANCHORS: CHURCHES

The Fairhill neighborhood is rich with historic church buildings. Unfortunately, a decline in population and economy has left many congregations without funds for maintenance.* In the worst circumstances, the churches are closed and abandoned. Signs of deterioration make these large iconic buildings a safety hazard and a drain on the spirit of a neighborhood. Institutional anchors are best when filled with the life of the community. Adaptive reuse of historic churches provides an opportunity for neighborhood landmarks to be cared for, used and enjoyed. Churches play an important role in characterizing Fairhill. In particular, former St. Bonaventure Catholic Church is a wonderful asset which demands attention.

In a review of adaptively reused churches, the following themes and best practices were found in successful projects:

- Preservation programs for individual buildings should include physical rehabilitation, a maintenance program and historic designation
- Institutional adaptive reuse should be part of a more comprehensive plan for neighborhood
- Partnerships with non-profits or CDCs with experience in social revitalization spread the assets
- Community involvement and an assessment of community needs should guide determination of use and programming of a large structure
- Multiple uses housed in a single facility: arts & cultural venue, community center, offices for non-profit groups, child care increases value and revenue
- Capitalize on architecture by offering spaces for event rental
- Neighborhood cultural and architectural history can be interpreted by offering tours of building
- New institutions can be staffed by local residents providing jobs and community investment

Pertinent Case Studies include:

*Sacred Heart Cultural Center,
Augusta, GA*

Sacred Heart Church was built 1874-1900 by Jesuit priests as a house of worship for the Catholic population and a school for children of all denominations. The church closed in 1971 due to a loss in urban population. After 15 years, the building was rehabilitated and renovated by philanthropists Peter S. Knox family and reopened in 1987 as an arts venue. Part of their preservation plan was a nomination and subsequent listing on the National Register of Historic Places. The beautiful sanctuary rented as venue for social and cultural events, used for civic functions. A popular annual Garden Festival given in sanctuary and grounds, bringing in revenue from visitors beyond the local community. The rectory building, former convent building and the Sacred Heart school building house the administrative offices of local arts groups and other non-profit organizations. Guided and self-led tours of the historic church are available daily. The success of this project depends on its multiple uses and important presence in the community (Figure 67).

*King Urban Life Center Charter School,
Buffalo, NY*

The former St. Mary of Sorrows Roman Catholic Church was built in 1891 for a primarily German congregation. St Mary's closed in 1985 as the diocese consolidated parishes. Demolition of the deteriorated building was delayed by local historic landmark designation initiated by

community leaders and neighbors. The building was then donated to the city by the diocese. A non-profit was formed to lease the building and undertake the rehabilitation of the church. The King Urban Life Center operates as a model charter school and is observed by students in social work, education, nursing, and education administration. and maintains the beauty and historic value of the sanctuary. The building also houses a community center offering social services, computer facilities and a resource library. (Figure 68)

*Congregations still occupying historic religious institutions have a great resource in advocates Partners for Sacred Places. See their website at: <http://www.sacredplaces.org/>



Figure 67: Sacred Heart Church, Augusta, GA.
<http://www.sacredheartaugusta.org/>



Figure 68: King Urban Life Center. <http://www.hhlarchitects.com/projects/PDFs/KULC.pdf>

ADAPTIVE REUSE OF INSTITUTIONAL ANCHORS: SCHOOLS

Fairhill's Northeast Manual Training School on 8th Street and Lehigh Avenue is a massive landmark building, already listed on the National Register, sited on an ideal parcel. This vacant iconic school building is an opportunity for creative reuse to serve the community and preserve the historic character of the neighborhood. Like churches, schools often close because of waning populations, becoming white elephant buildings because of their size. When schools cannot be reused existing classroom partitions and large square footage, make them well suited for housing. Gymnasiums, cafeterias and auditoriums could house community spaces, offices or non-profit

as schools, they face threats of demolition. Successful projects found were overwhelmingly residential. The interior characteristics of schools, including entrance lobby, pre-existing classroom partitions and large square footage, make them well suited for housing. Gymnasiums, cafeterias and auditoriums could house community spaces, offices or non-profit activities. The adaptive reuse of schools offers an environmentally and historically sensitive way to provide specialized housing in charismatic buildings built with quality craftsmanship.

The best practices found in a study of school buildings were parallel to those found for churches, with some specifics regarding residential use:

- Preservation programs should include physical rehabilitation, maintenance program and historic designation
- Institutional adaptive reuse should be part of a more comprehensive plan for neighborhood
- Partnerships with non-profits or CDCs increase funding and creative options
- Community involvement and an assessment of community needs should guide determination of use and programming
- Incorporate affordable housing plans into residential adaptive reuse of institutions

- Provide a variety of unit sizes based on the tenants desired
- Consider aiming residential reuse at a special segment of the population, senior citizens, single parents, etc

Pertinent Case Studies include:

*Famicos Notre Dame Academy,
Cleveland, OH*

Built in 1915 as a Roman Catholic girl’s school, the institution was forced to close in 1964 due to economic factors. It was briefly reopened as a public Junior High School, but was abandoned again in 1978. In the mid-1990s, the Rockefeller Park Neighborhood Revitalization Strategy included a plan with Famicos Foundation, a CDC, to convert the building into homes for independent senior citizens. A full exterior restoration and 73 low-income independent living senior apartments came out of the rehabilitation. In 2002, Famicos added a Community Service Center adjacent to their offices on the ground floor of the Academy to distribute furniture, clothing and food to the needy. The project acted as a catalyst, prompting local residential restorations and community revitalization (Figure 69).

*Phillips Brooks School Cooperative Housing,
Dorchester, Boston, MA*

A Grammar school built 1898, the Phillips Brooks School was vacant from 1980 to 1990. It was acquired by the Quincy-Geneva Community Development Corporation for conversion to

affordable housing. Many of the apartments are Low Income Housing Tax Credit units financed in part through Mass Housing and the SHARP Program. Other apartments on the property are rented at current market rates. Domenech, Hicks and Krockmalnic Architects designed the adaptive reuse of the historic building and additional homes for the surrounding site. The redesign of the school’s interior accommodates 29 units of various sizes (Figure 70).

*The Landreth, Point Breeze,
Philadelphia, PA*

The David Landreth school, an abandoned Gothic-Revival school in a blighted area of South Philadelphia was adapted as a mixed-use facility in 1992. The project includes 51 affordable apartments for the elderly with handicapped accessibility. A rentable social hall brings in revenue and offers community space for residents. A formerly closed local branch of the Free Library of Philadelphia was moved to a 7000 square foot space in the project and reopened to the community.



Figure 69: Famicos Notre Dame School, Cleveland, OH <http://www.preservationnation.org>



Figure 70: Philips Brooks School, Boston, MA <http://www.dhkincc.com/Housing/affordable/8710.asp>

AFFORDABLE HOUSING IN REHABILITATED HISTORIC STRUCTURES

Historic properties in need of rehabilitation are excellent opportunities to create affordable housing. Many funding opportunities and incentives are available for restoration of historic structures for income producing properties. Closer management over properties provides an opportunity to foster good maintenance and financial habits. In Philadelphia, the majority of the housing stock is historic, built for affordability and a variety of income levels. In Fairhill, these are 2-story rowhouses, built in the late 19th century for industrial factory workers to live on low incomes. Though much of this housing is maintained by current owner-occupants, there are both individual instances and entire zones of abandoned and deteriorating

rowhouses. Rehabilitated structures present historically appropriate quality homes, often offered for lower costs than new construction. The rehabilitation and use of existing structures returns integrity and life to historic neighborhoods in decline.

Research into successful affordable housing in rehabilitated historic structures yielded the following best practices:

- Training programs for potential first time home owners allow buyers to understand the financial and maintenance aspects of owning a home
- Post-purchase follow up creates a support system for home buyers as they adjust to new responsibilities
- Historic Rehabilitation guidelines often followed in order to take advantage of federal and state tax credits
- Promoting mixed income communities provides opportunities for residents of various income levels and needs
- Community identity is fostered through rehabilitation of important heritage properties
- "Great projects" that strategically target properties throughout a neighborhood will benefit the community by contributing to overall stability and economic development

Pertinent Case Studies include:

Victory Way, Shaw, Washington, DC

Community Development Corporation Manna has been working in Washington, DC since 1982, with a goal to provide affordable housing to low income families. In addition to rehabbing properties, the group teaches participants about the responsibilities of homeownership, such as maintenance and financing. Over the years, Manna has rehabbed over 1,000 properties in various neighborhoods. At Victory Way, a row of five abandoned, circa 1870s row houses were renovated with respect to their historic character, and exhibit the high quality standards embraced by the organization. Currently, they provide ten condo units. The row abuts the U St Historic District on the north side of S St.

Parkside Mansions, Philadelphia, PA

Parkside Historic Preservation Corporation restored rows of 19th century mansions on Parkside Avenue as low- and moderate-income housing for working families and special needs individuals and groups, including; female substance abusers and their children with daycare facilities and residences and care facilities for adults with HIV/AIDS. (Figure 71)

2700 Block, North Eleventh Street, Fairhill, Philadelphia, PA

Real estate developer and local resident Skip Biddle formed the North Philadelphia Community Housing Enterprise Leadership Program to improve his neighborhood. A long commitment to rehabilitation of abandoned rowhouses to

provide needed affordable housing has paid off in revitalizing this block. A series of historically sensitive rehabilitations now offer subsidized rented apartments of varied unit sizes, with a majority of the properties subsidized by Section Eight. In an additional community investment, 16 local community members were hired to work on the construction and renovations.



Figure 71: Parkside Mansions, Philadelphia, PA, Before and After Renovation. <http://www.parksidehistoric.com/projects.htm>

SENSITIVE INFILL STRATEGIES

In historic areas, infill is often shunned, as preservation advocates fear that it will not fit in with the existing built fabric. In economically depressed areas that contain large numbers of historic structures, neighborhood and city leaders are often happy to entertain any proposals, although they might not marry well with the majority of structures. Infill does not have to be accepted without provisions, and this is where simple design guidelines can play a role, as well as choosing developers who know and value a neighborhood's heritage. Infill can take on a modern aesthetic, be an exact reproduction of former structures, or fall somewhere in between. By paying attention to the design details, infill can be made successful in any area. (Figure 72)

Examining sensitive infill practices, the most successful neighborhoods inspire the best practices listed below:

- Placement of new buildings on lots and their massing responds to existing neighborhood structure
- Materials and color palettes respect the existing historic fabric
- Architects and developers knowledgeable about the neighborhood and its built heritage are approached to lead the design and construction phases
- Blocks are often "completed" by encouraging projects that include renovation of historic

properties with selected infill on strategic lots

- Contiguous vacant lots are combined to allow for new, large scale infill development that through sensitive design can be made to blend in with the existing fabric
- Urban street grids are reinforced
- Sensitive infill is used to concentrate repopulation into select areas that are subsequently capable of supporting basic commercial services
- Infill structures take advantage of existing infrastructure, therefore lowering maintenance costs for municipalities

Pertinent Case Studies Include:

Ellen Wilson CDC, Washington, DC

This CDC was formed by community members in 1991 to direct the redevelopment of 134 units of garden apartment style public housing originally constructed in 1941. The resulting Townhomes on Capitol Hill reconnect the community with the surrounding Capitol Hill Historic District, building on successful, local townhouse patterns. The new affordable housing structures complement the existing building stock, utilizing plain and pressed brick, woodwork, slate roofing, and similar heights and cornice lines. An architect known for her long list of works in the area was chosen for the project, as she was familiar with the common design motifs found

within the historic district. After reestablishing the standard street grid, she focused on visually integrating the new blocks with the more established ones bordering the site (Figure 73).

Over-The-Rhine (OTR) Community Housing, Cincinnati, OH

OTR Community Housing is a non-profit organization that develops and manages affordable housing in order to build and sustain a diverse neighborhood that values and benefits low-income residents. Now one of the largest national historic districts in the country, the OTR neighborhood was especially hit by economic and population losses after World War II.

In the last decade, portions of OTR have received new interest, leading to a redevelopment strategy that includes residential and commercial infill. City Home at Pleasant Street combines new mixed-use infill construction and renovated construction to bring 22 units, including 12 new single-family courtyard carriage homes, to the neighborhood. The new carriage houses are in keeping with the scale of existing buildings, and utilize common materials such as brick and wood trim. The mixed use aspect also reflects the common land use pattern in Over-the-Rhine.

ADDRESSING VACANT PARCELS

Many post-industrial cities face a similar land-use dilemma: what to do with vacant parcels? When in the hands of city or state government, it can be easier for local authorities to outline programs for assembling contiguous lots and creating large parcels that might attract new



Figure 72: Creative modern infill in Philadelphia, PA. Fairhill Studio. 2009.



Figure 73: Infill Rowhouses on Capitol Hill, http://www.housingpolicy.org/gallery/entries/Townhomes_on_Capitol_Hill.html

development; zoning changes might facilitate this process. In other cases where development demand is low, especially in a residential area, it could be more economically viable to dispose of vacant parcels by selling them to neighbors who might be interested in expanding their holdings and who are capable of maintaining them. In areas where greenspace is limited, vacant lots present an opportunity to create new pocket parks, larger recreational areas, or perhaps natural landscapes that allow nature to reestablish certain sustainable patterns such as the absorption and cleansing of stormwater. Whatever decision is made about reuse, local authorities should think about how to strategically use vacant lots to bolster communities today and in the long term.

Addressing vacant parcels, the most successful municipalities follow the best practices listed below:

- Impermanent greening schemes are easy to implement and maintain and allow for quick redevelopment should the need arise
- Path systems and small recreation spaces are well maintained and monitored to ensure that they are safe spaces for residents, and to discourage activities such as illegal dumping
- New greenspaces take advantage of “green technology” such as bioswales and rain gardens to lighten pressures on aging infrastructure systems as well as to act as

learning laboratories for residents

- Vacant parcel re-use guides help neighborhoods decide what type of vacant lot reuse is best for them. Useful information might include typical costs, recommended materials, and examples of durable plantings
- Land banks think strategically about municipal and neighborhood needs, and seek to assemble large parcels that might allow new development and create opportunities for needed neighborhood amenities
- Residents have a prominent voice in what type of reuse occurs on key parcels, such as on plots positioned to work as gateways to the community

Pertinent Case Studies include:

Cuyahoga Land Bank, Cuyahoga County, OH
The Cuyahoga Land Bank was formed in spring 2009 to address vacant properties on a county wide scale. The Land Bank promotes reuse of vacant lots in 3 ways. 1) Owners of neighboring lots with occupied structures are allowed to purchase vacant lots to increase the size of their property, helping to put land back into the tax stream 2) Lots are turned over to communal uses such as shared garden plots. 3) Strategic land assembly encourages the Land Bank to group together contiguous vacant lots, allowing for a diversification of lot size and use in older neighborhoods where present building stock

neighborhoods where present building stock might limit use due to size constraints. The Land Bank will hold land until it finds an appropriate redevelopment scheme. Interestingly, the Land Bank will also dismantle and “recycle” dilapidated structures when necessary, and then roll the newly vacant land into the bank.

City Of Cleveland With Kent State University, Cleveland, OH

The City of Cleveland and Kent State University recently developed a Vacant Land Re-use Pattern Book describing multiple ways in which vacant properties might be redeveloped, including examples such as rain gardens, pocket parks, a return to natural conditions, and large scale urban agriculture. The manual provides a valuable service not only by inspiring communities and providing suggestions, but also by dispensing necessary advice on the typical amount of hardscaping, durable plantings, and maintenance needed to achieve the desired use. A price guide breaks down these materials by average cost/sf to better help communities develop and stay within a budget (Figure 74-75).

HISTORIC CEMETERIES AND GREENSPACES

Searching for comparables to Fairhill Burial Ground, it was important to find cemeteries or parks of a like size, those incorporating similar design elements such as a perimeter fence, or greenspaces that were set into a similar urban context— spaces that were tightly hemmed in on all sides by a dense neighborhood built fabric. One may not immediately consider a cemetery to be an active greenspace, but in a

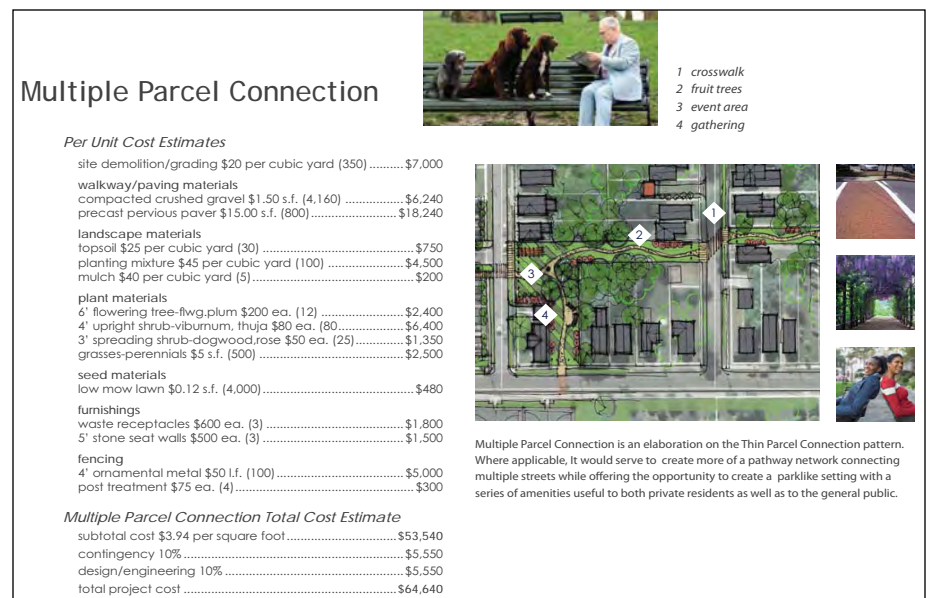


Figure 74: Re-Imagining Cleveland, Vacant Land Re-use Pattern Book. http://www.cudc.kent.edu/shrink/Images/patternbookFINAL_lo-res.pdf

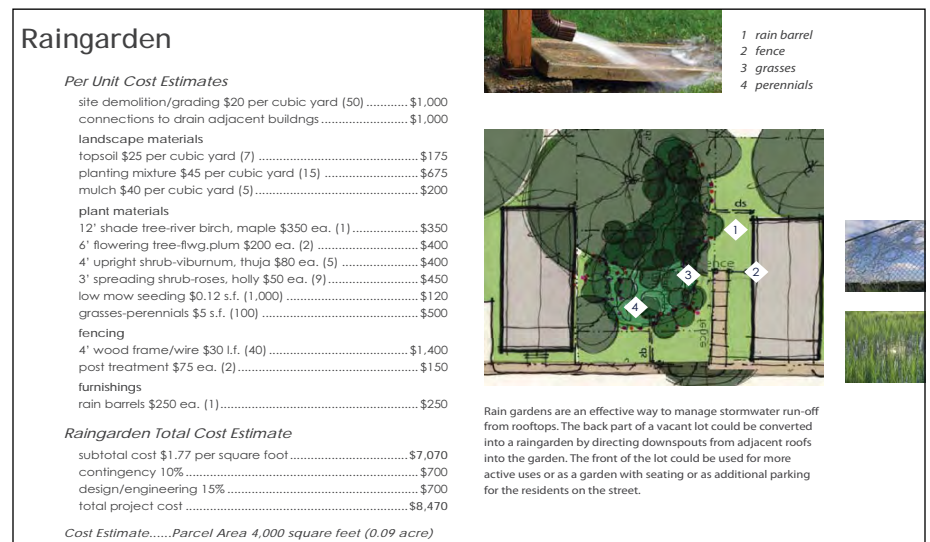


Figure 75: Re-Imagining Cleveland, Vacant Land Re-use Pattern Book. http://www.cudc.kent.edu/shrink/Images/patternbookFINAL_lo-res.pdf

crowded city where recreation or nature spaces are not extensive, burial grounds can become a welcome refuge from the activity of a busy neighborhood. Fairhill seeks further engagement with its surrounding locality, accomplishing this at present through limited programming.

The most successful historic cemeteries and greenspaces follow the best practices listed below:

- An open and prominent entry point welcomes visitors
- Signage clearly states hours and visitor rules
- Volunteers act as greeters and interpreters, as well as keep an eye on activities within the space to ensure that historic fabric is not damaged
- Benches and other amenities invite local residents and visitors to linger and enjoy nature
- Low fences and/or walls allow unobstructed sightlines into and out of the space, enhancing a feeling of security, as well as allowing neighbors to watch over the area
- Space and activities are developed to accommodate the needs of economically and ethnically diverse users
- Public education programs--talks, walking

tours, and informative websites-- promote the use of a space and attract various users

- Partnerships with local institutions such as universities strengthen maintenance and interpretation initiatives
- Involvement of citizens' associations gives local residents a voice in creating programming

Pertinent Case Studies include:

Palmer Cemetery/Kensington Burial Ground, Philadelphia, PA

In operation since 1703, Palmer Cemetery serves one of Philadelphia's oldest neighborhoods. Located in a dense urban area, the cemetery is hemmed in by rowhouses on all sides, allowing residents to keep an eye on visitors. Guests are welcome everyday during daylight hours, encouraged to stroll the paths and enjoy the peaceful surroundings (Figure 76).

Walter Pierce Park, Washington, DC

Originally a Quaker burial ground, the property later became an African-American cemetery too. Today it is an active park serving one of Washington's most economically and ethnically diverse neighborhoods. An ongoing archaeological dig in cooperation with Howard University is uncovering the area's past, which is presented to the public through in-park posters, periodic talks, and updates on a website run by the Friends of Walter Pierce Park (Figure 77).



Figure 76: Palmer Cemetery. Fairhill Studio. 2009.



Figure 77: Walter Pierce Park, Adams Morgan, Washington, DC. <http://www.flickr.com/photos/25945306@N03/3474758543/>

Washington Parks And People, Washington, DC
A grassroots effort to revitalize the city's parks through community clean-ups, new programming, and involvement of nearby residents. A strong volunteer core monitors selected parks to make sure that they are meeting the current and future needs of users.

COMMERCIAL CORRIDOR REVITALIZATION

Revitalization of commercial districts can have a sweeping effect on the built environment, economy and spirit of a neighborhood. Urban downtowns are at the heart of the idea that business should serve the local population. Commercial corridors should offer convenience to necessary goods and services, mixing both local and national businesses. Fairhill has proximity to three or four commercial corridors, but the most historic, on Germantown Avenue, suffers from vacancy and deterioration. The best model for commercial corridor revitalization is the National Trust for Historic Preservation's "Main Streets" program, which offers training, design resources and support for the efforts of businesses involved.

Best practices for revitalization of historic commercial corridors include the following:

- Attract a variety of uses including, quality retail, housing, restaurants and green space, services, pharmacies & groceries
- Recruit local, independent business and support their growth

- Persuade bigger businesses and national chains to adaptively reuse existing historic structures
- Market the area's cultural and historical heritage
- Create a pedestrian friendly street: clean sidewalks, lighting, street furniture, street trees, planters, trash cans
- Encourage infill sensitive to scale, massing and style of existing historic fabric
- Create programming that puts people in the streets, fairs, sidewalk sales, holiday events
- Use Main Street procedures from the National Trust for Historic Preservation:
 - 4-Point Approach: Organization, Promotion, Design , Economic Restructuring
 - 8 Guiding Principles:
 - A Comprehensive approach
 - Incremental steps
 - Self-help: local leadership and community involvement
 - Public/Private partnerships
 - Identifying and capitalizing on existing assets
 - Quality in every aspect
 - Change public perceptions and practices
 - Implementation: completing projects
 - continuing revitalization activity

Pertinent Case Studies include:

Downtown Franklin, TN

Franklin is a large historic district revitalized by the Main Street program. Victorian storefront architecture combined with elements like landscaping, brick sidewalks and street trees make this an inviting destination for shopping. Amenities include a mix of local necessities with specialty shops and restaurants. Franklin capitalizes on their Civil War history to attract tourist activity, as well as hosting street festivals.(Figure 78)

Hillsborough And Fayetteville Streets, Raleigh, NC

A traditional center for commerce in Raleigh, Fayetteville Street had been turned into a pedestrian mall in the 1970s after a period of over congested traffic. A recent planning commission initiative to return the traffic to the area and redesign this pair of streets with both cars and pedestrians in mind has brought a renaissance to the area. Shops, restaurants and services housed in the historic streetscape have seen an economic benefit from the welcoming revitalization.(Figure 79)

East Monument Street, Baltimore, MD

Adopting the National Trust's Main Street program the Historic East Baltimore Community Action Coalition has worked to support East Baltimore merchants in improvement of the East Monument commercial district. Their over \$2 million worth on public and private investment has contributed to façade improvements,



Figure 78: Franklin, TN. <http://www.preservationnation.org/travel-and-sites/sites/southern-region/franklin-tn.html>



Figure 80: East Monument, Baltimore, MD. http://www.hebcac.org/programs/main_street

street lighting, and other street improvements (Figure 80).



Figure 79: site plan, Raleigh, NC. <http://www.gogoraleigh.com/wp-content/uploads/2009/04/hstreet.jpg>

ADAPTIVE REUSE OF HISTORIC INDUSTRIAL FACTORIES AND WAREHOUSES

The adaptive reuse of industrial buildings is quite common in American cities since the decline of factory production of goods in the country beginning in the 1960s-70s. A surplus of closed 19th and early 20th century factories and warehouses has left large abandoned buildings and unused land at risk for demolition and redevelopment. Historic industrial architecture is characterized by incorporation of ornamental detail and strong craftsmanship economically impossible to reproduce today. Often these buildings have open interiors well suited for diverse uses. Factories and Warehouses can be converted to residential or commercial or refit for a current industrial use by an independent manufacturer. The Fairhill neighborhood shows the remnants of its significant industrial past

with this type of building. Creative and practical reuse of these structures could increase density and benefit the local economy.

The following best practices were assembled from a study of adaptive reuse in historic industrial structures:

- Open floor plans allow creative partitions – sometimes mixed use is the best answer.
- Consider non-profits and arts groups for commercial tenants
- Preservation programs for individual buildings should include physical rehabilitation, a maintenance program and historic designation
- Community involvement and an assessment of community needs should guide determination of use and programming of a large structure
- Federal and state rehabilitation tax credits are available for income-producing buildings that are National Historic Landmarks, listed or eligible for the National Register of Historic Places, or contribute to a National Register historic district and certain local historic districts
- Care should be taken to mitigate any hazardous conditions left by the original use
- Exposed structure and materials highlight

historic building fabric

•Interpretation of the building’s original use contributes to a sense of community history. This could take the form of a small exhibit or be simply an iconic nod from the place name or marketing materials

•Enlist the help of advocacy groups to increase awareness of potential historic industrial structures for adaptive reuse

Pertinent Case Studies include:

Atlantic Products Mill, Trenton, NJ

Isles, Inc., a nonprofit community development and environmental organization “with a mission to foster more self-reliant families in healthy, sustainable communities” has adaptively reused a 120-year-old former paint warehouse. The 14,000 sq foot building is now home to Isles’ YouthBuild Institute, which offers education, job training and life skills and leadership training to Trenton youth. The facility is energy-efficient, and handicapped accessible throughout. Students are also housed in the space. A recent renovation welcomed Isles’ newest venture, the New Jersey Center for Energy and Environmental Training.

Monohasset Mill Project, Providence, RI

The 1866 Armington & Sims Mfg., builders of engines for Thomas Edison mill complex on the Woonasquatucket National Heritage River was renovated to offer open floor plan lofts. The buildings were designed by noted architect James Bucklin and built in 1866. The

development contributes to the surrounding community, providing a mix of subsidized and market rate lofts for artists. This project was funded in part by the Providence Historical Society Revolving Fund (Figure 81).

Anchor Manufacturing Building, Phoenix, AZ
Built in 1928, the Anchor Building was originally an iron works factory. The building has been reused multiple times throughout its 81 years, including a car dealership, an auto body shop, a city bus garage, a beer distributorship and a produce market. It is now owned by private commercial investors and is now home to R&R Surplus, a vintage clothing company who use it as a distribution center. The owners plan to expand the use into the full 15,000 square feet with a restaurant to include a bar, outdoor seating and a live music venue. In the same building they will host a vinyl record store, a produce market, a vintage bicycle shop, and a coffee and cereal bar.



Figure 81: Monohasset Mill Project, Providence, RI.
<http://www.millproject.org/>

HISTORIC PRESERVATION AND NEIGHBORHOOD PLANNING

The fact remains that historic preservation efforts are often not incorporated into a municipality's Neighborhood Planning programs, or are given but a few passing words. One reason for this lack of inclusion may be attributed to the compartmentalization of local governments in which departments do not have an established channel through which to communicate with one another. Other times, preservation as a catalyst for revitalization and growth simply is not understood, or planning departments recommend that a preservation body undertake work in a neighborhood but never follow up with the proper authority. It can only be hoped that in the future, preservation and planning will be more closely aligned so that they are essential steps in any comprehensive municipal planning program.

Examining the work of various City Planning Departments, one can gain insight into the role that preservation authorities play in larger neighborhood planning efforts:

- Washington, DC: Preservation programs are concentrated on creating National Register Districts in order to take advantage of tax benefits.
- Baltimore, MD: The Planning Department acknowledges that preservation can help promote and retain a neighborhood's identity and can draw in "residents seeking a place that feels different." Also stresses tax benefits of

National Register Listing

- Philadelphia, PA: Realizes that local historic resources can be a tourist attraction, and appropriate signage and interpretation should be developed to help guide neighborhood visitors. Plans emphasize the role of neighborhoods in telling their own stories, implicitly stating that communities should initiate the preservation process on their own.
- Pittsburgh, PA: The relationship between historic preservation and economic development is something to “consider,” but further steps are not outlined.

COMMUNITY DEVELOPMENT CORPORATIONS (CDCs) AND HISTORIC PRESERVATION

CDCs play an important and often overlooked role in revitalizing neighborhoods. In cities where budgets and personnel are stretched to the limit, willing communities often must undertake renewal efforts on their own. With the help of locally focused CDCs, residents can propose a vision for their neighborhood, develop a revitalization plan, and then seek out partners in government, independent institutions, and the private sector. Numerous CDCs around the country that work in older neighborhoods are looking to historic preservation as a means to generate excitement and interest in their work.

The most innovative CDCs working on preservation issues follow the best practices listed below:

- Educational programs are developed with local schools to promote appreciation for preservation and history
- Establishing apprenticeship programs with leading artisans passes on valuable knowledge to the next generation of craftspeople
- Neighborhood promotion is most effective when it operates through multiple channels
- Preservation and promotion of neighborhood history can be used to unite residents and create community pride
- Teaching residents about the economic benefits of preservation can be the first step in gaining their support for a broader preservation strategy
- Cultural heritage can be used to link a community’s past with new developments

Pertinent Case Studies Include:

Famicos Foundation, Cleveland, OH

Famicos Foundation is a not-for-profit affordable housing developer that has recently entered the field of neighborhood planning, emphasizing community consultation. In developing a revitalization plan for the Glenville/Wade neighborhoods of Cleveland, historic preservation has been an integral part of the process. Famicos recognizes the value of built heritage as a connection to the past that firmly grounds residents and also attracts newcomers

through aesthetic appeal. Famicos has undertaken renovation of abandoned historic properties for affordable housing, and helps residents understand the city resources available to owners of older and historic buildings, therefore encouraging renovation and adaptive reuse (Figure 82).

*Manchester Citizens Corporation,
Pittsburgh, PA*

Founded in 1965, MCC was one of the first urban community based CDCs in the nation to link historic preservation and economic development. A primary objective of the Manchester neighborhood revitalization plan is the retention and enhancement of historic structures, emphasizing the fact that the community is partially located within a National Historic District. MCC teaches residents how to take advantage of local and national preservation programs. It also initiated Manchester Works, a course that links apprentices in the building trades with experts who work on the renovation and restoration of local buildings. MCC believes that the preservation of historic structures is important for keeping neighborhood fabric intact while also helping to make a good “first impression” on potential new residents. The MCC started an annual house tour and a new signage system to promote the area’s history (Figure 83).



Figure 82: Famicos Foundation’s Glenville-Wade, Cleveland, OH. http://www.famicos.org/index.php?option=com_content&task=view&id=7&Itemid=45

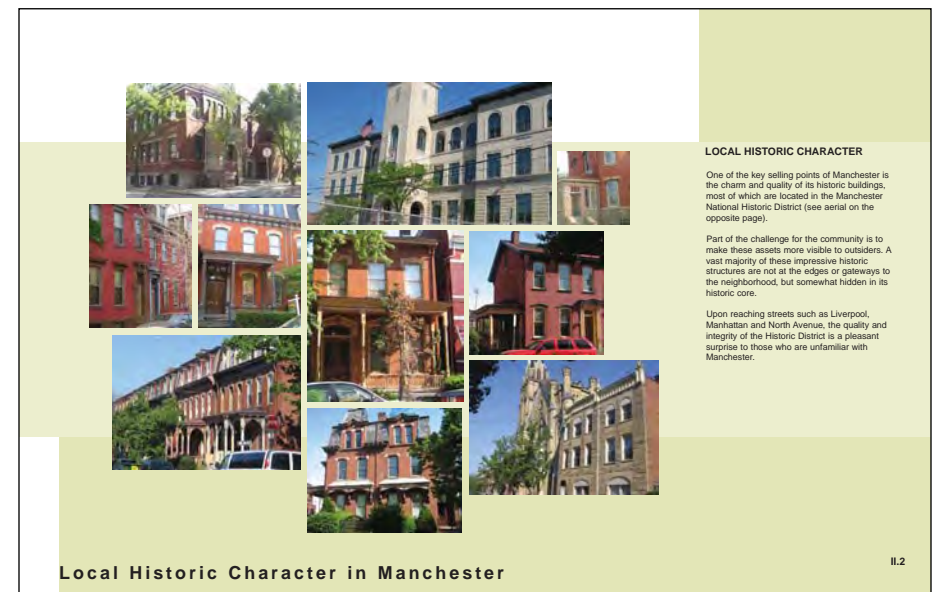


Figure 83: Manchester Citizens Corporation historic character guide. http://www.manchestercitizens.org/29900.00_twb_021908_Final

CONCLUSIONS: THEMES AND LESSONS FOR SUCCESSFUL PRESERVATION PROJECTS

The following themes returned again and again through the comparables study, no matter the category being reviewed. Preservation projects are overwhelmingly cooperative efforts with many facets to be carefully considered and much to be gained by leveraging historic assets. It is hoped that the comparable case studies and best practices will invite and encourage similar projects in the Fairhill neighborhood.

- Community initiated change gets the best results.
- Governmental, institutional, and private partnerships can assist success
- Comprehensive planning, with looks to context and cooperative projects have the most success.
- Cultural heritage and historic preservation can act as a catalyst for community revitalization.
- Connecting preservation efforts with programming already in place boosts the efforts.
- Educating residents about community history and preservation goals is essential.

SWOT SUMMARY



SWOT SUMMARY

A SWOT (strengths, weakness, opportunities and threats) analysis was conducted by the entire Fairhill team for this preservation studio project in order to recognize what we knew and what we still needed to find out. What follows is a summary of the overall themes discovered by separating strengths, weaknesses, opportunities and threats as identified by students of the HSPV 701 Studio on October 1, 2009. (See appendix g for full SWOT brainstorming results)

STRENGTHS

Community leadership, high homeownership, and transportation connections were prioritized as Fairhill's most significant strengths.

Fairhill's historic worker's housing has existed since industry first moved out to this part of Philadelphia, which was first part of the Northern Liberties. Today the neighborhood's low turnover rate and high homeownership occupies a large amount of urban historic fabric even among vacant lots and abandoned buildings.

It was noted early in the research phase of this studio that community leadership has been a catalyst for change in the Fairhill neighborhood. Since the 1990s, community leaders, non-profit organizations, church congregations and strong social networks have created eyes on the street and provided a cleaner, safer Fairhill. Quaker outreach initially started with the burial ground clean-up but has expanded to provide programming for a larger service area. Continuous community stewardship and an active public realm are necessary for

even more positive impacts in the future.

Historic and non-historic public buildings still demonstrate a strong urban infrastructure as well as transportation options by bus, local and regional rail lines. Its proximity to Center City Philadelphia and Temple University allow for other connections to the broader city.

WEAKNESSES

Abandoned buildings, people still living below the poverty line, an unwelcoming public realm and a lack of organized public funding and support were prioritized as the most significant weaknesses.

These four major weaknesses are reflective of each other. Vacant lots, abandoned or underutilized buildings and a tear-down mentality has had a negative impact on quality of life for Fairhill residents, but also on property values. As drugs and violence penetrated through the community from 1980-2000 the city's only answer to Fairhill's cries for help has been to knock down drug-related buildings without having a plan for redevelopment. Various plans, proposals and community reports by city departments and local university led projects reflect social and economic challenges but also the lack of implementation and public support. A negative perception of the public realm still exists and effects investment and undercapitalized residents, high unemployment and a lack of job opportunities. This is changing but not quickly enough.

OPPORTUNITIES

Adaptive reuse, open spaces and greenways, and Main Street revitalization goals were prioritized as the most significant opportunities.

The abundance of vacant lots and abandoned buildings were seen as both a weakness and an opportunity for redevelopment. Rehabilitating existing housing, street maintenance and improvements could improve quality of life for residents and provide jobs.

There are also numerous possibilities for the reuse of open space and room for creative design of greenways and parks.

Main Street goals could be reflected in opportunities for social and physical rehabilitation. By educating homeowners, providing job-training, preserving social networks, encouraging investment the historic character could also be restored. All of these types of outreach opportunities could promote ownership and foster a sense of history in Fairhill residents and bring historic assets back on the map.

THREATS

More demolition, continued disinvestment, and the lack of a long term coordinated plan were prioritized as the most significant threats.

Demolition by the city has been joined often by demolition through neglect, and the lack of long term, coordinated plan creates a very real threat that demolition and investment will

continue to fall. A weak economy, both national and local, has not helped and has also decreased the amount of public service jobs. Vandalism, unsafe conditions, resurgence of crime, drugs always exist in a community that has only recently experienced a positive change after years of distressed times.

CONCLUSION

This SWOT analysis summary defined principles and goals for this Preservation Studio, focusing on how to use the preservation of historic assets to answer needs and concerns of the community. Various principles evolved out of the SWOT analysis for further independent projects throughout the studio team. Together with historical research, ethnographic studies, public opinion and surveying existing conditions, the SWOT analysis serves as a basis for understanding the complexities of layers of history in a typical post-industrial inner city neighborhood.



FAIRHILL PRESERVATION PRINCIPLES IN P H A S E S

foster a sense of history for fairhill residents to strengthen community pride and build local identity

promote stewardship of historic built environment, including landscapes and streetscapes

promote partnerships between community groups to improve access to programs and resources

nominate landmarks for designation (first part of regulatory framework)

begin commercial corridor revitalization efforts, framing main street goals (first part of commercial revitalization)

rehabilitate and adaptively reuse historic buildings to house public needs & services

re-purpose vacant lots for community needs in a manner that is sensitive to existing scale & historic character of the neighborhood

strengthen current commercial areas with rehabilitation and financial investment: lehigh, germantown, 5th, and corner stores (second part of commercial revitalization)

establish regulatory framework for the protection of historic fairhill (second part of regulatory framework)

strengthen ties to neighboring communities and the broader city

Preservation Principle Diagram. Fairhill Studio Team. 2009.

The historic built environment of Fairhill strongly exemplifies Philadelphia's history, including ties to William Penn and the Quaker Establishment, and the rise and fall of the textile industry, which brought immigrant and migrant populations to the city. Today's residents do not easily associate with Fairhill's layers of history which are no longer an active foundation for the community. In order to cultivate a meaningful sense of place, residents should be encouraged to connect with the history of their surroundings.

The Fairhill Preservation Plan begins by accepting and addressing this disconnect. Rather than prioritizing the guiding preservation principles, they have been arranged in a chronological order for a general suggested method of implementation. A practical effort should look at ways the pieces of these principles and recommendations can be coordinated and put into action as support for initiatives becomes available. In some cases, it may make sense to lay the groundwork for complicated strategies much earlier than their results will see satisfaction. This plan is intended to be a long term and holistic look at leveraging a community's historic assets to meet its contemporary needs.

Before addressing tangible conservation matters in the neighborhood, community support for preservation based efforts must be generated. This begins by educating the community about the history of the neighborhood while coordinating the various private and non-profit organizations which work for social change with support from the municipal government. This

work is consistent with early efforts to establish a basis for commercial corridor revitalization. At the same time, the services of an advocacy group or preservation consultant could be retained to work on historic register nominations for landmark buildings. With attention drawn to the historic assets in the neighborhood, private or non-profit efforts to rehabilitate historic buildings to house new social, economic and preservation initiatives for revitalization can take place. Subsequent actions should involve stakeholders in grassroots efforts of preservation and revitalization of neighborhood fabric, to include; residential, commercial and vacant spaces. With the bulk of these efforts underway and community interest in preservation secured, planning for the organization of a conservation district is appropriate. In addition, initiative to reconnect a revitalized Fairhill to bordering neighborhoods and the greater Philadelphia area should be undertaken. This kind of stepped process should be iterative, with opportunities to assess the big picture and re-evaluate along the way.

From the research conducted in the first half of the semester and the results of the SWOT analysis, the Fairhill Studio team developed eight preservation principles to guide our recommendations. Below, each guiding preservation principle is explained, followed by a list of specific recommendations defined and refined by the team in the second half of the semester. More in depth studies of 11 of the recommendations, completed by individual team members are included in Volume II of this

document. The guiding preservation principles and their associated recommendations should be viewed as a networked strategy which will work best as a coordinated effort.¹

FOSTER A SENSE OF HISTORY FOR FAIRHILL RESIDENTS TO STRENGTHEN COMMUNITY PRIDE, BUILD LOCAL IDENTITY

In-person interviews performed in the Fairhill neighborhood identified a knowledge gap between the past and the present. Fairhill is a neighborhood with a high migrant population that changed over the last three centuries perhaps resulting in this gap. Those who have moved to the neighborhood with the more recent waves of migration do not have the same sense of place as those who have lived in the neighborhood for generations. Thus, documenting, understanding and interpreting the narrative histories of the Fairhill neighborhood is essential in creating a community identity and fostering a sense of place for the residents who do not have deep roots in the neighborhood. For success, a program to promote local history must identify strategies of reaching and relating to the public.

RECOMMENDATIONS

- Create an oral history project that will encourage Fairhill residents to engage in documentation of their own layer of history as a gateway to exploring the varied layers of history in the neighborhood.
- Generate physical signpost markers to display historic photographs historic photographs of Fairhill's built environment

today. A coordinating project will generate mapped digital markers for use with school and community groups.

- Interpret the architectural heritage of the Puerto Rican community, showing how new groups of residents adapt the built environment to their customs.
- Develop a collection of local history materials at the public library to make history research accessible to Fairhill residents.
- Develop and encourage local history programs at the library, schools, and burial ground.
- Establish Fairhill History Week at local public schools, where curriculum and programming might include; thematic tours of the neighborhood, student assignments using recently established interpretive signs, etc.
- Develop "Who lived in this house?" program where ownership trees for houses are painted as sidewalk murals, showing the German residents, Puerto Rican residents, etc living in the same house through the history of the neighborhood.
- Educate the community about immigrant and migrant influence on layers of neighborhood development.
- Develop history programming for children and their parents to embracing of the

history of their own family and roots.

- Create programs to involve residents in interpreting the industrial heritage of the neighborhood.

- Apply for national and state historic markers at existing and proposed national and local landmarks.

- Use public art programming to illustrate neighborhood history.

PROMOTE PARTNERSHIPS BETWEEN COMMUNITY GROUPS TO IMPROVE ACCESS TO PROGRAMS AND RESOURCES

The importance of community partnerships came up early in the first phase of researching policy context and social issues. There is an extensive number of organizations working in effort to meet the needs and concerns of the community, most of which are volunteer-led and lacking in funding and capacity. Without these organizations working together, preservation cannot be made a priority for the homeowners of hundreds of largely intact historic rowhouses. By identifying the numerous entities and highlighting existing programs and services, the existing foundation can be built on, connecting needs to resources. Once a strong network of community groups has been established, then the preservation of the historic housing stock and rehabilitation of existing assets can effectively revitalize Fairhill and ensure a quality of life for its next generation.

RECOMMENDATIONS

- Create a neighborhood organizational framework to find overlap and gaps in collaboration.

- Create a facilitator position to connect homeowner assistance and weatherization programs with preservation incentives for stabilization and conservation of historic rowhouses in Fairhill.

- Create and maintain a clearinghouse of resources and existing organizations.

- Empower two or three strong existing organizations, which are already working together, to take the leadership role in assisting smaller organizations to find workshops, grants and programs.

- Sponsor bi-annual or quarterly meetings between community groups.

- Strengthen relationship between city agencies and community groups by connecting leading organizations with ward and council district offices.

- Strengthen relationship between Fairhill political leaders and the Philadelphia City Planning Commission for implementing corridor revitalization and a long term neighborhood preservation plan.

- Partner with existing workforce training programs.

-
- Partner with Preservation Alliance and their Neighborhood Preservation Program.

ESTABLISH REGULATORY FRAMEWORK FOR THE PROTECTION OF HISTORIC FAIRHILL

In order to protect Fairhill's landmark buildings and cohesive urban form, a systematic protection plan should be implemented. The protection framework should include the nomination of individual landmarks to national and local historic registers to benefit from economic incentives and legal protection; and the establishment of a conservation district to protect the remaining historic residential housing from demolition while allowing for flexibility in home maintenance and alterations. Recognizing the need to balance preservation with development, economic incentives should be created to encourage the redevelopment of vacant land. However, all new construction should be subject to design standards that respect the historic architecture and physical layout of the neighborhood.

RECOMMENDATIONS

- Nominate neighborhood landmark buildings to the National and Philadelphia Registers for Historic Preservation.
- Establish a conservation district to protect the remaining historic residential fabric.
- Establish a multi-property National Register district based on the neighborhood's industrial heritage in order to capitalize on Historic Preservation Tax Credits for rehabilitation.

- Develop design guidelines for new construction to protect the form and scale of the traditional residential neighborhood.

REHABILITATE AND ADAPTIVELY REUSE HISTORIC BUILDINGS TO HOUSE PUBLIC NEEDS AND SERVICES

Despite the disinvestment and population decrease experienced over the past half century, Fairhill is not without resources. Its vacancies and unemployment can be read as opportunities, not just liabilities. The goal of this principle is to develop projects that match community needs with individual buildings in need of rehabilitation and reuse. Fairhill has a wealth of vacant historic buildings, ranging from landmark structures to industrial warehouses, to rowhouses, all of which define the historic character of the neighborhood. Putting unused charismatic buildings to work by housing public needs and services, while promoting the local economy, is a sustainable preservation strategy.

RECOMMENDATIONS

- Rehabilitate and reuse the Manual Training School as a youth center.
- Rehabilitate and reuse the St. Bonaventure complex as a small business incubator.
- House a heritage conservation training and workforce development program in the Manual Training School addition on Somerset Street.
- Identify a use for other vacant historic

buildings: Tuxedo factory, firehouse(s), Black Diamond, Lehigh pump house, rowhouses, storefronts, industrial buildings, etc.

- Match community needs with vacant historic structures: community center, police station, affordable housing, job training, adult education, green grocer, tool library, and many more

- Rehabilitate vacant residential structures to provide quality affordable housing.

PROMOTE STEWARDSHIP OF HISTORIC BUILT ENVIRONMENT INCLUDING LANDSCAPES AND STREETSCAPES

Stewardship means taking responsibility for the deliberate and sensitive care of something entrusted. This word is particularly attuned to the management of historic resources, because it refers to our obligation to care for the built environment as the legacy of those who designed and used it before us. The preservation definition of stewardship also compels stakeholders to return inherited abandoned spaces to use by addressing their physical conservation needs. The historic built environment in Fairhill includes vernacular and landmark buildings of many ages and forms, as well as the burial ground, vacant lots and the whole streetscape they make up. Interventions might require the skills of conservation specialists, repairs that are sympathetic to original materials and building techniques or just sensitive regular maintenance. Residents and property owners should be encouraged to get involved with this

process. In many ways, the conservation of the historic built environment is what ties the plan together and makes it an inherently preservation-based approach to community development. ground, vacant lots and entire streetscapes. Interventions might require the skills of conservation specialists, repairs that are sympathetic to original materials and building techniques or just sensitive regular maintenance. Residents and property owners should be encouraged to get involved with this process. In many ways, conservation of the historic built environment is what ties the plan together and makes it an inherently preservation-based approach to community development.

RECOMMENDATIONS

- Expand access to burial ground by extending hours of visitation and providing visitor amenities.

- Create conservation training program that will cultivate skilled craftsmen in traditional building trades and rehabilitation.

- Provide workshops and information about home maintenance for residents.

- Open a tool library where residents can rent tools for home repair by becoming member for a small annual fee.

- Rehabilitate and reuse commercial properties.

- Rehabilitate and reuse landmark buildings.

- Create a stewardship corps in the neighborhood where residents might formally join forces to clean up vacant lots used for dumping, litter in the streets, report sidewalks and streets in need of repair.

- Provide funding opportunities such as low interest loans, matching programs, and grants for rehabilitation of historic structures; connect residents to existing incentives and programs for financing home improvements and weatherization.

- Activate historic areas through programming with events, fairs, tours, etc.

RE-PURPOSE VACANT LOTS FOR COMMUNITY NEEDS IN A MANNER THAT IS SENSITIVE TO THE EXISTING SCALE AND HISTORIC CHARACTER OF THE NEIGHBORHOOD.

A comprehensive strategy for the re-purposing of vacant lots should be carried out by the city in consultation with Fairhill residents; the chosen plan must provide for both present and future community needs. Fairhill contains small and large vacant parcels; their location within individual blocks and the larger urban grid will naturally guide the types of development that may take place. Although there may not be demand today for all the vacant land available in the neighborhood, the city should consider a land bank proposal to hold key parcels for future development, as well as combining small parcels into larger lots that suit contemporary commercial, residential, and light industrial needs. Design

guidelines should be created to ensure that new construction upon vacant properties will be integrated into the historic Fairhill landscape.

RECOMMENDATIONS

- Comprehensively identify and prioritize all lots for redevelopment according to size, location, needed community use, and potential threats. Through a series of community outreach events, planning officials must identify present and future community needs, creating a vision for Fairhill's future development that will help determine the placement of these services throughout the neighborhood.

- Create an open space master plan that will address the need for public parks, community gardens, and other neighborhood amenities. Fairhill is one of the few neighborhoods in the city without an extensive public park within a fifteen minute walking distance of most residents. Community gardening is visible, but not on a large, organized scale.

- Promote infill that is compatible with current and proposed uses, as well as the historic low scale of the neighborhood. Zoning and financial incentives can also be used to encourage desired types of development, such as mixed uses that imitate the original growth pattern.

- In concert with the Philadelphia City Planning Commission, the neighborhood should also consider creating a set of design guidelines

that describe acceptable materials, façade treatments, and access points for new buildings.

- Master planning for larger areas such as the N. American St corridor would permit large-scale new development to take place within a framework of guiding principles that enforces even quality throughout the multi-block development. Guidelines allow developers to understand what the community expects from the beginning of the development process, and they help new structures better fit into the existing community landscape.

- Create a land bank institution to hold prominent sites such as those along important commercial corridors like Germantown Ave, Lehigh Ave, and 5th St, and a potential corridor such as N. American St., until suitable uses are found.

- Streamline the process by which existing residents may purchase vacant lots to put the property into the hands of residents will maintain it and pay tax upon it, bolstering the city's property tax revenue. The city might consider a special period in which meetings are held in Fairhill for parties interested in purchasing vacant land. The neighborhood would receive specialized attention for a set period, encouraging residents to take advantage of the service.

STRENGTHEN THE CURRENT COMMERCIAL DISTRICTS THROUGH FINANCIAL INCENTIVES AND REHABILITATION OF HISTORIC BUILDINGS

The commercial corridors on Lehigh Avenue, Germantown Avenue, and 5th Street, as well as Fairhill's network of corner stores, are important historic assets to the neighborhood which are not being used to their full advantage. The second half of the 20th century's rise of the automobile and disinvestment in urban areas led to the decline of commercial infrastructures that supported city neighborhoods like Fairhill. Rehabilitation of urban commercial districts improves the local economy, bringing in small businesses and jobs and raising property values, both aesthetically and financially. The quality of life for residents is also enhanced by walkable, attractive streetscapes and local access to quality goods and services. These increased values are at the root of revitalization and can have a catalytic effect on a neighborhood.

RECOMMENDATIONS

- Revitalize Germantown Avenue commercial corridor between Lehigh Avenue and Cambria Street to boost economy by providing jobs and access to goods and services, as well as improving the streetscape.

- Support existing revitalization on 5th Street.

- Use historic corner stores as a catalyst for neighborhood revitalization through an existing network.

- Provide a clearinghouse of information about funding opportunities for commercial and mixed use rehabilitation.
- Attract new businesses to existing commercial fabric, especially local entrepreneurs.
- Retain and support existing businesses, especially those operating in historic buildings.
- Provide administrative support for small businesses including assistance in training, applying for loans financial assistance, etc.
- Rehabilitate historic store fronts through programs such as façade improvement programs to assist small business owners.
- Create programming that encourages people to shop and socialize in commercial corridors.

STRENGTHEN TIES TO NEIGHBORING COMMUNITIES AND GREATER PHILADELPHIA

No community exists in isolation and Fairhill is not an exception. Residents traverse the railroad tracks to the north to shop and go to work, political boundaries transect the neighborhood and incorporate it into larger wards and districts, and the Broad Street subway, Regional Rail lines, and automobile corridors flow with people going in and out of the neighborhood. Standing at the intersection of Broad and Lehigh, one can even see the tower of City Hall and the statue of William Penn looking

back at them. Yet, Fairhill today seems distant and detached from the rest of Philadelphia. It is essential for neighborhood revitalization to reconnect Fairhill to the city through a number of initiatives. These might include; reestablishing the Germantown Trolley line, promoting the identity of Fairhill through signage on streets, subway and train stations. The history of Fairhill might be related to the evolution of Philadelphia, emphasizing the important role Fairhill played in creating the “workshop of the world.” Fairhill should be marketed as a walkable, commuter-friendly neighborhood, and reinvigorating businesses through conservation-based programs to bring jobs, shopping, and more opportunities to the community.

RECOMMENDATIONS

- Improve image of Germantown Avenue between Lehigh Avenue and Allegheny Avenue in order to visually reconnect it to the rest of the historic Germantown corridor.
- Advocate for reinstating the Germantown trolley line as a heritage corridor similar to the Number 10 Girard trolley line.
- Reinstate transportation uses in North Philadelphia Amtrak and Reading Station head houses.
- Create designed neighborhood gateways at entry intersections at Broad Street and Lehigh Avenue and at Broad Street, Allegheny Avenue, and Germantown Avenue underpasses.

- Reference Lehigh Avenue at “North Philadelphia” stop on Broad Street subway.

- Strengthen ties to large local employers including; Temple University and Temple University, Hospitals, Septa, St. Christopher’s Hospital.

1For more about how the guiding preservation principles, recommendations and individual projects are linked and coordinated see Volume II of the Fairhill preservation plan, especially the diagram which maps the 11 projects to the principles

CONCLUSION



CONCLUSION

If the observations, projects, and suggestions from this studio report are taken into consideration by stakeholders, the next fifty years will be prosperous for Fairhill. Like many urban neighborhoods, Fairhill will be affected by the continuing national trend of Americans moving from the suburbs back into the city. The United States is also expected to gain 140 million additional citizens by 2050, and it is predicted that most will settle in established urban areas, bringing new life to city neighborhoods and placing demands upon their existing infrastructure.

These shifts will change the demographic, cultural, and physical profile of Fairhill. There will be very low vacancy on the Germantown and Lehigh Ave corridors and the neighborhood's local economy will thrive, supported by new residents. Vacant lots will be filled with construction or perhaps urban agriculture enterprises and advanced technological industries. Public transportation connections between Fairhill and Center City will be strengthened to accommodate the rising population of the neighborhood.

The return of population to Fairhill will result in an increase in property values. If given the opportunity, current residents of Fairhill might take advantage of this expected increase to sell their houses to incoming suburbanites at a good profit margin. As a result, Fairhill will become more culturally diverse, but may lose some of its long-time residents. Though some residents might leave willingly, others may wish to stay. As with any developing area, there is a threat

of displacement of the current population, which will prompt the pursuit of policies to curb this process. In the case of Fairhill there is also the threat of loss to the historic urban fabric. The establishment of a conservation district, coupled with the listing of important neighborhood landmarks on the local and national historic registers, are proposed initiatives that could help the community retain its historic built heritage.

The Fairhill Studio adopted a values-centered preservation model, based on a holistic knowledge of the neighborhood's current values. At the same time, the Studio team has striven to introduce and incorporate best practices and innovations that have been successful in other parts of the city and country. The planning projects that the Studio members individually pursued serve core principles that we have identified as vital to the successful preservation of Fairhill. They each share a common thread: stewardship of the built environment through the management of change. Furthermore, they address how the community can leverage its current historic and community resources to strengthen and revitalize itself. In this sense, Fairhill's history can serve as a unifier and bedrock from which a stronger community will rise.