

PHYSICAL EVOLUTION: THE NAVAL HOME

The area known originally as the the "United States Naval Asylum," known today as the "United States Naval Home," is an irregular plot of 23 acres bounded by Grays Ferry Road, Bainbridge Street, Schuylkill Avenue and a wall running eastward to meet once again with Grays Ferry Road. Originally part of a 150 acre tract, the land was purchased in 1735 from the Penns, passing through two owners and eventually owned by William Pemberton who built a country residence known simply as "Plantation" upon the land.

"Plantation" was occupied by British forces during the Revolutionary War managing to survive without harm. Passing from the Pembertons to the Abbots, the United States government bought the 23 acres in 1826 and "Plantation" served as a hospital while the Asylum was being built. The new building was completed and occupied by the end of 1833.

The Naval Asylum was designed by prominent Philadelphia architect William Strickland and was one of the largest Greek Revival hospitals in the country.¹ The building faces east and is constructed of a grayish-white marble on a granite basement. **It is 380** feet long with two stories, a basement and attic.

The central pavilion features an Ionic portico on a high broad flight of marble steps and is based on Stuart and Revett's illustrations of an Athenian temple. Two side blocks on both sides of the pavilion terminate in transverse buildings. Open porches supported by cast iron columns are an early use of this building material. The ceilings of both the basement and first floor are vaulted in solid masonry and the domed auditorium on the main floor was once used as a muster room and chapel.

The grounds of the Naval Asylum changed over the years. The Pemberton house was demolished around 1836 as were the accompanying smaller brick tenements two years later. Commodore Biddle used their debris for the roads and walks which he had laid out. A burial ground for those who had died in the hospital was moved from north of the Asylum near Bainbridge Street to a location that necessitated a second move to Mount Moriah Cemetery when a new hospital building was erected during the Civil War. Many of the trees remaining from Pemberton's ownership were used as firewood in the severe winter of 1836-7 but were replaced with trees planted by Commodore Biddle when he assumed governorship of the Asylum in 1838. In 1844, Strickland added the governor's and surgeon's residences of brick faced with stucco and verandahs with cast iron supports.

The Naval Asylum served as a hospital and home for pensioners as well as a naval academy. The latter use was relinquished about 1845 with the establishment of the naval

school at Annapolis, Md. During the last part of the Civil War a second hospital was built closer to Schuylkill Avenue. Designed by John McArthur, Jr., architect of City Hall, the large building included outbuildings for a steam house, laundry and coal sheds. The Naval Asylum thereafter functioned as a home for pensioners.

PHYSICAL EVOLUTION OF THE NAVAL HOME DISTRICT

The neighborhood surrounding the United States Naval Asylum remained undeveloped in the early 19th century when the United States government built its naval hospital. The 1862 Bonsall & Smedley atlas of Philadelphia shows almost no buildings between Grays Ferry and 20th Street and between South and Washington Streets. The buildings that appear on the atlas along 18th Street and reaching onto 19th Street are indicative of the pattern of development of Philadelphia which had moved westward from the Delaware River during the 18th century. The Naval Asylum had been built in what had been country home property and the atlas indicates the area immediately north and south as well as the long corridor of land between the Asylum and the Schuylkill River was being slowly developed with a

combination of industry and a handful of individual homes.

Hopkins 1876 atlas shows a marked increase in development. The years after the Civil War brought expansion to Philadelphia's outer city edges including the undeveloped land between Grays Ferry and 19th Street. The writer of an 1883 article in The Pennsylvania Magazine of History and Biography makes note of the fact that the prevalence of malaria when he was stationed at the Naval Asylum in 1865 "...is now happily changed, as the disappearance of the ponds and brickfields, and the complete building up of the whole neighborhood, have rendered the place healthy."

It is interesting to note that the rapid development came in the form of row houses built almost exclusively within more than a 50 block area. Churches and schools interspersed the area to service the needs of the new residents. The area along Washington Street, which was a wide boulevard with up to five tracks for the Philadelphia Wilmington and Baltimore branch of the Pennsylvania Railroad, was clearly becoming a commercial and industrial area as was the corridor along the Schuylkill River.

By 1889 nearly all vacant areas throughout the row house developments were filled.³ Boundaries of the few remaining large estates are still evident for a depth of one block north of Washington with row houses developing along estate lines running diagonally through the grid block pattern of the encroaching city. Only a few estate lines are detected by the

1917 Smith atlas.

Despite the usual monotony blocks of row houses can create, variations can be found in a number of ways in this area. For instance, to accomodate the diagonal shape of lots facing Grays Ferry, occasionally a geometrical pattern of stepped house footprints can be observed on the atlases. Some rows were built towards the back of their lots leaving a pleasant front lawn between house and sidewalk. Other blocks were developed with rows running north and south rather than the usual east/west pattern. Variation was also achieved by alley ways and streets dividing blocks at different points causing some of the minor streets and alleys to shift from block to block rather than follow a straight line. Some streets do not even cut through all the blocks but will continue after several interruptions. Alleys, as well, do not always run east/west through the entire block but will form H patterns or several variations of that shape. The most charming affect is the Madison Place and St. Albans blocks that have walking malls with a designated green strip displacing the street that would have run between facing row houses. Overall, the neighborhood developed, intentionally or otherwise, with a number of variations to patterns creating a visually exciting scene in what could have been a repetitious neighborhood of row houses?

Baist's atlas of 1895 shows the kinds of industry that was building along Washington and Schuylkill Avenues. Washington

Avenue had a molding mill, several coal yards, a box factory, tin factory, planning mill, wall paper manufactory, Belmont Iron Works, Electric Car Co. of America, a stone yard and barrel storage. Schuylkill Avenue supported coal yards, wood yards, the Pennsylvania Asphalt Paving Co. and the Flint Glass Works (present since at least 1862).

By 1917 all the row house blocks were filled.⁴ Between South and Bainbridge Streets above the Naval Home most of the development was row houses running north and south on single block long streets and an automobile establishment that replaced the laboratory situated on that site since at least 1862. A lumber yard continued to fill the adjoining lot. The block facing Grays Ferry between South and Bainbridge shows irregularly shaped footprints unlike the row house patterns and are probably the same structures standing today which are combination retail/residential buildings. Eight churches existed, one police station (present since at least 1862) and five schools both public and parochial were within the 50 plus block area.

The 1880 Business Directory lists occupations such as dress making, millinery, physicians and music teachers of some of the residents within this area. These services may have been conducted within these homes but aside from possible interior alterations, no visible change to building footprints is found on any historical atlases. The houses that have visible commercial features today are mainly located on the

north-south numbered streets but this distinction is not discernable on the historical atlases other than showing single buildings or small rows of two to three buildings.

The overall appearance of this area is a visually pleasant combination of row houses with several variations in patterns as well as design with a periphery of light industry and commerce. Its development was rapid following Philadelphia's expansion after the Civil War and has remained, for the most part, relatively unchanged.

Nancy Strathearn
12/87

NOTES

1. p. 37 Philadelphia Architecture
2. p. 135 The Pennsylvania Magazine of History and Biography, 1883
3. Bromley, Atlas of the City of Philadelphia, 1889
4. Smith, City Atlas of Philadelphia, 1917

History of Neighborhood Development

Unlike other sections of the city, very little historical information has been written about the Project neighborhood. The Naval Home has been the topic for several articles and books on its inhabitants and the architecture of the home, but no-one has ever written a history of how the neighborhood developed or who lived in it. Thus the challenge was given to the Historic Preservation studio project, to try to understand the development patterns and to determine who were the inhabitants of the neighborhood.

One approach to studying the neighborhood was to examine the social history aspects of the inhabitants. "The New Social History" is a term given to studying the habits and lifestyles of the common, everyday man, woman, and child. To gather data for this method of studying, historical documents such as census records, city directories, wills, inventories, diaries and maps are carefully analyzed and compared. Often computer statistical programs are used which sort the data to determine the demographics of the area.

In 1976 the University of Pennsylvania began a project called the "Philadelphia Social History Project." Utilizing various computer programs, the project studied various ethnic groups in the city, focusing specifically on the Black, Irish and German populations. The principle document used was the U.S. Federal Census for the years 1850, 1860, 1870, and 1880, which generated computer print-outs for each of the ethnic groups. The computer allowed various sorting of material to occur--such as sorting by geographical location or job occupation. Maps were also created to show patterns of growth or change or ethnic locations. The results of the project have been widely published and

are located in Van Pelt Library. Studying the data generated by the Philadelphia Social History Project provided historical information on the project neighborhood.

Based on reviewing city atlases, it was apparent that the neighborhood developed the most during the period 1870 to 1890. Because of this, census records and city business directories for the years 1870 and 1880 were reviewed. The project neighborhood consisted primarily of an Irish population, with some German, and very few Black people living in the area. Most of the Irish worked in physical labor jobs or in some form of commercial retail. The German population was also involved in labor jobs such as glass blowers or cutters, carpenters, stone cutters and retail occupations such as baker, tailor, or grocery store owner. (Source for the jobs listed is data from 1870 and 1880 Federal Census.)

Because the area experienced a large growth immediately after the Civil War, a study of the 1870 city business directory was analyzed to determine community businesses. A data base program was created with each entry containing the name, sex, address, and type of business. A total of 154 records were entered. (Some of the records it was later determined were outside of the project area and were deleted.) An additional field was added for the year of the business directory, which will allow for more entries from other years to be added to the data base and comparisons to be made.

The data base program results were informative as they indicated economic and social patterns within the neighborhood. There were approximately 50 different businesses found within the area, predominately retail or trade-related. The manufacturing businesses

were located along Washington Avenue, with two smaller manufacturers located in the upper northeast corner of the project area. Some of the manufacturing businesses included basket makers, coal yards, brewers, a gun and pistol manufacturer and coopers.

The retail stores were concentrated in several small areas--the 2300 and 2500 block of Grays Ferry Road, along 21st and 20th Street, between St. Albans and Bainbridge Streets, and between 22nd and 23rd and Carpenter and Christian Streets. The most common businesses were grocer (28 total), followed by wine and liquor dealers (26 total). There were seven bakers, six physicians (one was a woman), and five cigar makers. Those businesses which only numbered four included lager and beer saloons, druggist, hairdressers, carters and confectioners. There were four clerks listed in the neighborhood and four boarding houses, all operated by women. Other miscellaneous trade jobs included brick layers, carpenters, a building contractor, blacksmith, tinsmith and wheelwright. Some of the more unusual occupations listed were two rag dealers (John and Margaret Mellon, each having a separate address, but suggesting that they were relatives), a house and sign painter, a plasterer, an undertaker at 917 S. 20th Street, and Mary Buzby whose job was listed as "cuffers and leechers."

A preliminary study of the 1880 business directory suggests that many of the same businesses remained in the area and with an increase in the number of small home businesses such as tailors, music teachers and boarding houses. Data entry of the 1880, 1890 and 1900 business directories would allow further analysis of patterns of growth and change economically and socially within the project area.

The accompanying map describes four different periods of building construction in the project area. There were four periods of growth,

each period containing a different color: pre-1865 white, 1866-1918 light gray, 1919-1945 medium gray, and post 1945 black. The majority of the buildings date from the 1865-1918 period which is a significant feature of the neighborhood, as many of the buildings are original structures. Bordering the neighborhood are the predominately later period buildings but historical evidence does indicate that these newer structures replaced earlier buildings. The area of Catherine Street between 21st and 22nd Streets contains structures dating from 1918-1945. The south side of the 2400 block of Catherine contains a school, another complex dating from the 1918-1945 period. The large black area located on Bainbridge Street, is the Apostolic Church, constructed around 1950-60.

Further research could be conducted in analyzing the census data for the years 1850, 1860, 1870 and 1900 to compare the growth of the neighborhood, the ethnic populations in the area and the type of labor. Studying the later business directories would also be informative. Maps could be drawn identifying the various ethnic groups, businesses and social institutions found within the community during different periods. Also, research could be conducted into the black history in the neighborhood. The YMCA on Christian Street was founded by William Still in 1889 and more research could be done on its history and role in the community. (The papers of William Still are at the Historical Society of Pennsylvania, Manuscript Department. Another reference on the Still family is an article in "The Philadelphia Inquirer Magazine," Sunday, October 11, 1987.)

The Historical Society of Pennsylvania manuscript collection includes a limited number of photographs of the Naval Home, Bethany Presbyterian Church, and St. Charles Borromeo Church (located in the

Campbell Scrapbooks). The Penrose Collection includes photographs of the Naval Asylum and the Commandants residence. There are histories of several institutions such as the Church of the Holy Apostle and a history of the Naval Home, by Albert Gleaves. The insurance files and records of the Philadelphia Contributorship contained only a few of the properties within the project area. The society's collection of city atlases, directories and genealogical material where applicable, would also be useful.

Cathy Hoffman-Lynch

Building Type

The definition of "Building Type" is the "use" the building was originally designed and built to accommodate. In this survey we have identified five building types. They are: Industrial, Institutional, Retail, Commercial and Residential.

What dominates the street-scape in this neighborhood is the long, uniform facades of row houses. Single residential buildings, duplexes or multiple dwelling apartments are rare in this study area. One block can be dominated by a single building facade of repetitive motif. In other blocks a series of shorter rows consisting of three to four buildings compete for attention along the street-scape.

Incorporated within the row house blocks are large institutional buildings. These large stone churches and schools are built on a much grander scale. Their mass and height out-scale the row house. They are built to be the social centers of the neighborhood. Architecturally they become the visual centers of the neighborhood. Small commercial or retail building types are rare in this area. Those retail and commercial operations do exist are commonly found in converted residential buildings.

The last building type found in this area is the industrial building, which predominates in the fring areas of this nieghborhood. They are used for the manufacturing of products from raw materials. The largest industrial buildings are in the General Electric complex.

Analysis of Type Map

Industrial buildings surround the study area, and are

particularly evident on Schuylkill and Washington Avenues. The core of this area consists of residential buildings. The commercial areas are in corner lots, or are found occasionally in the residential area. There is no clustering of commercial buildings in the area under study. The institutions are concentrated between 21st and 20th Streets, or Catharine and Montrose Streets. A few other institutional buildings dot the neighborhood. Open-lot or vacant housing is commonly found on the corners of particular blocks, but become more concentrated in certain areas. The corner blocks on Grays Ferry Avenue, on either side of the Naval Home, have many vacant lots or unoccupied dwellings. The worst area for vacancies is near 26th and Montrose Streets, and Grays Ferry between Carpenter and Christian Streets. The 2400 block of Christian Street also has many empty lots. The other end of Christian Street is also not in good shape. The 1900 block of Christian has many lots and vacant buildings. In conclusion, the fringe areas are the ones that are beginning to show deterioration. However, what is most significant about this area is that the central district of the study retains a core of relatively stable residential housing.

PRIMARY USE

The primary use of structures in the Naval Home area, based on the selected blocks of study, is a central core of residential use to the east of Grey's Ferry Avenue, with clearly delineated edges of industrial/light manufacturing to the south along Washington Avenue and to the west along Schuylkill Avenue. There are a number of mixed use parcels, with primary use as residential and secondary use as retail, which have been familiarly referred to as "mom and pop" establishments. These tend to be on corner parcels although there is a cluster of them in the middle of the 2100 block of Christian Street. As indicated on the use map, several institutions such as churches and schools dot the area, indicated by the medium gray tone (and a corresponding medium scale footprint). Vacant lots appear with some regularity toward the eastern and southern edges of the study area.

The heavy industrial or light manufacturing uses are marked black. Retail, institutional (such as churches or schools) and offices are marked in dark grey with a superimposed letter (R, I or O as corresponds to the list above). Residential is depicted as light grey and vacant lots are left as blank. A lot which is used as a parking lot (P), a communal garden (G) or as an outdoor storage facility (S) is so marked. Vacant buildings are indicated by dividing the lot into a lower and upper wedge of color --the lower half being medium grey, the upper half being white.

According to the base maps, the type and use are relatively consistent.

NUMBER OF FLOORS

The Naval Home District has a preponderance of two and three story residential buildings. Structures of four or more stories interrupting this pattern in the core of the neighborhood are generally institutions such as churches and schools. Around the periphery of the study area are other structures of four or more floors. One finds even fewer one story structures in the district. These also occur most frequently in the industrial and commercial areas around the perimeter of the neighborhood.

Vacant Lot Overlay

As its title suggests, the Vacant Lot acetate overlay map outlines in red all lots surveyed and found to be vacant. In some cases, these may include lots used for parking or as victory gardens. The critical point in marking vacant lots is to show gaps in the continuity of existing rows as well as sites of potential development and therefore concern.

In addition, for a more accurate understanding of the relationship of lots to the surrounding streetscape, the boundaries of blocks actually surveyed are drawn in blue. The map shows that while the study covers in the broadest sense the area west of 19th Street, between South Street and Washington Avenue, major gaps occur in the sector east of 20th Street, among rowhouses fronting the north-south thoroughfares, and along (from north to south) the east-west streets of Kater, Webster, Montrose, Carpenter, Kimball and League.

Future consideration should be given to completing the survey in the areas cited, for a better understanding and definition of its boundaries and the variety of its component sectors. It should also be noted that a greater deterioration may, upon closer inspection, be perceived in those sections between Christian Street and Washington Avenue, thus warranting particular attention in all areas of preservation planning.

The presence of vacant lots is a strong incentive for addressing the issue of future infill housing design. Suggestions for design review processes may be appropriate, as well as ideas on the possibility of interfacing preservation with city zoning for stronger guidelines. These avenues should be explored in any further study in the project area.

(R.E. Tribert)

Zoning in the Study Area

The various zones are drawn in the Zoning/Land Use Map B.

A. Residential

Three grades of residential zoning are present in the study area.

R-4, detached and semi-detached housing, at the Naval Home site:

- minimum lot width 35 ft., minimum lot area 3150 sq.ft.,
- maximum lot coverage 40%,
- 15 ft. set back, side and rear yard minimums,
- maximum height 35 ft. or 3 stories.

R-10, semi-attached and attached housing, which predominates in the core:

- minimum lot width 16 ft., minimum lot area 1440 sq.ft.,
- maximum lot coverage 70%,
- no set back, but rear yard minimums,
- maximum height 35 ft. or 3 stories.

R-13, group dwellings, apparently a variance for the Apostolic Square complex:

- minimum total lot area 15,000 sq.ft.,
- maximum total lot coverage 50%,
- variable set back, side and rear yard minimums,
- height restrictions as otherwise provided in district, e.g. 35 ft.

B. Commercial

Two commercial grades can be found in the study area.

C-2, mainly within the core of the district, and probably corresponding to buildings originally designed for mixed retail/residential use prior to the imposition of the 1933 zoning ordinance (see section entitled "Conforming vs. Non-Conforming"):

- all general uses, from sales and services to schools,
- maximum lot coverage 75%, 80% on corners,
- no set back, variable side and rear yard requirements,
- maximum height 35 ft. or 3 stories, with 1 ft. allowed per ft. setback up to a maximum of 60 ft.,
- maximum signage 6 sq.ft.

C-3, primarily along South Street:

- same restrictions as C-2, with additional self-service uses, and greater signage allowance of 10 sq.ft.

C. Industrial

A single industrial grade of G-2 is zoned on the perimeter of the district, specifically along Washington Avenue and Schuylkill Avenue. It allows for commercial and light industrial uses, from auto shops to breweries to manufacturing to radio transmitters. Dwellings other than custodian facilities are prohibited.

- maximum lot coverage 100%,
- no set back, side or rear yard requirements, except when abutting the residential core,

- bulk limited to 20 times the gross floor area, allowed at 500% of total lot,
- maximum signage 15 sq.ft.

D. Conforming vs. Non-Conforming

As the zoning ordinance was imposed on pre-existing structure types and uses, allowances were made for non-conforming uses. That is, despite the zoned grade, a structure could maintain its original use until such time as,

- it complies with the requirements of the district, or
- it becomes the subject of a variance granted by the zoning board, or
- it is abandoned for 3 years or more, after which time it must conform.

Loss of non-conforming status is permanent.

Copies of the applicable zoning code regulations are attached in appendix.

Description of Architectural Rows in Naval Home Study Area

The area surrounding the Naval Home is essentially a residential neighborhood. Industrial buildings make a neat border along Gray's Ferry and Schuylkill Avenues. The large scale, industrially designed buildings comprise the main variance in building stock for the neighborhood. The remaining study site is a solid residential unit; this unit is characterized by long blocks of rowhouses that create continuous facades along the streetscape. Many of these rows are designed with 30 or more buildings. These rows of residential units provide the neighborhood with its special character and create a unified streetscape and sense of rhythm.

An examination of the various types of rowhouses in the neighborhood is helpful in understanding the diversity and similarities of the rowhouse architecture. While the houses in the neighborhood were originally built for a middle to low income family the architectural elements of many of the rowhouses illustrate a desire on behalf of the architects and developers to design in an interesting manner and to escape basic brick rowhouse designs. Decorative elements and unique planning are highlighted in the Naval Home area.

Rowhouses divided into type:

- flat facade two story, flat roof
- flat facade three story, flat roof
- flat facade two story, mansard roof
- one story bay two story, mansard roof
- two story bay two story, mansard roof
- one story bay two story, flat or mansard roof, front yard
- two story bay two story, flat or mansard roof, front yard

Rowhouse Type (continued)

- typical rowhouse design with pedestrian strip
- design of one of the above with commercial unit on 1st floor

The predominant rowhouse type in the neighborhood are brick residential units of 2 to 3 stories, with flat facades and flat roofs. The 2000 block of St Alban's Place is an example of the simplest form of the rowhouse in the area. These rows are unornamented in any way with a very simple cornice and flat stone lintels. A slight variance to these basic rows are a series of rowhouses within the flat facade framework but enlivened with a creative cornice and decorative lintels. A fine example of this type is found in the 2200 block of St. Alban's Place (even side).

Many of the rows in the area are designed with mansard roofs and 1 or 2 story bays. These rows provide the neighborhood with lively streetscapes and create interesting variations to the typical rowhouse facade. Materials are also varied in the bayed front designs; brownstone is used on the facade and the mansards are covered with slate shingles. A fine example of a block-long row of mansarded houses with fronts of brownstone are found in the 2400 block of Christian Street.

Residences along the 2100 and 2200 block of Bainbridge Street architecturally are similar to many of the designs found throughout the area, however, a small front yard is added to the lot to create a variance uncommon in the traditional realm of Philadelphia rowhouse design. The front yards create a sense of space and green more inherent with suburban dwellings. This amenity of green is echoed in the pedestrian rows found in the 2300 block of St. Alban's Place and the 2200 and 2300 blocks of Madison Square. Here again, typical 2 1/2 story dwellings with flat facades and mansard roofs front on a charming brick

pedestrian way with a green strip running down the center dividing the pathway. The garden in the center was originally decorated with fountains and bird baths, long since gone. These unique designs were the creation of a Philadelphia real estate investor and conveyancer, Charles M.S. Leslie in response to the mediocrity and ugliness found in Philadelphia residential design at the end of the nineteenth century. Leslie's wish was to create garden streets to provide clean air and a sense of calm from the rigors of city life.

Churches and small scale commercial/retail shops were developed to meet the needs of this community. These buildings for the most part were designed within the existing frame of long blocks and so were usually placed at the corner of each row. The churches in the area are the easily recognized landmarks, their towers are clearly the highest elements of the neighborhood. Many of the retail shops in actuality were designed as the end unit of a row. At the intersection of Grays Ferry and Christian Streets is a prime example; here the entrance is placed catty corner to the two streets. The Grays Ferry facade maintains the design of the Grays Ferry row and achieves a continuous streetscape along Grays Ferry. The design along Christian Street maintains the bays found along the Christian Street row. These row-end commercial units were also designed with the same elements as the entire row but with an additional story, to signify the variance in use. Examples of this type are found along the 2100 blocks of St. Alban's and along the 2300 block of Christian Street.

A special character is achieved in the area through the use of lively and decorative brick work, ornament and materials. These decorative twists are found on all the rowhouse types in the neighborhood. Highlights of such work are the 2323-51 grouping on Christian Street, in which a shared brick parapet

create a lively silhouette along the streetscape; and 717-19, and 727-729 22nd Street in which creative cornice, lintel and keystone detailing enhance the streetscape.

The rowhouses in the Naval Home study area create the very essence of the neighborhood. The character of the rowhouses, echoed in the lively rhythm of the facades and the completeness as an architectural element make this building type an important landmark in the area.

STUDIO 700
NAVAL HOME DISTRICT
Non Residential Features [200':1" Map]

Simon Herbert

This map indicates those non-residential features which are part of the urban and social make-up of the district.

Description by Color Code

Blue Industrial, Wholesale or storage.

The largest concentration occurs along Washington Avenue, the largest being the Philadelphia Electric Company [PECO] between Schuylkill Ave. and Gray's Ferry Road.

Black Vacant Lots

These are areas which are devoid of buildings or structures. In most instances demolition has taken place, and the land lies unused except where some row-house lots have been turned into small gardens.

Grey Institutional

- [C] Churches or Religious Meeting Places.
- [H] Homes for the Elderly
- [S] Educational or Daycare.

[C] Although Catholic churches are in the majority, other denominations are represented including several non-aligned and "store-front" churches.

[H] There are two purpose-built institutions for the care of the elderly; the Naval Home [closed] on Gray's Ferry Road, and a set of two-story homes for the elderly located on the eastern end of the Church of the Lord Jesus Christ of the Apostolic Faith, at 21st and Bainbridge streets.

[S] Of the seven educational institutions, three are connected to churches, and one is closed. [circled grey] The two public schools cater to the lower grades. The John F. Kennedy Vocational School on Schuylkill Avenue is a large multi-story brick building teaching various trades to young adults.

Orange The color code represents only what the first floor is being used for. Most prevalent are mixed use buildings usually with a residential use above. These occur most often on corner lots and are scattered fairly evenly throughout the district. Typical use is that of grocery store. The map does not specify those grocery stores or other commercial buildings which have been closed or changed [converted] to another use.

Source: Person survey with Andrew Hall, survey information extracted from data-base.

Public Transportation

The study-area is well served by bus transportation [SEPTA], giving access to and from some key city locations. Surface and subway systems are not immediately accessible to the area, the closest being the Broad Street line at Lombard-South or Ellsworth-Federal. There are four major bus routes;

Route 7 Connects north-south along 23rd and 22nd St.
Northern extreme, Fairmount Park.
Southern extreme, Oregon Ave. and Front St.
Coverage includes Museum of Art, Franklin Institute,
Greenwich Recreational Center.

Runs about every 50 minutes, 7am - midnight
including weekends.

Route 17 Connects to Center City and Naval Base to the south.
Route is along 19th and 20th streets, and passes
City Hall.

Runs about every 10 minutes, 24hrs including
weekends.

Route 63 Connects east-west locations from Gray's Ferry to
Washington Ave. and Front St. Runs along Catherine
and Christian streets.
Coverage includes the Naval Home, the Italian Market
and the Anderson Recreational Center.

Runs about every 20 minutes 6.15am - 7.45pm
including weekends.

Route 40 Connects east-west at South St.
Eastern extreme, Fairmount Park.
Western extreme, 2nd St.
Coverage includes the Mann Music Center in the park,
and Society Hill .

Runs about every 15-20 minutes. On weekends the
service is every 30 minutes.

Other services include the routes 90 and 12 which also serve
center city locations such as Independence Mall .

EDGES

The study area boundaries to the West and South are predominantly industrial/light manufacturing unlike the low scale residential core of the neighborhood. Whereas the developed commercial/industrial strip along Washington Avenue appears to mesh with the residential area to its north, the development along Schuylkill Avenue is much more isolated, due in part to the natural boundary of the Schuylkill River and railroad right of way to the West and the imposition of the Naval Home complex to the East. The Naval Home, in fact, creates a barrier or wall to the rest of the city. In addition the street pattern along this western edge is oriented to the line of the river and Grey's Ferry Avenue rather than to the grid pattern characteristic of the city plan.

Schuylkill Avenue is physically characterized by the sporadic appearance of structures spaced by parking lots which serve the individual establishments. The northernmost end of the avenue appears to be in a state of change whereas the center is dominated by the John F. Kennedy Vocational School and the southernmost end is securely "anchored" by the Philadelphia Electric Company Power Plant and affiliated buildings and equipment. At the north end, for example, the first floor of 600 Schuylkill Avenue, the building at the foot of the South Street bridge, is presently being rented out as artist's studios, and there is a For Sale sign in front of the adjacent property, the Springfield Beer Distributor.

Access to the Schuylkill River embankment is physically cut off from the City by the railroad right of way. It is

interesting to take note, however, that the area adjacent to the river just North of the study area has been developed into a neighborhood park with recreational facilities. In addition, recently an industrial warehouse building has been converted to "upscale" loft apartments by Historic Landmarks for Living called Locust Point.

LANDMARKS

Landmarks will be discussed here in terms of architecturally, historically or culturally significant buildings or sites in the study area. There are a few prominent landmarks of architectural significance in addition to the U.S. Naval Home, which has been discussed in great detail in an earlier section. These landmarks are primarily churches and tend to dominate not only the streetscape but the skyline as well.

St. Anthony of Padua at 2319-2321 Fitzwater Street is a Roman Catholic Church built by architect Frank Watson in 1892. "The church juxtaposes a low heavy gabled mass with a tall, hip-roofed tower, all rendered in a light quarry-faced limestone laid in random ashlar. Romanesque detail in a finer limestone recalls the memory of Richardson." (Pennsylvania Historic Resource Survey Form, see appendix). According to Tatman and Moss' Biographical Dictionary of Philadelphia Architects, Frank R. Watson was "one of the most important architects specializing in church design in Philadelphia during the late nineteenth and early twentieth centuries."

The Church of the Holy Apostles or the Shiloh Baptist Church, at Twenty-first and Christian Streets, is attributed to the architecture firm of Fraser, Furness and Hewitt. According to The Architecture of Frank Furness (Philadelphia Museum of Art Catalogue, 1973), the Church was commissioned in February 1868 and opened in December 1870. "The church was largely the work of George Hewitt, who later altered the entrance (1891) and erected the tower (1891). The commission included a Sunday School,

finished in 1873.. The chancel has been remodeled, and the roof structure propped by longitudinal steel trusses."

St. Charles of Borromeo Church, a Roman Catholic Church at Twentieth and Christian Streets, was designed by another one of Philadelphia's leading ecclesiastical architects, Edwin Forrest Durang. Durang, a member of the prestigious family of actors and performers, had one of the most successful firms specializing in Catholic Church architecture in Philadelphia.

For a full description of the history and significance of the U.S. Naval Home, see "Description". Little documentation on The Young Men's Christian Association, a 20th century institution opened on Christian Street for "colored" use has been found to date, although research is necessary for it is believed this was a significant neighborhood center.

In a neighborhood of predominantly low-scale residential row homes, the design of two planned developments stand out as significant landmarks, St. Alban's Place and Madison Square.

U.S. Naval Home District:

South Central Philadelphia

ON DEFINING THE URBAN ELEMENTS

The project area has within its morphology a number of elements which give definition to the fabric of the environment. These may be described as contributing to not only the contextual quality of the city, but also its textural complexity.

In his book, "The Architecture of the City" (MIT Press, 1986), Aldo Rossi in his chapter on the "The Individuality of Urban Artifacts; Architecture", discusses how urban elements become defined. He suggests that "...certain works which participate as original events in the formation of the city endure and become characteristic over time, transforming or denying their original function, and finally constituting a fragment of the city - so much so that we tend to consider them more from a purely urban viewpoint than from an architectural one...." (page 115). There are many elements in the project area which have become characteristic, have been transformed, or have been denied their original function. These therefore should be considered from the urban viewpoint.

A list of only a few of these elements within the project area, as they interface with the streetscape would include:

Walls;Fences;Steps;Pavements;Entrances -residential;
Entrances -other; Corners; etc.

Consideration of these elements would begin to highlight the issues of the sensations of the place, which Rossi also addresses in chapter 3, under the section entitled, "Urban Ecology and Psychology".

Other issues, particularly those which revolve around historic preservation, would include how to appropriately respond to such transformations taking place at various levels, often simultaneously:

- to the architecture, intrinsic;
- on the architecture, extrinsic;
- as the architecture becomes the urban artifact;
- as the urban artifact becomes a fragment of the city.

Rossi remarks that, "...When an architecture at a particular moment begins to constitute new urban artifacts which are **not** responsive to the actual situation of the city, it necessarily does so on the level of aesthetics; and its results inevitably tend to correspond historically to reformist or revolutionary movements..." (page 116)

The series of photographs which follow have been grouped into five sections in an attempt to place these issues within the context of the project area. The images are without caption as they are evident, and intended to stimulate issues on "Interventions". They are punctuated however, by a paragraph from Rossi found on page 116 of his book. These extracts have been subdivided to accomodate the photographic grouping.

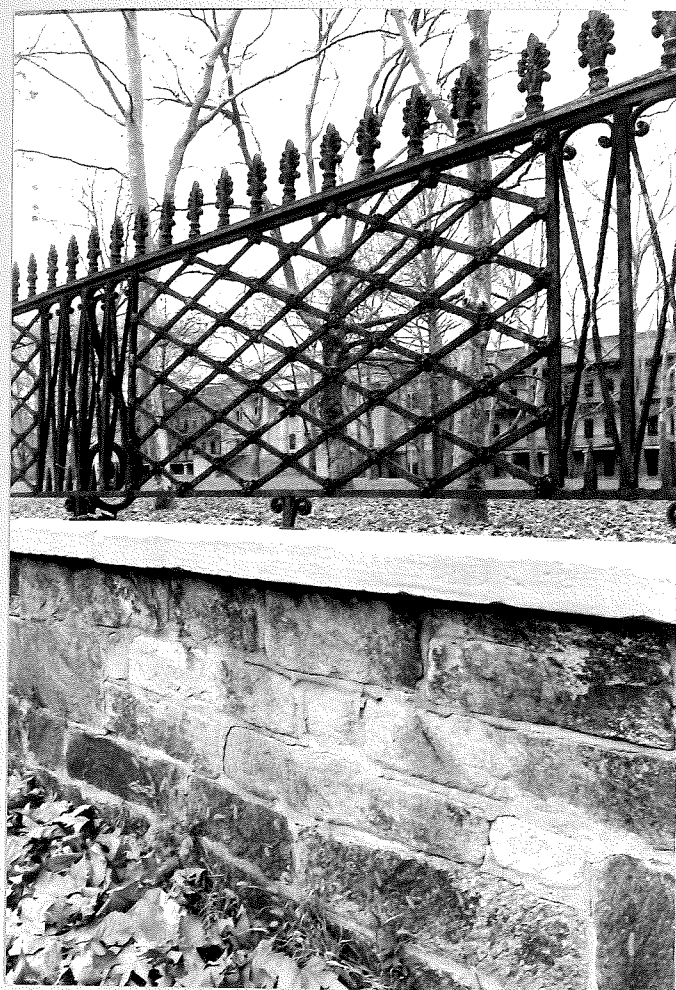


Patricia Green

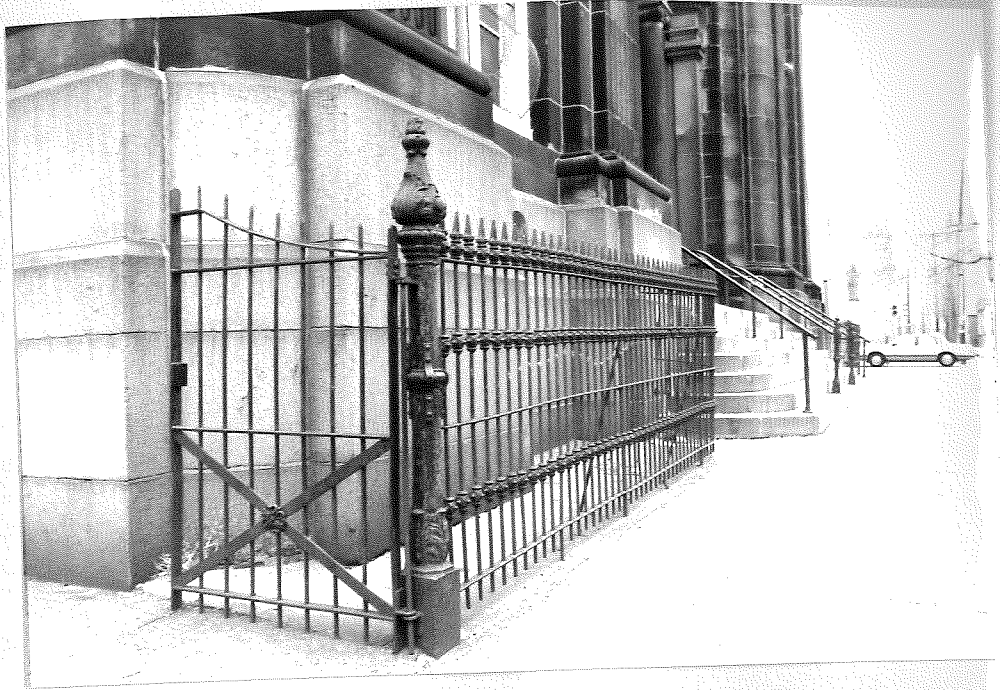
December 4. 1987

"...The assumption that urban artifacts are the founding principle of the constitution of the city denies and refutes the notion of urban design..."

[The Architecture of the City,
pg. 116 (MIT Press, 1986) by Aldo Rossi]







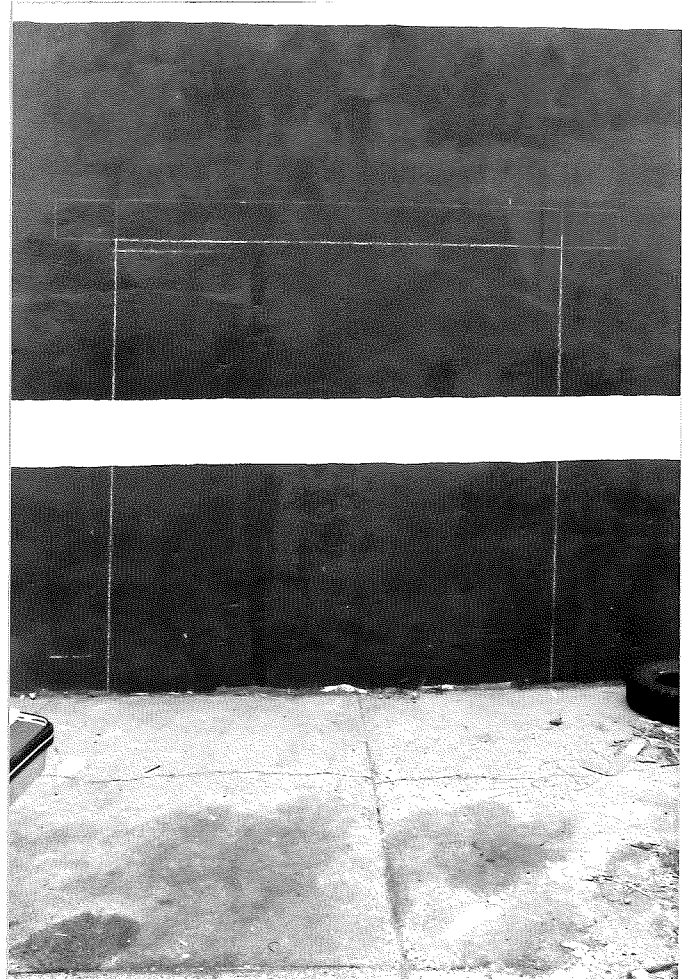
"...This latter notion is commonly understood with respect to context; it has to do with configuring and constructing a homogeneous, coordinated, continuous environment that presents itself with the coherence of a landscape..."
[The Architecture of the City,
pg. 116 (MIT Press, 1986) by Aldo Rossi]





"...It seeks laws, reasons and orders which arise not from a city's actual historical conditions, but from a plan, a general projection of how things should be. Such projections are acceptable and realistic only when they address one "piece of the city" (in the sense we spoke of the city of parts in the first chapter), or when they refer to the totality of buildings; but they have nothing useful to contribute relative to the formation of the city..."

[The Architecture of the City,
pg. 116 (MIT Press, 1986) by Aldo Rossi]





"...Urban artifacts often coexist like lacerations within a certain order; above all, they constitute forms rather than continue them..."

[The Architecture of the City,
pg. 116 (MIT Press, 1986) by Aldo Rossi]





"...A conception which reduces the form of urban artifacts to an image and to the taste which receives this image is ultimately too limited for an understanding of the structure of urban artifacts. In contrast is the possibility to interpret urban artifacts in all of their fullness, to resolve a part of the city in a complete way by determining all the relationships that can be established as existing with respect to any artifact..."

[The Architecture of the City,
pg.116 (MIT Press, 1986) by Aldo Rossi]







Socio-Economic Profiles

Introduction

The city is a complex system comprised of many parts among which there is constant interaction. One of these parts is social content. An important and often neglected aspect in understanding the built environment, social content underlies and in many cases is a leading determinant of physical form.

Social and Economic factors are in part responsible for the factors we have discussed thus far.

Building types and uses evolve and persist because there is a human need to house certain social and cultural rituals in both private and public spaces; churches provide enclosure for the practice of religious rituals, recreational facilities provide for leisure activities and the house is that which best characterizes the customs, tastes, and usages of a people.

Building condition, particularly of owner occupied houses, often reflect individual's socio-economic status, although this is not always the case.

In the residential district, physical edges can also be viewed as socio-geographical borders, the points at which homogeneity of particular socio-economic patterns cease to persist.

Because the social morphology and geography of a city is so closely linked with its built environment we have elected to include it as part of our analysis for this district.

Methodology

Using U.S. Census data from 1960 to 1980 we were able to identify socio-economic factors in our study area and compare the data to data for South Philadelphia, in which our district lies and also to Citywide data for Philadelphia. Using mapping techniques we were able to discern which patterns were unique to our neighborhood, which patterns persist over time, which patterns were changing and at what rate these changes were occurring.

The Maps

We comprised maps which show median income, the black population, the youthful and aged population.

MEDIAN INCOME : the 1960 map of Median Income for Philadelphia demonstrates when compared with the 1970 and 1980 maps, that Philadelphians were very homogenous in the aspect of income. In the narrow median income range of \$4,000-\$6,000 almost the entire city was comprised of a working class. In 1970, the majority of the city's inhabitants become increasingly poor, with the

Socio-Economic Profiles: Residents of the U S Naval Home District

Population

The population in the naval home district, designated in the U.S. census as Census Tract 13, has been steadily declining since 1950. This factor is not particularly unusual when compared to citywide statistics. In general the population in Philadelphia has also been steadily declining since 1950 with the exception of some communities located on the borders of Philadelphia County. The decline in our district and for the city of Philadelphia as a whole is due to the exodus of the white population from the city. This exodus is the reason the percent of black population is on the rise since 1950, however in actual numbers of people the black population is also declining.

- . In the Naval Home District, the proportion of blacks is 89.7 %, the highest of six neighborhoods which comprise South Philadelphia and ranks 10th in Philadelphia among 45 neighborhoods which comprise Philadelphia. The only areas with a higher proportion of black population are all the neighborhoods which comprise North Philadelphia, and some of the neighborhoods in West Philadelphia.
- . The highest percent of youths in Philadelphia are located in the neighborhoods of Upper and Lower North Philadelphia and West Philadelphia. The U.S. Naval Home District reports the next highest percentage of youths of the remaining neighborhoods in Philadelphia. The prevalence of a youthful population in our study area is due in part to many factors including a relatively high birth rate, an unusually high number of births to unmarried women and a reported absence of the use of birth control among much of the child bearing population.

Among the aged population, age 64 and over, the statistics for our study area are comparable to the citywide statistics, for the most part. In general, there is an increase in the 64 and over population but this increase is due to cohort survival, where people from the prior age category in 1970, for example, survive and become part of the statistics for the 64 and over age category in 1980.

- . What is significant, however, in our neighborhood, is the statistics for the % of female population age 64 and over. The percent of female population who are elderly is the second highest among 6 neighborhoods which comprise South Philadelphia and ranks 10th highest among all 45 City neighborhoods.

Socio-Economic Status

- . The socio-economic status of residents in the U.S. Naval Home District is low. The median family income in the neighborhood in 1985 of \$10,041, is the lowest in South Philadelphia and the sixth lowest in the City of Philadelphia. Less than 40% of the

adults have completed high school and the percentage of the work force employed in low status occupations is among the highest in the City. More than one quarter (26.5%) of the work force is employed as service workers and one quarter (25.5%) of the work force is employed as operators, fabricators, and laborers. But among the black population these numbers are more staggering. Of the total black population employed in 1980, 87.8 % are private household workers and high percentage are laborers.

In the U.S. Naval Home District, the percentage of families in poverty (28.1%), the percentage of households with income from public assistance (35.2%), and the percentage of female headed households (27.2%) are among the highest in the City. Three quarters (74.5%) of all families in poverty have a child under 18 and 36.8% of female headed households are in poverty. The unemployment rate in our study area in 1980 (20.9 %) ranks fifth highest among all neighborhoods in the City. The unemployment rate among persons of high school age who are not in school (6.5%) is the third highest in the City.

The U.S. Naval Home District has a higher level of residential stability than the City as a whole. More than half (51.3%) of all householders moved into the neighborhood prior to 1969. The median house value in the neighborhood (\$11,459) is the lowest in South Philadelphia and ranks fifth lowest among all City neighborhoods. The median contract rent in the neighborhood (\$103) is the fourth lowest in the City. Half (50.3%) of all housing units are owner occupied. The housing stock is old, with more than four fifths constructed prior to 1940, and can be further characterized as representing the third highest percentage of vacant units (21%) in 1983 in the city. *4/1983 statistic*

Health Status

Given the Socio-Economic profiles of the residents of the Naval Home District, it is not surprising to find the reported health statistics both in terms of the type and amount of illnesses to be the result of socio-economic factors. *16.1% OF THE HOUSEHOLDS HAVE A MEMBER WITH A SERIOUS OR CHRONIC DISEASE, WHICH IS STATISTICALLY WORSE THAN THE CITY AVERAGE AND HIGHEST AMONG ALL PHILA. NEIGHBORHOODS.* The three major diseases found in the neighborhood primarily effect the gastro-intestinal system: shigellosis (a bacterial dysentery), giardiasis (an intestinal parasitic infection) and salmonellosis (a type of food poisoning), and they are the direct result of hazards existing in the physical environment. The incidence of shigellosis in our study area ranks the highest in South Philadelphia, its occurrence being twice as high as that in other South Philadelphia neighborhoods. Further, the 1983 shigellosis rate in our study area, was four times higher than our neighborhood's 1978-1981 average rate. The 1983 salmonellosis rate in our study area ranked highest in South Philadelphia, more than twice as high as the rate for South Philadelphia as a whole. Further, the 1983 salmonellosis rate in the U.S. Naval Home District was more than twice as high as the 1978-1981 average rate in the neighborhood.

The 1982 tuberculosis rate in the U.S. Naval Home District ranked highest among the six neighborhoods which comprise South Philadelphia, and twice as high as these neighborhoods.

The 1983 lead poisoning rate for our district was substantially higher than the rate in South Philadelphia.

Mortality

The 1978-1982 five year mortality rate for the U.S. Naval Home District was 1,157.3 deaths/100,000 residents. This mortality rate is the third highest in the City. The leading causes of death among neighborhood residents are heart disease, cancer and cerebrovascular disease. Mortality due to heart disease in our study area is the highest in the City and the cerebrovascular mortality rate was the highest among South Philadelphia Neighborhoods and 30% higher than the citywide average.

Nativity

SUBJECTIVE SURVEY CATAGORIES:

Three subjective catagories were included in the survey, viz. Physical Condition; Design Quality; and Contributing Significance. More will be said about criteria for assesment when catagories are discussed under their individual headings and at this point it is only necessary to mention that three ratings, that is A, B and C, were decided upon, the A rating being given to buildings with the most desireable attributes in the particular catagory, the C being alocared to the least desireable features. Much debate took place on the advantages of this system over one which used four ratings (ie. ABCD as opposed to ABC) that had been used by this studio class in previous years. After testing the two systems against buildings of varying quality in each catagory it was decided that, in light of the relative homogeneity of the survey area which determined that there was less differentiation between the attributes of buildings than there would be elsewhere, that the three rating system should be adopted. It was also demonstrated by testing of the two systems that the ABC system led to less blurring of distinctions between ratings resulting in a less subjective view and hence more acurate pattern in the maps to be drawn from data produced by the survey. On these maps (ie. map numbers) it was decided that the lightest code colour would be used to represent the A rating, that is the most positive features of the neighbourhood, while the darkest colour represented C, or the least desireable features thereof.

PHYSICAL CONDITION:

Physical condition of buildings, like other subjective survey categories was assessed using the ratings A, B or C. An A quality building was one on which minor repairs only were required. This included buildings with cosmetic problems such as flaking paint. Basically buildings in this category included all those of recent origin, and most older buildings that appeared to have been well looked after and maintained. B category buildings were those requiring major repairs, such as replacement of woodwork, but which exhibited only minor structural problems. The C category consisted of all buildings exhibiting signs of neglect and major structural problems. This last category included both buildings still inhabited and those which would no longer be considered safe for habitation. As with other sections of the survey, only conditions on the exterior of the facade were assessed. Space for comment was allowed on the survey sheet, the intention being that particulars of physical problems could be noted.

In general, and as can be seen from map , the area surveyed exhibits a remarkable homogeneity as regards physical condition. Most of the buildings would seem to have few physical problems. 90.1% have an A rating while only 8.2% were rated B and 2.7% C. Furthermore deterioration seems to occur in patches within rows, illustrating the dangers of rot spreading in this building type. Interestingly few of these patches occur in conjunction with vacant

lots most of which are isolated and are possibly due to some catastrophe such as fire, rather than slow decay. This isolation of vacant lots is an indication that in most cases deterioration has not yet led to removal of many buildings.

Generally housing stock in the area surveyed would seem to be in a good condition. There is however a distinct concentration of patches of B and C class buildings in fringe areas which only form a small proportion of the area surveyed. (See the triangle bounded by Grey's Ferry, Christian and 26th Streets.) It is almost certain that were the area surveyed to be extended to include more of the southern, and possibly eastern parts of the area shown on the map, in particular houses south of Carpenter Street, the percentage of physical problems would increase quite substantially. Similarly industrial buildings, most of them closely associated with fringe areas, exhibited a greater degree of variation in condition than elsewhere. (See areas along Schuylkill and Washington Avenues.)

In conclusion it would seem reasonable to attribute the homogeneity of the physical condition of buildings in this survey area to the fact that the neighbourhood was rapidly developed over a short space of time, this determining that most buildings are of similar age, building technique and materials. Buildings are also by and large of the same type, that is row houses, which, being all of similar age and materials would be likely to decay in a more or less uniform fashion.

U.S. Naval Home District:

South Central Philadelphia

CONTRIBUTING SIGNIFICANCE

The Naval Home site is an entity which gives prominence to the project area, and contains buildings which contribute major architectural and historical significance to the neighborhood. In his book entitled "Space Time and Architecture, the growth of a new tradition" (Harvard University Press, 1982), Sigfried Giedion observes,

"...In a single building something extraordinary may be sought after and achieved. The whole body of a city, however, shows beyond dispute the state of the architectural knowledge of a period. It shows the extent to which the period was capable of organizing its own life..."
(page 25)

The morphology of the project area with its body of a strong residential core encircled by commercial, institutional, and industrial clusters gives the architectural knowledge of the period of the development of the area. As a slice of the city with most of these buildings still in tact, they, like the Naval Home Buildings, offer a major contribution to

understanding the period of development and its capacity to organize its own life. The buildings which contributed in this manner were given ratings of "A" significance, and shaded light grey on the map. These included the row houses, and some individual structures, along the axial streets, enhancing the streetscape, defining its edges, and maintaining a rhythm.

Those structures which were felt not to fit the category of major contributors, but did not overtly detract from the quality of the area, were given a rating of "B" significance. These were mainly the larger non-residential structures most times interrupting the rhythm and scale.

A rating of "C" significance was reserved for those structures which totally ignored the strong pattern of the neighborhood, and in most cases detracted from it.

Overall, as shown on the map, the greater portion of the buildings surveyed were felt to be of major contributing significance.



Patricia Green

December 5, 1987

Design Quality

The question of the area's architecture was addressed through a subjective "Design Quality" category in the survey form.

Prior to actual field survey, a concerted effort was made to agree upon and standardize the criteria for evaluation and hence the ratings brought in by the thirteen surveyors. Using representative slides of varying structures in the area, the class as a whole graded, discussed and regraded each building to come to an acceptable determination of the rating system.

In this initial review, buildings were classified in four design quality categories:

- A = major architectural interest, primarily monuments,
- B = good design quality on a city-wide scale,
- C = good design quality on a neighborhood scale,
- D = no architectural significance.

Categories B and C related primarily to the rowhouse, given the predominance and numerous examples of this type in the area.

During prolonged discussion, it became clear, particularly with regard to rowhouse architecture, that there was no coherent, acceptable method of distinguishing between B and C design categories. As a result, the system was

simplified to differentiate only three levels:

- A = major, city-wide significance,
- B = solid design significance, on a neighborhood scale,
- C = no significance.

Large Map 8, "Design Quality", represents the results of the above process.

As shown by the color key, A examples are drawn in light gray, B buildings in dark gray, C structures in black, and, for clarification, vacant lots are indicated with an X. The following outline lists and defines representative buildings in each category.

- A includes the buildings of the U.S. Naval Home (William Strickland and John McArthur Jr., architects), Shiloh Baptist Church (Frank Furness, architect), St. Charles Borromeo Roman Catholic Church, St. Anthony's of Padua Roman Catholic Church, St. Albans Place (Charles Leslie, developer) and diverse other rowhouses and industrial buildings.
- B encompasses the greater majority of residential rowhouses as well as the industrial buildings along Schuylkill Avenue.
- C corresponds primarily to modern residential infill or total disfigurement of existing buildings, modern institutional edifices, and some of the industrial structures along Washington Avenue.
- X shows some 35 vacant lots in the residential core and 9 in the commercial/industrial sectors of South Street, Washington Avenue, and Schuylkill Avenue, out of a total of over 1200 lots surveyed.

Despite the effort to standardize, and due to the subjective nature of design evaluation, disagreement as to the application of the ratings persisted.

One area of controversy was the ubiquitous rowhouse, for which there are certain examples clearly considered more noteworthy than generally accepted B designs. Among these are St. Albans Place, with its planned pedestrian walk, the 2100 and 2200 blocks of Bainbridge Street where homes are set back to allow front yards, the 2300 block of Christian Street with shared facade pediments, South 22nd Street between Fitzwater and St. Albans where 2-story rising bays flank the street, to name a few. Nevertheless, for the purposes of conformity to established criteria, most of these remain in the B design category, on the basis that regardless of individual and row variations, they are all good architectural representatives of a building type typical of the Philadelphia cityscape. The variety of designs further includes flat facade flat roof structures of two and three stories, two story buildings with mansard roofs, and occasional elaborately detailed cornices and keystones.

Renderings of three examples of housing designs can be found in the pages that follow. Each sheet includes a site plan, streetscape elevation, front door elevation and section, full section, and floor plans. These drawings were completed as part of a "Comparative Study of Philadelphia Rowhouses", a first year architecture class project at the University of Pennsylvania, from 1978 through 1981. According to Al Levy, the coordinator of the project, it was discontinued after 1981. Catalog of addresses:

2214 Bainbridge Street, drawn by Lisa Kalus (1981),

2219 Bainbridge Street, drawn by J.F. Hayes (1979),

2324 St. Albans Place, drawn by Arturo Veve (1979).

While these are the only renderings of rowhouses specifically located in the neighborhood, it is suggested that future research into the project files and

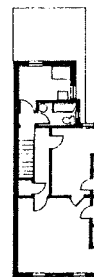
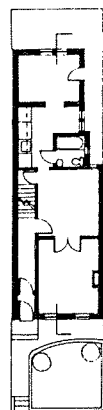
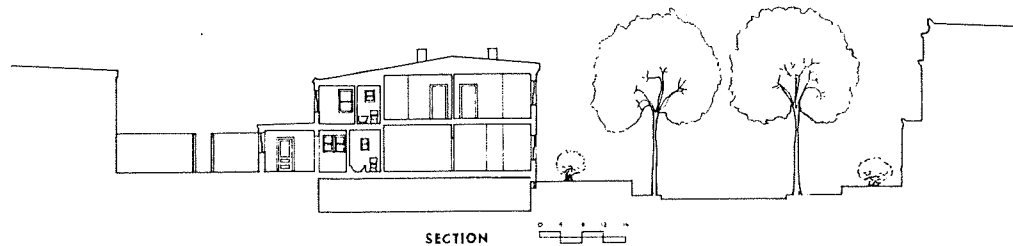
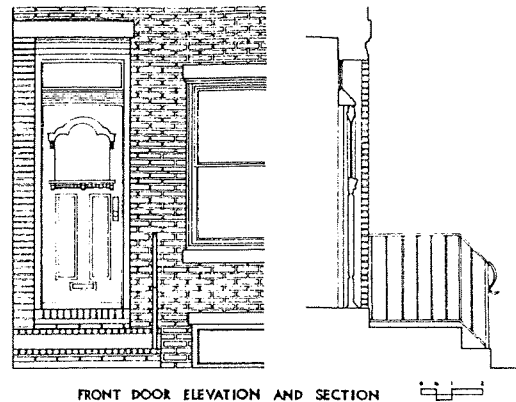
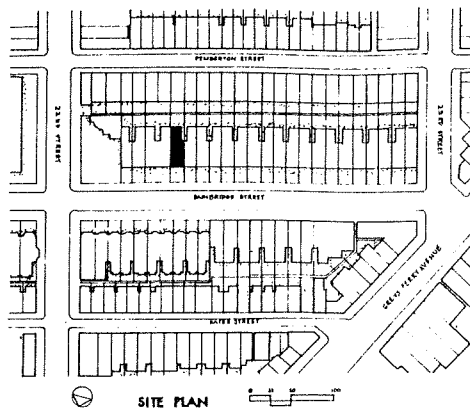
comparison with structures in the study area may lead to identification of comparable designs, used repeatedly throughout the city.

Another area of difficulty arose in the evaluation of large industrial and commercial structures. By their very nature, these types of buildings are generally not comparable in design to residential rowhouses around which the survey form was generated. The relatively limited examples of such buildings did not provide sufficient opportunity for reviewing grading standards within the context of the type and the constraints of the class.

Still, as the map shows, the central residential core of the neighborhood is a homogeneous and cohesive whole, with solid examples of rowhouse architecture of the mid- to late-nineteenth century. The greatest diversity of ratings occurs on the edges of this core, particularly along Gray's Ferry Avenue and Washington Avenue. Finally, as noted in the color key comments, other than new facades or modern infill, there are surprisingly few holes in the fabric of the area surveyed.

The results of the design quality aspect of the survey present a point of departure for further study of the architectural component of the neighborhood. One of the most effective recommendations for eliminating incongruities in the application of design criteria would be to reduce the inevitable personal biases by undertaking another survey of the area with only one or two field surveyors, working together.

(R.E. Tribert)



PLANS

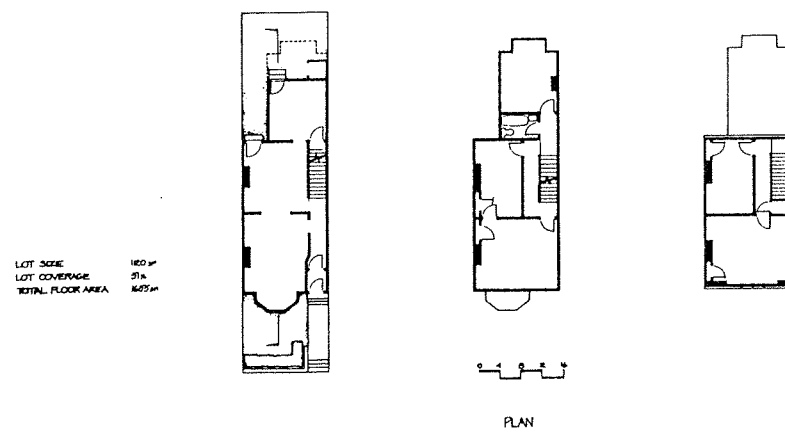
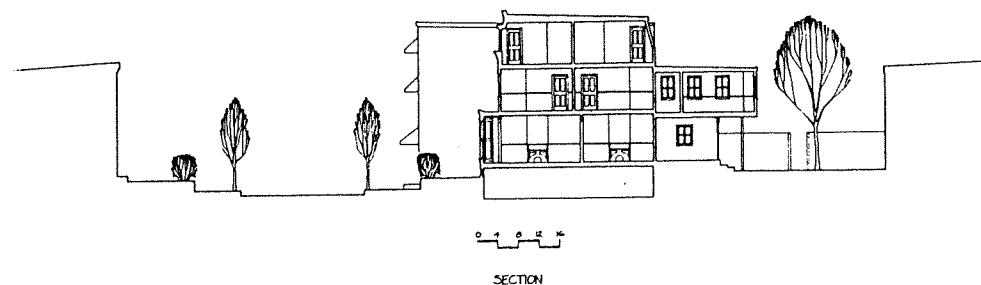
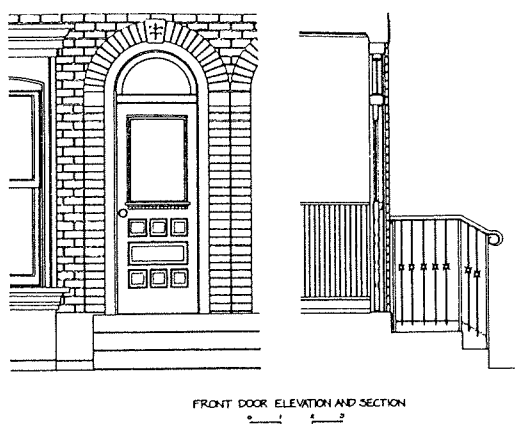
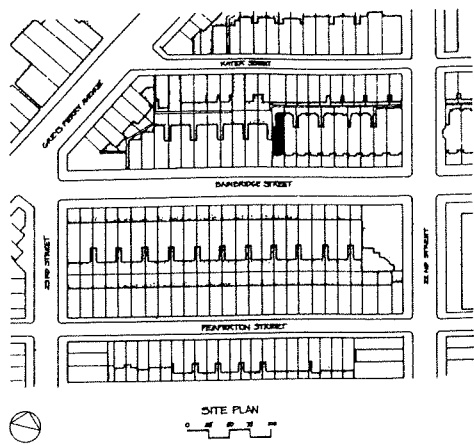
LOT SIZE: 1382.5 SF
 LOT COVERAGE: 62.5%
 TOTAL FLOOR AREA: 1386 SF



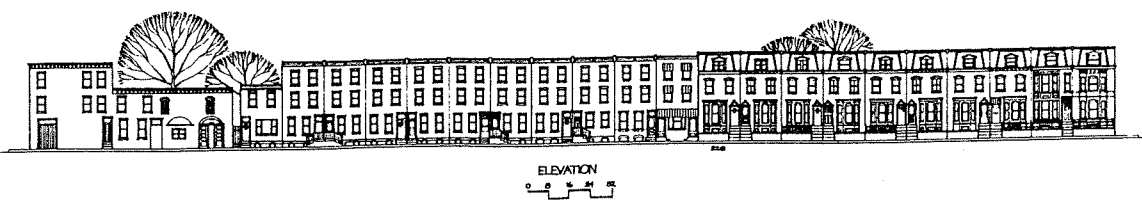
2214 BAINBRIDGE STREET

DRAWN BY:
 LISA KALUS

1281



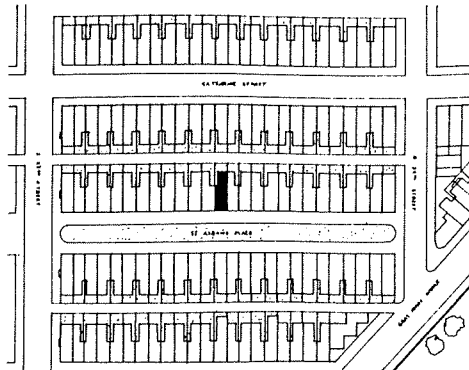
LOT SIZE 180 sq
 LOT COVERAGE 31%
 TOTAL FLOOR AREA 605 sq



2219 BAINBRIDGE STREET

DRAWN BY J.F. HAYES

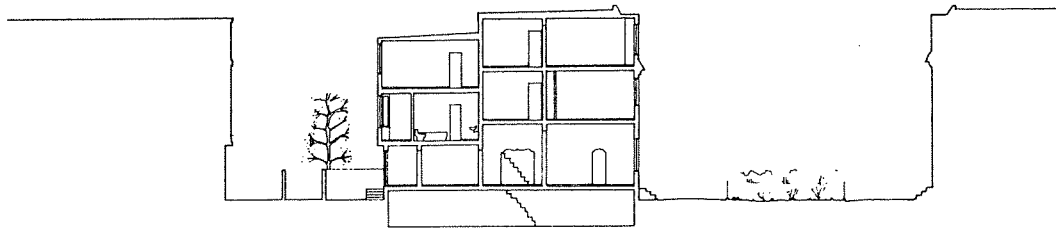
1979



SITE PLAN
0 25 50 75 100

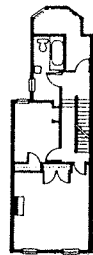
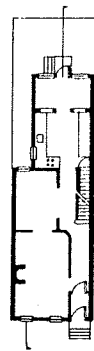


FRONT DOOR ELEVATION & SECTION
0 1 2 3



SECTION
0 4 8 12 16

LOT SIZE 960 s.f.
LOT COVERAGE 70%
TOTAL FLOOR AREA 2,088 s.f.



PLANS
0 4 8 12 16



ELEVATION
0 8 16 24 32

2324 ST. ALBAN'S PLACE

DRAWN BY ARTURO VEVE

1979

Ownership of Properties

The issue of ownership versus tenancy of property in the study area should be more thoroughly examined by the next Preservation Studio. The two following statements, while of interest, may not be valid indicators of the entire area:

1. Of the 543 properties with delinquent taxes, 218, or 40%, were owned by persons or firms with different mailing addresses.
2. Of the 55 properties scheduled for Sheriff's Sale, 19, or 34%, were owned by persons or firms with different mailing addresses.

As an isolated study, ownership information for the 2100 block of St. Alban's Street was obtained from the I.W. Levin firm, a subscriber to Philadelphia Real Estate Directory, Inc. As of September, 1987, there were 44 listed properties on the block. Of the 44, 21, or 48%, were owned by persons owning only one property on the block. Of the 21, 6 had been purchased prior to 1960 and 8 had been purchased after 1980. Of the 23 owned by persons owning two or more on the block, 2 had been purchased prior to 1960. Of the remainder, 3 were purchased in the 1960's, 2 in the 1970's, and 16 in the 1980's. Of the 6 purchased in 1987, 5 were acquired by St. Alban's Limited Partnership. Other owners with concentrations are listed below with their years of purchase:

South Central Development Corp	2 units	1984
Krumholz, Karl S.	7 units	80, 84, 86, 87
Liebman, Harry	2 units	1963

Milstein Dennis	2 units	81, 84
Abbolone, Albert	2 units	50, 74
Epps, Wilbert or George	3 units	48, 64, 73

This information for one block is noteworthy but not valid as a tool to generalize about the ownership trends in the overall study area. Ownership data for an area somewhat larger than the study area was derived from census data, but to be more useful would have to be examined on a street by street basis. Street by street information of more recent vintage than the census data could be obtained directly from Philadelphia Real Estate Directory, Inc. Their minimum fee for providing data to a non-subscriber is \$100.00.

Property Sales

For the purpose of evaluating residential, multi-family, and commercial property sales, the study area duplicated the tax study area, the latter being bounded by the north side of Kater Street, the east side of 19th Street, the south side of League Street, and the east side of Schuylkill. Sales of commercial and industrial properties along Schuylkill and Washington Avenues were not examined.

General information regarding the real estate market in the study area was obtained from four real estate sales offices. Their specific comments appear in the appendix. The consensus regarded the area as "hot". (In evaluating that adjective, one should bear in mind that a salesperson is unlikely to downplay his/her product.) The factors generally given for the sales activity in the area were the area's proximity to center city and the relative low cost of the housing stock. One salesperson suggested that most buyers are speculators and investors while another suggested there was a fair mix of incoming investors and homeowners. All salespersons suggested the area was an excellent one for appreciation on one's investment.

Information regarding properties sold was obtained from four sources:

1. Philadelphia Board of Realtors Multiple Listing Service (MLS), Report of Properties sold as of

9/28/1987 in the Graduate Hospital neighborhood

2. Philadelphia Board of Realtors MLS, Report of Properties sold as of 10/10/1987 in the Naval Home neighborhood
3. Phila. Real Estate Directory, Inc., Street Listing for 2100 block of St. Alban's
4. Philadelphia Inquirer, Real Estate Transactions, listed weekly in the Sunday real estate section

Information regarding properties listed for sale was obtained from the following sources:

1. Philadelphia Board of Realtors MLS, Properties for Sale as of 9/21/1987
2. Philadelphia Inquirer, real estate advertisements in Sunday editions between 9/87 to 12/87
3. "For Sale" signs posted on properties noted during architectural survey
4. telephone conversations with sales offices, 9/87

The information regarding properties sold and for sale was then mapped. With the exception of St. Alban's Street, generally higher prices, as evidenced by darker colors, were exhibited north of Fitzwater Street. This along with the previously discussed tax delinquency information point to the relatively healthy status of this northern sector in comparison with the sectors to the south in the study area. Noteworthy were the number of properties for sale along the 700 blocks of 20th and 22nd Streets. Also noteworthy were the grouping of properties for sale in the southern sector, such as 1923-27 Christian Street, 2335-37 Carpenter Street and 1914-30 Webster Street.

Of the fifty-five properties which had been sold through the MLS, twelve are currently listed for sale by new owners. at prices ranging from \$14,000 to \$119,500. Of the twelve, nine are for sale at prices ranging from \$14,000 to \$60,000 representing between 100% and 127% of their original purchase price. Considering brokers' commissions, transfer taxes, and holding costs, these are not sizeable increases. The remaining three resales appear to reflect the speculative rehabilitation which has taken place in other parts of the city and which was noted with some frequency in the architectural study area. These three were 2143 St. Alban's, 1922 Pemberton and 2058 Pemberton which were purchased for \$11,666, \$35,000, and \$22,200 and are listed for sale at \$69,900, \$119,500 and \$119,500, respectively.

The MLS data for properties sold in the Graduate Hospital neighborhood indicated that seventy properties had been sold with an average sales price of \$72,029 between 9/1986 and 9/1987. It should be noted, however, that the MLS Graduate Hospital neighborhood includes the eastern portion of the study area and a larger area to the north and east. The MLS data for properties sold in the Naval Home neighborhood indicated that twenty-four properties had been sold with an average sales price of \$41,163 between 2/1986 and 9/1987. It should be noted that the MLS Naval Home neighborhood includes only the western portion of the study area.

Of the properties listed for sale as of September 21, 1987

in the study area with MLS participating brokers, forty-three were listed as rowhouses, two as duplexes, five as 5- or 6-unit apartments, four as commercial, and six as vacant land. All but one of the apartment properties were located on north-south numbered streets. Three of the commercial properties represented stores with apartments above. The fourth was a laundry business.

The least expensive MLS properties in the southern sector of the study area were two shells on Kimball Street owned by Paul Retaks (mentioned previously in Delinquent Taxes), listed as a pair for \$5,500. The highest listing was \$14,000 for a 3 story shell at 2134 Christian Street.

The least expensive MLS property in the central sector of the study area was a vacant lot located at 1911 Christian Street listed for \$9,500. The most expensive property in the sector, and in fact the entire study area, comprised nine shells at 1914-30 Webster, listed as a group for \$250,000. Indicative of prices in the central sector were the following:

2129 Catharine St.	2 story, 4 bdrm	\$19,500
2120 Catharine St.	3 story, 5 bdrm	30,000
2424 Madison Square	2 story, 2 bdrm	40,000
2053 Christian St.	3 story, 2 bdrm	69,900
751 S. 22nd St.	5 apartments	80,000
2200 St. Alban's St.	store & apts.	100,000

The least expensive MLS property in the northern sector of the study area was a 2 story, 2 bedroom rowhouse at 2059 Pemberton, listed for \$29,900. The most expensive was a vacant lot at 2424-30 Grays Ferry Avenue, listed for \$165,000. Indicative of prices in the northern sector were the following:

2621 Bainbridge St.	2 story, 3 bdrm	\$40,000
2007 Pemberton St.	2 story, 2 bdrm	67,000
2030 Kater St.	2 story, 2 bdrm	82,000
630 S. 19th St.	6 apartments	130,000

The evidence of rehabilitation of several properties in the central and northern sectors can be seen in the prices of properties advertised in newspapers subsequent to September, 1987, as follows:

Fitzwater at 20th	3 story rehab	\$139,900
2200 block, Pemberton	2 bdrm rehab	97,500
2100 block, St. Alban's	8 renov. townhses	no price
1928 Kater	2 bdrm rehab	92,000
2143 St. Alban's	2 bdrm rehab	69,900
1922 Pemberton St.	"one of finest rehabs"	119,500 (reduced)
2100 block, Fitzwater	rehabbed triplex	no price
2058 Pemberton	renovation	119,500

The information regarding properties sold and for sale and the resultant map should be examined with caution. Not included

in the sold or sales data are those properties sold privately or through non-MLS-participating brokers. Prices were not obtained for properties with "for sale" signs noted during the architectural survey. As a result, the sales volume could be greatly understated and actual areas of activity misrepresented.

Not reflected in the sales data but mapped are the townhouse units under construction at the northwest corner of Gray's Ferry Avenue and Christian Street. The prices for these homes with air conditioning and garages range from \$119,500 for a two bedroom unit to \$139,900 for a three bedroom unit. They adjoin 2501 Christian St, a National Register property converted to 14 apartments, Gray's Court, with rents starting at \$475 per month.

Also not reflected in the sales data, at the other end of the spectrum from the townhouse project, are the properties of South Central Development Corporation (SCDC), a non-profit corporation. According to their literature, they have purchased and rehabilitated 33 properties for sale at below market prices. Ten properties were for sale as of April, 1987 located on St. Alban's, Kimball, Carpenter and Bonsall Streets with prices ranging from \$21,500 to 25,500. Properties sold previously were primarily located on the 2000 and 2200 blocks of Kimball Street in the southern sector of the study area. As Kimball Street was not studied in the architectural survey, this writer on December 9, 1987 conducted a windshield survey. In general, their properties sold along Kimball Street have front facades in good

condition (rear facades were not inspected) and appear to be occupied. Both 1930 Kimball, sold earlier, and 2139 Kimball, for sale as of 4/1987, were boarded up. Properties rehabilitated by SCDC are easily differentiated from others on the block by their removed cornices, new brick facades, new doors, and new windows with grilles. As mentioned in Delinquent Taxes, one SCDC property is scheduled for Sheriff's Sale.

Without further study it is difficult to assess how strong the real estate market is in the study area and how the activity and interest in the area compare to other neighborhoods in the city.(1) For example, on first glance the number of "for sale" signs in the study area seems very high but a drive through other areas of the city such as the Italian Market area, Queen Village, or Pennsport would likely indicate a similar density of signs. However, certain conclusions from the information obtained and physical inspection can be drawn:

- a. Prices are increasing, reflecting higher buyer interest in the area.

(1) A source of information for future and further study of the issues of real estate sales, speculation, and prices is the City Planning Commission. The Commission has available property transactions information for the past ten years in book form by census tract. This information is obtained directly from the Revenue Department and therefore includes all transactions.

- b. Prices are low enough in comparison to other areas in such proximity to center city to attract speculators, developers and the typical young professional homebuyer.
- c. As evidenced by recent advertisements, discussed above, several properties have been rehabilitated with the young professional buyer in mind. In addition, the condominium/townhouse project "Gray's Court" at Christian and Gray's Ferry, with prices exceeding \$100,000, is clearly being marketed to this group.
- d. The influx of new homeowners or speculators, be it gradual or rapid, will have a marked impact on a previously stable neighborhood.
- e. Rehabilitations in several cases have been unsympathetic to the buildings' designs and neighborhood.

These conclusions point to the need for two types of intervention:

1) policies, procedures, and programs
to deal with gentrification

2) guidelines for, and controls over,
design in the maintenance and rehabilitation of buildings in the neighborhood.

Delinquent Real Estate Taxes

Delinquent real estate taxes were examined for the area generally bounded by the north side of Kater Street, the east side of 19th Street, the south side of League Street, and the east side of Schuylkill Avenue. The tax status of properties with addresses on Schuylkill and Washington Avenues was not examined. The study encompassed a larger area than the architectural survey study area. Tax information was obtained from the Delinquent Revenue Department in the Municipal Services Building, lower floor. Information was compiled for those properties with taxes due for 1985 and earlier. Information compiled generally consisted of property address, earliest year for which taxes were due, notation of property owners with mailing addresses different than property addresses (as an indication of non-owner occupied properties), and the notation of property owners appearing with some frequency (as an indication of investors/landlords).

In conjunction with the tax information, the published list of citywide properties scheduled for sheriff's sale on December 14, 1987 was also examined. Of the 1448 properties scheduled for sale, 55 were located in the tax study area. According to both the Delinquent Tax and Sheriff's Departments, a property can be confiscated and sold at sheriff's sale if delinquent taxes exceed \$800.00. Both offices stated that the number of years a property was delinquent was not a determining factor. An additional 2,000

properties are to be auctioned at sheriff's sale in early 1988.

When the delinquent tax and sheriff's sale information was mapped, a clear pattern of tax delinquencies for the area became apparent. The northern sector of the tax study area (Fitzwater, northside, to Kater) exhibited the least tax delinquency problem, with the majority of taxes due for 1984 and 1985. Of the 63 properties with delinquent taxes, 16 had owners with different mailing addresses. Two properties were scheduled for sheriff's sale.

In the middle sector of the tax study area (Fitzwater to Christian, northside) an sizeable increase in the number of properties with taxes due for years 1977-1983 was evident along with a smaller increase in the number of properties with taxes due for 1976 and earlier. In addition, pockets of problems were evident, those areas being the 1900 and 2300 blocks of Catharine Street and properties along the numbered streets. Of the 201 properties with delinquent taxes, 83 had owners with different mailing addressed listed. Three of the 201 properties were owned by the city; all being located on the 2200 block of Webster Street. Fourteen properties in this middle sector were scheduled for sheriff's sale, atleast five of which appeared to be owned by investors.

In the southern sector of the tax study area, the tax delinquency problems were more pronounced, with a higher number of properties with taxes due for years earlier than 1977. The highest level of delinquencies appeared on the 2100 block of Carpenter, the 2200 block of Kimball, the 2300 block of Montrose, and the 900 blocks of 20th, 21st, and 22nd Streets. Of the 279 properties with delinquent taxes, 119 had owners with different mailing addresses. Eight of the 279 properties were owned by the city. Thirty-nine properties in this sector were scheduled for sheriff's sale, with seventeen concentrated on the 2100 block of Carpenter, the 2300 block of Montrose, and the 900 block of 20th Street. Atleast thirteen of the thirty-nine appeared to be owned by investors.

A more thorough analysis of the tax delinquency problem should also take into consideration the dollar amount of delinquencies. Due to differences in assessed values, the amount of taxes owing on specific properties can be quite varied. This is particularly true when comparing the northern and southern sectors of the tax study area. For example, taxes due from 1985 on 2645 Bainbridge total \$2,810 while taxes due from 1985 on 2528 Kimball total \$380. Many of the long-term tax delinquencies on such streets as Kimball, League, and Carpenter do not total \$800, the city's minimum figure for sheriff sale status. Conversely, many properties with taxes due prior to 1977 and exceeding \$800 have not been scheduled for sale, as indicated on the chart on the following page.

Property	Due for:	Taxes due:
1915 Bainbridge	1977	\$3073
2003 Fitzwater	1973	3093
2323 St. Albans	1976	2623
2144 Webster	1962	\$1666
2146 Webster	1972	1288
2135 Montrose	1972	1499

Certain property owners appeared on the delinquent tax rolls with some frequency, as listed below. Others appearing less frequently include Rogers Horsey; Vivmil, Inc; Universal Building Land Development; Felixon; Community Opportunity Development; Nathan Associates; the Epps family; and Kevin Melloncamp. This listing should not be considered the extent of their ownership interests in the study area as ownership of properties with taxes due for 1986 or current were generally not examined. Of the following listed owners, two had properties scheduled for Sheriff's Sale, both located in the southern sector of the tax study area. These were 2025 Kimball owned by Zaslow and 929 S. 22nd owned by the South Central Development Corporation.

Name	Address	Due for
Zaslow/Crosstown	2055 Fitzwater	1982
	2243 St. Albans	1982
	2403 Catharine	1982
	2018 Webster	1980
	2020 Webster	1980
	2044 Webster	1982
	2307 Christian	1981
	2309 Christian	1981

	2311 Christian	1981
	2313 Christian	1981
	2315 Christian	1981
	2047 Christian	1982
	2147 Montrose	1980
	2224 Montrose	1978
	1919 Kimball	1979
	2023 Kimball	1985
	2025 Kimball	1979
	2244 Kimball	1979
	744 S. 22nd St.	1983
	747 S. 23d St.	1981
St. Alban's Check Cashing	2203 Fitzwater	1983
	2200 St. Albans	1980
	2120 Catharine	1975
	2348 Catharine	1978
	2331 Montrose	1980
	2339 Montrose	1970
	2345 Montrose	1980
	2351 Montrose	1980
	2336 Montrose	1983
	2226 Kimball	1981
	759 S. 22nd St.	1980
Paul Retaks	2133 Carpenter	1984
	1904 Christian	1983
	1933 Kimball	1983
	2135 Kimball	1884
	2028 Kimball	1983
	1019 Dorrance	1983
	743 S. 20th Street	1983
	1925 League	1983
Armil Realty	2350 Catharine	1981
	2321 Catharine	1983
	2315 Catharine	1983
	2132 Montrose	1979
	2016 Montrose	1986
	2046 Montrose	1986
	1932 Montrose	1978
	2347 Carpenter	1979
	2415 Kimball	1981
	2203 & 2205 League	1986
	1005 S. 21st St.	1979
	931 S. 22nd St.	1981
Axelrod	1929 Webster	1978
	1910 Kimball	1981
	1913 Kimball	1984
	1929 Kimball	1981
	1939 Kimball	1981
	1936 Kimball	1980
	2003 Kimball	1980

	2026 Kimball	1981
2020 Corp (Holland,PA)	915 S. 21st St.	1983
	1919 Webster	1983
	1931 Webster	1979
	1041 Dorrance	1985
South Central Devel. Corp.	2121 St. Albans	1985
	2102 St. Albans	1985
	2230 Carpenter	1983
	2113 Carpenter	1985
	2041 Carpenter	1983
	2047 Kimball	1985
	2237 Kimball	1983
	929 S. 22nd St.	1979

The tax delinquency problem warrants further study. The tax information was not compared to the city as a whole or to the immediately surrounding neighborhoods. A physical inspection was not made to correlate delinquencies with vacancy, deterioration, or abandonment. Nor was the comparative condition of owner-occupied properties versus investor properties examined. The condition of properties owned by those with concentrated holdings, such as Zaslow, St. Alban's Check Cashing, and Armil Realty, was not specifically examined, nor were those investors contacted to discuss their plans or intentions regarding the properties.

The scheduling of 55 properties in the area for Sheriff's Sale on December 14, 1987 versus a citywide total of 1448 would seem to indicate that there are other areas of the city with more significant tax delinquency problems. The major delinquency problems in the tax study area were in the southern sector, below Christian Street. This area, except for a portion around Grays

Ferry Avenue, was not examined in the architectural survey. In view of the delinquencies and sheriff's sales and the potential for displacement and further investor or new ownership, the need to examine certain specific streets such as Kimball and Carpenter should be addressed by the next Preservation Studio.

The potential for displacement and speculation motivated numerous community action groups to lobby against the scheduled mass sheriff's sale. In response to such lobbying, the Mayor announced on December 10, that the city had conducted surveys of the properties in order to remove from the list any properties inhabited by the elderly, families with young children, or persons willing to pay monthly amounts toward their delinquencies. According to the December 11 Inquirer, the Mayor further announced that:

"59 of the 85 properties originally listed for sale in South Philadelphia's 30th Ward had been excluded from the sale as a response to concerns about real estate speculation in the area. A similar trimming of the list will occur in the fast-developing Spring Garden area".(1)

The Naval Home District study area is located within the 30th ward. Of the 92 properties in the 30th ward listed in the original sheriff's sale notice, 55 were located in the study area. From the Mayor's comments, it would appear that a number of the 55 properties have been removed from the sale. According to the Delinquent Revenue department, a revised list will not be

(1) Mayor Wilson Goode, as quoted by Robin Clark, "Council Seeks Halt to Tax Sale", Philadelphia Inquirer, December 11, 1987, page 3-B.

published prior to the sale. As a small example, an inquiry on early in the morning on 12/11/1987 indicated that of the 7 properties on the 2100 block of Carpenter Street, only 1 had been removed from the sale and that none of the 3 properties listed on the 1900 block of Kimball had been removed. However, a December 13, 1987 Inquirer article stated that due to last minute agreements and redemptions, only 700 to 800 properties of the original 1448 will be actually auctioned on December, 14, 1987.

CITY PLANNING

The Philadelphia City Planning Commission employs a professional and support staff of approximately seventy people. Planners are divided into three different groups. One group deals with various issues such as education and housing. A second group deals directly with developers, zoning and remapping among others. The third group is divided into teams which oversee particular geographic areas of the city. For City Planning purposes the Naval Home District is part of the larger geographic area of South Philadelphia.

City Planning's major areas of concern regarding the study area are housing, reuse of the Naval Home, economic development along Washington Avenue, South Street and Graduate Hospital.

In looking at South Street, City Planning considers its function in the context of both the neighborhood and the city. City Planning's concern with South Street stems from the change in its character caused by the proposal of the Crosstown Expressway. Once a vital commercial strip, the proposal rid South Street of most of its retail businesses. A change in zoning has been allowed to assist in the revitalization of South Street. Currently there are several different levels of activity permitted. Much of the space on the area of South Street bordering the study area has been switched to zoning which allows residential development in addition to commercial development.

Graduate Hospital is an important part of the revitalization of South Street. The hospital is a good employer because it employs

people from all skill levels. Several years ago Graduate Hospital announced its intention to move their facilities from the area. The City intervened to persuade the Hospital to remain. The City has maintained a good relationship with Graduate Hospital since this crisis and assists and supports their growth.

The reuse of the Naval Home is another important issue in our study area. City Planning sees the proposal for market rate housing on the grounds of the Naval Home to be connected with the reinvestment that is generally taking place in the northern section of the study area. They see the market rate housing proposal as good for the tax base of the city but would like to see it done without hurting the moderate income housing surrounding the Naval Home. They also want a proposal that would respond to the value and uniqueness of the site. David Knapton, a City Planner working with our study area feels that one of the greatest arguments against Toll Brothers' proposal for development of the Naval Home is that it is similar to development in Northeast Philadelphia.

The main thrust of City Planning's efforts regarding housing in the study area seems to be an area bounded by Christian Street, Washington Avenue, Gray's Ferry Avenue and Nineteenth Street. This section of the study area has a higher concentration of vacant or abandoned houses and tax delinquent properties than the northern section of the neighborhood. City Planning feels that successful rehabilitation of properties in this area includes respect for the fabric of the neighborhood. Successful rehabilitation of houses currently considered an eyesore or a danger

would probably encourage homeowners to maintain their homes to a better standard. City Planning believes that efforts to improve housing for neighborhood residents could also allow for private reinvestment in the area. The specifics on implementation of this effort are discussed in a January 1983 draft of SWCC Target Area Strategy located in the Appendix of this report.

Gentrification, an issue that comes up quite often in discussing the study area is not considered a "problem" by City Planning. To identify gentrification in an area City Planning asks several questions-- What is the rate of change? What is an acceptable rate of change? What is not acceptable? What is the normal rate of change?. City Planning evidently does not think that the rate of change is fast enough to warrant any concern. Although they have suggested housing rehabilitation in the southern section of the study area (as discussed above) they seem to be content to allow the market to take over in the area north of Christian Street

The role of the City Housing Departments in
SOUTH CENTRAL PHILADELPHIA

THE NEIGHBORHOODS

There are five distinct neighborhoods extending southward from Lombard to Washington, and from the Delaware to the Schuylkill Rivers whose status between 1970s into the 1980s had been:

1. QUEEN VILLAGE: Front to 6th Street
ethnic composition historically Polish and Irish
beginning to be "gentrified"
2. BELLAVISTA: 6TH TO 11TH Streets (from South St.)
ethnic composition historically Italian working
class, some Blacks
3. HAWTHORNE: 11th to Broad Streets
ethnic composition historically Black
Very active neighborhood group
(Redevelopment Authority rehabilitated for the
City, some very early 19th century houses which
had been owned and constructed by Blacks on the
1100 block of Kater Street)
4. SOUTHWEST CENTER CITY COMMUNITY: Broad Street to
Grays Ferry Avenue
ethnic composition historically Black, mostly
owner occupied especially Christian and
Kater, and more so than in Hawthorne
5. SCHUYLKILL COMMUNITY: Grays Ferry to Schuylkill
River (from South Street)
ethnic composition historically Irish working
class

The preservation studio area falls within the Southwest
Center City neighborhood which at that time had been managed
by the Southwest Center City Community Council (SWCCCC)

The Expressway:

These communities formed neighborhood groups, and emerged as a force to stop the destruction of their neighborhoods by the CROSS TOWN EXPRESSWAY, which had been planned to run from Delaware along South and Bainbridge Streets to Schuylkill.

Out of these agitations to save the neighborhoods, emerged:

- The CROSSTOWN COMMUNITY TO PRESERVE AND DEFEND THE CROSSTOWN COMMUNITY - CCPDCC, which also included other special interest groups, such as the South Street business Association. The pivotal coordinator had been George Dukes, the president of the SOUTHWEST CENTER CITY COMMUNITY COUNCIL, (SWCCCC)

In response, the Philadelphia Redevelopment Authority for Urban Renewal instituted:

- A NEIGHBORHOOD DEVELOPMENT PROGRAM - NDP to develop specific program for revitalization of the communities. The Neighborhood Coordinator had been Jeff Brown.

THE ENVIRONMENT OF THE '70S

Neighborhood deterioration:

When the scheme for the Cross Town Expressway began to be implemented, speculators had bought up property in the neighborhoods and then abandoned them with the result that much decay had taken place.

Neighborhood revitalization:

With the killing of the expressway project, the Redevelopment Authority ^{of the City of Philadelphia} then made allocations to revitalize the area. The neighborhood groups raised objection to outsiders planning their neighborhoods without their permission, and QUEEN VILLAGE, HAWTHORNE, and the SOUTHWEST CENTER CITY COMMUNITY pulled together their resources and entered into contract with the Authority to carry out surveys of the vacant properties, thus making community-based proposals and recommendations for the provision of low and moderate income housing, stating which properties should be acquired under the power of eminent domain for, demolition or rehabilitation, as well as recommending general upgarding of community facilities and streets, curbs etc.

The whole had been Federally funded by HUD under the 312 and 115 Rehabilitation Grants Program through the City of Philadelphia, coordinated and implemented by the Redevelopment Authority, NDP. Jeff Brown had been the Neighborhood Coordinator under the NDP, and speaks favorably of the dynamics of such a planning process and the successes made within the communities.

The results of some of these include the "Lipscombe Square" housing project in the Hawthorne area, where there had been mostly bars and industrial buildings and recommendation had been made there for clearing and demolition. In most cases however, the groups tried to come up with proposals that did not involve relocation of the occupants and emphasized rehabilitation of existing properties.

Non-participating neighborhoods:

It should be noted that neither Bellavista nor the Schuylkill Communities did not take any active part in this program, and refused to let the NDP work in their neighborhoods.

EMMERGENCE INTO THE '80S - THE NAVAL HOME

"Gentrification" and the Tax Base:

The NDP and the communities had managed to slow down the progressive deterioration of the neighborhoods which, by the end of the Seventies were becoming attractive especially because of the proximity to Center City. "Gentrification" began to advance from Queen Village and closer to Grays Ferry. Streets such as the 2200 block of Bainbridge and Kater which had been rehabilitated under the NDP, have houses with current selling prices of over \$100,000.00, with the result that the older residents, some of whom had fought to save the neighborhood and have completed mortgage payments are suffering hardship because of the increased tax base from higher assessment costs, and the threat of Sheriff Sale of their property if they are unable to meet such payments.

The 1987 tax assessment in Southwest Center is calculated at \$7.45 per \$100.00.

The Naval Home - a blight:

The Naval Home had historically been an integral part of the communities which bordered it. In Southwest Center, Madison Square had been the home for the workers, whereas further along on St. Albans Court, the houses accommodated the officers.

When the activities of the Home were relocated, its closure added to the blight of the communities, so that in the Seventies as rehabilitation plans were being put forward similar community based proposals began to emerge to revitalize and re-integrate the buildings and grounds into the neighborhood.

The Naval Home - Community Services:

Schemes such as a Job Corps Center, as well as that of the South Philadelphia health Action (see #II), had been favored by the communities. However, those proposals at a community-based level would have required public acquisition of the 20.7-acre property for development.

The Eighties brought with it a change in the political thinking and saw massive cut backs in community and social schemes. The Redevelopment Authority of Philadelphia lost 120 members of its staff, and most of them from the Neighborhood Development Program.

The Naval Home - Toll Brothers:

At the time of the option for sale of the Naval Home, the City of Philadelphia had put in a bid of \$700,000.00 which was out-bid by a private developer, Toll Brothers, at \$1.8m. Toll Brothers had proposed, and been given approval by the City to develop the property into townhouse condominiums and offices (see #II). This scheme was designed to exclude any moderate and low income persons, and to exclude the community surrounding it, yet would be bringing into the neighborhoods traffic for which they had allocated 487 parking spaces (see #III) in their scheme.

The Naval Home - Historic picket:

For the first time in the history of the neighborhoods, the Black and White residents including SWCCCC and the Schuylkill Community respectively, united as the CONCERNED COMMUNITY RESIDENTS on the picket lines, and openly protested against the change of zoning approval for the scheme put forward by Toll Brothers (see #IV), ~~asserting~~ ^{declaring} that "...the Naval Home Site would promote gentrification of the Black and low income neighborhood that is adjacent to it..." Margaret Robinson had been the Coordinator of the Concerned Community Residents.

Affordable Housing:

The Chronology of the events surrounding the Naval Home helped to bring to a head the major concerns of the neighborhood on the need for affordable housing (see #V). The housing programs of the Seventies had lost their funding and so creative thinking had to be applied to deal with the issues.

The Trade-off:

The City had acquired some property which were left vacant and deteriorating, so as a trade off for the development, the City, under the neighborhood scheme which empowered it to allow accountable community based organizations to manage such projects, handed over sixty five (65) houses to the South Central Development Corporation (SCDC), a branch of SWCCCC, along with seed money of \$550,000. ^{in 1982} Of interest, is \$50,000.00 which Toll Brothers had donated to the City to be attached to the seed money.

SCDC - Providing affordable housing:

SCDC, a non profit organization, has been ^{entrusted} ~~charged~~ with the responsibility of rehabilitating the houses owned by the City for and on behalf of the City. The aim is to make available affordable housing to the neighborhood residents, while at the same time revitalizing the neighborhood. On completion, the houses are sold to the qualifying residents. In November 1986, the cost did not exceed \$25,000.00 on the 2100 block of Carpenter or Kimball Streets (see #VI).

As a start, the seed money given to the Corporation, was to be spent over three years on thirty three (33) houses. SCDC works with lawyers, contractors, developers, and bankers in developing the properties and the "Open House" in October 1987 celebrated the achievement of the initial mandate, within the budget and ahead of time (see #VII).

Currently, there is question on whether any further allocations will be forthcoming, and what will happen to the remaining properties under this scheme.

SCDC Allocations:

The Department of Community Affairs added about \$245,500.00 to the seed money as their contribution to community groups. Because the City's allocations can only be spent on specific items which fall under Priority I and II ~~items~~ (see #VIII) to include structural, and utilities, the money from the State then goes further into the Priority III items of a cosmetic nature, namely, doors, paint and sometimes carpets. In these ways, the SCDC is able to deliver ~~the~~ houses which are fully refurbished and at competitive market standards.

At least \$15-20,000.00 is spent on rehabilitating any one house. The Overall cost per unit in real terms falls in the range of \$45-50,000.00. The financial matrix involves interim financing, without interest charges from the City and the State for outlays of materials, contractors, fees etc. up to the selling of the property.

The most recent development is that the State will no longer hand over such funds to the community groups, and this has raised a number of issues on the future of ~~the~~ such projects.

SCDC - The "Displacement" Process:

Margaret Robinson who is currently the Project Director of the SCDC, states that there is a lot more to the problem of gentrification than the fact that "outsiders" are moving into the neighborhood. While such an activity is helping to bring in revenues to the City, ^{it} is eroding the community and causing severe problems of displacement.

The moderate and low income families cannot afford the higher taxes they are now being asked to pay. She adds that a number of the residents are also nearing retirement, or are unable to obtain increased wages to deal with overnight escalations. One of her clients whose mortgage repayment includes her taxes, suffered an increase from \$179.00 to \$229.00 per month, and this is now due for another ~~raise~~.

If the taxes of the City are not met, then the owner is liable to have the property auctioned off at the Sheriff Sale, and it is on these occas~~i~~ons that speculators purchase the properties and resell them at costs as high as over \$100,000.00. One such developer originated out of California, purchasing properties adjacent to those that SCDC are sell for \$25,000.00.

The only section of the neighborhood where an Anti-displacement scheme is in place to protect the older residents is along the 1900 blocks of Bainbridge and Kater. From discussion, it would appear that this had been the area developed under the NDP of the Seventies. SCDC will be looking into this to see if it cannot be applied to protect the entire neighborhood.

The City - Acquisition powers:

Currently, the purchasing powers of the City extends to \$800.00 per property. The result is that it is always being outbided when property comes up at the Sheriff sale. Furthermore, other purchasing under eminent domain has also been curtailed because of lack of sufficient funds.

As a result, after the present housing stock belonging to the City is completed and sold, it is unlikely that there will be any further offers of affordable housing to the community.

THE CITY HOUSING SECTIONS

1. The Redevelopment Authority of Philadelphia

- ^{disposes} Powers of eminent domain to compulsory purchase property
- ^{has} Responsibility for relocations; infrastructure such as plumbing, sewerage, etc.
- Mostly Federally funded but ^{the} all allocations reaches it through the City, and Board is City controlled

2. City of Philadelphia Housing Department

- ensures the payment of taxes etc. and monitors delinquents and obtains property through the Sheriff Sales
- plays mainly an administrative role
- mostly City funded

3. Philadelphia Housing Development Corporation - PHDC (formerly the ?Office of Housing and Community Development? - OHCD)

- assists homeowners with emergency repairs, contractors, etc., up to a grant limit of \$3,000.00 for those who are suitably qualified
- plays mainly a coordinating role between homeowners and contractors
- Federal and State funded

(It should be noted that the SCDC works mainly through this arm of the City)

THE FUTURE

Currently, the number of cut-backs in Federal funding has meant that much of the work anticipated have had to be reduced. Further, some of the funds promised to date had still not been put in place, and it is currently close to the end of the financial year.

The major thrust of the City is currently being directed at the North Philadelphia Area (see #VIX). It is believed that the strategies of the Seventies which were employed in the South Central Philadelphia Area will be used there.

New strategies will have to be employed in the South Central Philadelphia Area to ensure the survival and maintenance of the neighborhood, and a sensitive development of the Naval Home Site for the community.

INTERVIEWS CONDUCTED THURSDAY, NOVEMBER 12, 1987

Jeff Brown - (former Neighbourhood Coordinator,
1970-80, South Central Philadelphia
Urban Renewal Area)

Redevelopment Authority,
8th Floor,
1234 Market Street,
Philadelphia Pa 19107
(215) 854 6738

Margaret Robinson - (former Coordinator, 1970-1982,
Concerned Community Residents, Naval
Home Area/24th & Graysferry Avenue)

Project Director
South Central Development Corporation
746 S. 22nd Street
Philadelphia
Pa 19146
(215) 732 8792

ATTACHMENTS:

I. 1980:

Philadelphia Naval Home: Land Use Plan by
South Philadelphia Health Action, showing,
1. Layout of proposed development scheme
2. Development Process
3. Land Use and Yield Table

II. August 6, 1982:

Letter from Carl K. Zucker Law Offices
(Attorneys to Toll Brothers, Developers) to
Councilwoman Anna Cibotti Verna, 3pages,
with 'approved' sketch of "Naval Home
Preliminary Development Plan"

III. August 19, 1982:

Naval Home Scheme by Toll Brothers "Change
of Zoning Approval" from the Philadelphia
City Planning Commission

IV. September 6, 1982:

Letter from Margaret Robinson, (Coordinator, Concerned Community Residents, Naval Home Area/24th & Graysferry Avenue) to Carl Zucker, outlining terms for an agreement

V. November 22, 1982:

Letter from Margaret Robinson, To Councilman John F. Street refering to Bill #1459, Naval Home Site, Zoning Change with

1. Chronological background, 4pages
2. "Housing for Philadelphia's Blacks - 1980 it"s still an unequal opportunity" by Anthony Lewis
3. "Planning for Declining and Poor Cities" by Herbert J. Gans

VI. November 19, 1986:

Pamphlet announcing, "Renovated Houses for Sale" by the South Central Development Corporation (SCDC)

VII. October 30, 1987:

Programme by SCDC, "Celebrates the Opening of their 33rd Property 2141-43 Kimball Street"

VIII. May 1987:

Plan for ^{Year}Thirteen, Office of Housing, City of Philadelphia, (as adapted by City Council)

IX. June 1987:

Philadelphia Housing Development Coporation
"Home Improvement Programs Division"



Patricia Green
November 1987

Graduate Group in Historic Preservation
University of Pennsylvania

Fall 1987

NAVAL HOME STUDIO INVENTORY: as recorded and stored in the
Historic Preservation Studio

Fall 1987:

- Naval Home Report (red binders)
 - volume 1=text
 - volume 2=appendices
- Survey Data Sheets--in box
- Newspaper articles--in box
- Extra copy of selected text of report sent to HUD--in box
- Title block and sheet layout guide--in box
- Maps, various, full-scaled--rolled together

Fall 1988:

- Naval Home Reports (black binder)
 - Historical issues
 - Boundaries
 - Data Gathering
 - Design standards
 - Building Type
 - Zoning
 - Conservation Zone
 - Gentrification
- Slides--black binder
 - Streetscapes of area
 - Studio presentation maps
 - Naval Home houses
- Maps, full-scaled, base map, areal views, overlays,
etc.,--rolled together
- Survey Data forms--in box

Spring 1989:

Specialized Reports

- Analysis of Open Space study--file box
- Community Education Manual--file box
- Conservation Zone Proposal--file box
- Serpentine Stone--file box
- Feasibility Study and Development Scenario for
St. Anthony of Paudua Parish School--red binder

Drawings

- St. Anthony's School adapted use to elderly
housing--rolled together
- Open Space study drawing--in tube
- Webster Street Infill project--in tube
- Conservation Zone proposal flow chart--in tube
- Open Space Study boards--in studio

- Model illustrating community educational manual--in
studio

Slides (black binder)

- presentation of projects
- St. Anthony's School

Photographs in the files of the Historical Commission
Naval Home Study Area

Kimball Street
2500 Block Kimball Street

Carpenter Street
2015 Carpenter Street
2100 Block Carpenter Street
2400 Block Carpenter Street
2500 Block Carpenter Street
2508-28 Carpenter Street

Christian Street
1900 Block Christian Street
2100 Block Christian Street
2200 Block Christian Street
2500 Block Christian Street

Montrose Street
1900 Block Montrose Street labeled Clean Block
2311 Montrose Street
2531-2551 Montrose Street
2551-2531 Montrose Street
2538-2550 Montrose Street
2550-2536 Montrose Street

23rd Street
710 S. 23rd Street

20th Street
749 S. 20th Street

Webster Street
2500 Block Webster Street

Bainbridge Street
2020 Bainbridge Street
2100 Block Bainbridge Street -- St. James Block
se corner 23rd and Bainbridge

Catherine Street
2300 Block Catherine Street
2500 Block Catherine Street

Fitzwater Street
2100 Block Fitzwater Street
2300 Block Fitzwater Street

St Alban's Place
2300 Block St Alban's Place
2301 St Alban's Place
2303 St Alban's Place
2315 St Alban's Place
2321 St Alban's Place
2337 St Alban's Place
2341 St Alban's Place

2343 St Alban's Place
2349 St Alban's Place
2351 St Alban's Place
2304 St Alban's Place

MONTROSE STREET

2207 Montrose Street

Historic description by surveyor: James A. Campbell

22nd STREET

725 22nd Street

CLIO Group survey

Tax Parcel #302143900

Style: High Victorian

Material: Serpentine stone

A 2 1/2 story attached townhouse built of serpentine stone laid in random ashlar now painted over. Above the segmental brownstone lintels of the 1st story a broad semi-octagonal pressed metal bay emerges on the 2nd. This is crowned by a remarkably vigorous frieze and cornice. The mansard, with 2 gabled dormers has a vivid iron cresting.

HISTORY: An interesting High Victorian variant on the traditional rowhouse form relying on rather vigorous detailing.

727-729 S. 22nd Street

CLIO Group survey

Tax Parcel #302144000

Style: High Victorian

Material: Brick and Stone

A pair of 3-story brick townhouses principally characterized by its incised keystones and imports. Similar abstract floral motifs are rendered in piercework on the elaborate wooden cornice.

HISTORY: Interesting high-Victorian variants on the traditional rowhouse, rather vigorous detailing.

21st STREET

720 S. 21st Street

CLIO Group survey

Style: Late Victorian

Material: Buff Pompeian brick and brownstone

This 3-story townhouse is faced in buff Pompeian brick with quarry faced brownstone quoins and segmental arches. A dog tooth pattern in the pressed metal cornice runs across the top between finials on brackets. A shallow bay emerges beside the door on the ground story; it is topped by a metal semi-dome. A bold head molding separates the windows of the basement which appear to have been altered.

HISTORY: An interesting variant on the typical rowhouse front, which emerges from the streetscape by these marks of a certain individualization.

UNIVERSITY OF PENNSYLVANIA
GRADUATE PROGRAM IN HISTORIC PRESERVATION
FALL 1987 STUDIO
U.S. NAVAL HOME DISTRICT

TABLE OF CONTENTS

Introduction.	Page	1 - 3
Diane Newbury		
Commentary on Survey		4 - 6
Pat Green		
I. DESCRIPTION OF PROJECT AREA		
Location of the Naval Home District.		7
Diane Newbury		
Physical Evolution: The Naval Home		8 - 15
Nancy Strathern		
Approximate Period of Construction: Neighborhood History. .		16 - 20
Cathy Hoffman-Lench		
Building Type		21 - 22
Lisa Johanningsmeier		
Primary Building Use		23
Ellen Freedman		
Number of Floors (Height of Buildings)		24
Diane Newbury		
Vacant Lot Overlay		25 - 26
Renee Tribert		
Zoning in the Study Area		27 - 29
Lawrence Abuhoff		
Description of Architectural Rows.		30 - 33
Laura Harris		
Non-residential Features of Study Area		34 - 36
Simon Herbert		
Edges of the Study Area.		37 - 38
Ellen Freedman		
Landmarks of the Study Area.		39 - 40
Ellen Freedman		

Defining the Urban Elements In the Study Area.	41 - 55
Pat Green	

Socio-Economic Profile: Residents of the Study Area. . . .	56 - 60
Sharon McHush	

II. PROBLEMS AND ISSUES

Subjective Survey Categories	61
Andrew Hall	

Physical Condition of Study Area	62 - 63
Andrew Hall	

Contributing Significance of Buildings	64 - 65
Pat Green	

Design Quality of Study Area	66 - 72
Renee Tribert	

Ownership of Property.	73 - 74
Kathleen Cook	

Property Sales	75 - 83
Kathleen Cook	

Delinquent Real Estate Taxes	84 - 91
Kathleen Cook	

City Planning.	92 -
Diane Newbury	

The Role of the City Housing Department in South Central Philadelphia.	
Pat Green	

Development of the U.S. Naval Home Site.	
Ellen Freedman	

Toll Brothers Developers	
Kathleen Cook	

Church Organizations	
Andrew Hall	

Community Associations	
Lisa Johanningsmeier	

III. INTERVENTIONS

Design Issues
Laura Harris

U.S. Naval Home Site
Lawrence Abuhoff

Insiders/Outsiders
Nancy Strathern

Community Oriented Loans
Kathleen Cook

IV. BIBLIOGRAPHIES

INTRODUCTION

Before beginning our study of the Naval Home District we read the preservation plans for San Francisco, California, Cambridge, Massachusetts, the City of Westminster in London and Rome's historic center. Analysis of these plans made us realize that preservation planning goals were broad in scope and were concerned with more than just architectural surveys. While the importance of a thorough architectural survey was undisputed, an equally thorough survey of the inhabitants, the economic environment, the external development pressures, and the social and historical development of the area were considered essential in devising a preservation plan. Our analysis of the good and bad points of both American and European plans helped to form our approach to the study area.

After discussing the preservation plans we began our investigation of the Naval Home District. We located sources which we felt would assist us in understanding the history, ~~development and current problems~~ of the neighborhood. We consulted numerous city agencies such as the City Planning Commission, the Office of Housing, the Office of License and Inspection and the Historical Commission. We searched archives, libraries and historical societies such as the City of Philadelphia Archives, the Urban Archives at Temple University, the Library Company, the Free Library, ~~and~~ the Historical Society of Pennsylvania and the Athenaeum. We talked to people at some of the neighborhood churches

and schools and attempted to contact any existing neighborhood groups. We also attempted to talk to police, the fire department and local political representatives. Real estate agencies were also contacted. Many of these sources need further examination . Suggestions for sources not yet consulted are listed throughout this report: ~~page~~ .

After gathering archival information we tackled the architectural survey of the neighborhood. But before beginning a survey we developed a one page worksheet which could easily be filled out for each building as one walked down the street. In designing the worksheet we struggled to clarify the definitions of "design quality" and "contributing significance" and rid them of subjectivity. After completing the worksheet design we each selected several blocks to survey. Information obtained from these surveys included the primary and secondary building materials, the type of roof, the approximate date of construction, the building type and its current use. Physical condition was also noted. Design quality and contributing significance was graded A, B or C. Space for comments about special features was available. Because of the predominance and importance of long strips of residential buildings the survey form noted the existence of a row of identical houses and each buildings' location in that row. The information gathered from these surveys was entered in a computer which then enabled us to easily generate the data for the maps accompanying this report.

While surveying we had difficulty in obtaining the addresses of some of the buildings . This problem was particularly acute in the industrial sections so a few incorrect addresses can be expected on those areas of the map.

Time constraints made it impossible to survey the entire study area therefore the large blank areas on the maps in this report indicate areas which still need to be surveyed. Any decision regarding the edges or boundaries of the neighborhood will have to be postponed until the completion of the architectural survey.

(D.E.Newbury)

U.S. Naval Home District: South Central Philadelphia
THE SURVEY: collection and retrieval - a commentary

The PHYSICAL SITE SURVEY, was compiled from a basic format used by the previous Preservation Studio. Most of the questions were retained with minor changes to some categories to reflect the strong residential character of the neighborhood. Distinctive features such as the bay window was added to the section on FENESTRATION. An important modification to the form was the reduction of the grades for Physical Condition, Design Quality, and Contributing Significance from four to three, to be assessed as A, B or C. (See form attached)

It was agreed that the form should be a one page document. It was also acknowledged that not all the variations in the area could be accommodated on the form, and allowances should be made for such in the COMMENT line. Some differences were subheaded under OTHER, for example items #6 - FENESTRATION and #7 - ROOF, carried this.

The Field Entry

In carrying out the actual survey, it was found that the form was satisfactory for the core of residential structures, which constituted the majority of the building stock. Amendment was made to some of the data entry, such as BFA for brick facing, and SFA, for stone facing.

However, within the marginal residential areas, and the industrial clusters there were other issues, some distinctive. In carrying out the survey, it was felt that some minor adjustments could have been beneficial to make the entry process more accommodating to those non-residential structures, which invariably encircle neighborhoods and would constitute any such "EDGE". Some of these are listed below with the hope that they may be considered for future surveys of this nature.

Address:

This was not always available especially for empty lots and large entities such as the Electric Company. Without tax parcel numbers, nor postal data, addresses were extrapolated for ease of references, and may not always be correct. An alternative could be to map directionally, and assign numbers in accordance with this. Such a deviation may have helped to group at a glance, on say a computer print out, such areas which may be in need of more careful attention, and or, further treatment.

Type:

In addition to the "Mom and Pop Corner Store", there were some former residential lots on which garages -structures not containing habitable spaces- were erected for either parking or storage sheds. This category could have benefitted from the OTHER

and a COMMENT line of its own, because the GENERAL COMMENT most times carried additional information.

Uses:

It was found that not all lots were "empty". Some were enclosed with walls or fences and used by the owners for light industrial activity. Others were used as gardens or recreation areas. This raises the issue on the full completion of the form where lots are designated as a TYPE, and possessed a USE, should not the condition, quality and significance be graded accordingly in order to make appropriate analysis for possible intervention.

Floors:

The residential floor height differs from that of the church or industrial. For a retrieval of the information on "bulk and density" a possible entry of 1R (one story residential) or 1OT (one story higher than residential) may have added to the distinctions and comparative analysis.

Fenestration:

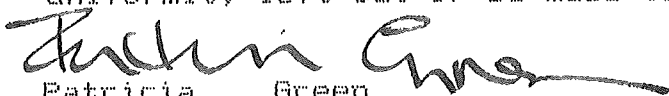
There could have been a distinction between DOOR, (that used by people -church, office) and OTHER (garage, loading bay) so as to help with understanding the nature of the streetscape in relation to architecture, movement and traffic.

Data Storage and Retrieval

The computer entry and retrieval of the survey have raised a number of issues which I have tried to frame below,

- if the physical site survey has highlighted certain zones to be different from the residential core, then should these not become immediately apparent on any retrieval of the overall data? If and when it does, should it be modified, to conform?
- can a system be designed to accommodate/show/access the differences, without calling up the COMMENT?
- should the modifications/variances be dealt with at the survey stage, or, at the computer?
- what are the limitations of the system, survey/entry/human, and at what stage is this shown/listed/discussed?
- is it likely that decisions could be made on the basis of a data retrieval system?

The survey and data entry of an area is acknowledged to be essential to the understanding of a neighborhood, but information should not be gathered and be so reduced that it no longer reflects the diversity it may contain, unless of course it is necessary to project an area of uniformity. This raises yet another issue, should a district be defined solely because it is "uniform", and structures which fall outside of this uniformity left out or be made to conform?


Patricia Green
December 13, 1987

* Survey entered on
Data Base III

Date: / /
 yr mo dy

1. ADDRESS: # _____ ST. _____ CORNER T/F Vis. name. _____

2. TYPE: Resid. _____ Comml. _____ Indust. _____ Inst. _____ Lot _____

3. USES (P/S): Resid. _____ Retail _____ Office _____ Indust. _____
Inst. _____ Vacant _____ Parking _____ (# spaces _____)

4. FLOORS: # _____ + Basement _____ + Attic _____

5. MATERIALS (P/S): Brick____ Stone____ Concrete____ Metal____
Other_____

Comment _____

6. FENESTRATION: Street Isolated____ Shop____ Bay window____ Other____
Above # windows wide____

Comment _____

7. ROOF: Flat Gabled Mansard Other

Comment _____

8. OBVIOUS SIGNAGE: Y/N Comment: _____

9. VIS. ALT: Major____ Minor ____ Addition____ Removal____
 Comment_____

20. APPROX. PERIOD: Pre 1865 1866-1918 1918-45 Post 1945

11. PHYSICAL CONDITION: A B C

Comment: _____

12. DESIGN QUALITY: A B C

Comment: _____

13. CONTRIBUTING SIGNIF: A B C

Comment: _____

14. ROW: # of bldgs. in row location (#) in block pattern_____

15. GENERAL COMMENT (Hist. signif, resurvey, etc.):

1. Official name, "Comm1. name"
3. p=primary, s=secondary. P is that which takes up most space.
4. Attic is visible space within roof line.
5. Materials only, not architectural details.
6. Shop= large windows at street level for public use; comment may include significant door.
10. Date, if on bldg. should be placed on approp. line.
11. A: sound state, no evidence of struct. problems in walls or minor repair, cosmetic only.
B: Major repair needed.
C: Dilapidated, reflects neglect.
12. A: Rare, excellent or early example, of major architectural importance on a city-wide scale.
B: Good example with quality features, not one of a kind.
C: Not significant, no unusual features.
- 13: A: Major element in study area/streetscape.
B: Good distinction, not major

LOCATION OF THE NAVAL HOME DISTRICT

The Naval Home District is located in the southern section of Philadelphia west of Broad Street and south of Rittenhouse Square. Approximate boundaries are the Schuylkill River and Eighteenth Street and South Street and Washington Avenue. The area is part of the Thirtieth Ward and the Seventeenth Police District.

(D.E.Newbury)