

Report of Team D
Historic Preservation Studio
Hollenberg - Fleming
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Graduate School of Fine Arts
University of Pennsylvania
Philadelphia

Team D

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Report.

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Introduction

It is often the historic buildings and sites which anchor a community with its past. People frequently derive a sense of stability and place from the structures in which they live and work, or perhaps pass on a day to day basis. The preservation of these historic structures can unite a community and evoke civic pride in past accomplishments; yet, it can also divide a community struggling to maintain a balance between that which is necessary for security, economy, and progress and that which is important for cultural identification.

The aim of 'Team D' of this studio has been to look at the historic sites of Germantown, Mt. Airy, and Chestnut Hill in Philadelphia to determine the scope of these structures' presence within the study area and the existing state of preservation with regard to them. To this end, the team identified those properties already recognized as historically and architecturally significant by either federal, state, or local agencies as well as some properties which the team feels are worthy of such consideration. Information was then collected as to the age, type, function, and the extent to which each of these properties is protected. In addition, the team compiled a list of the preservation advocacy groups sharing jurisdiction over these sites. Historic house museums were also identified and explored for their relationship to the surrounding community.

Presented here are the team's findings for the first stage of

this project. The historic structures identified throughout this project are set forth on preliminary zip code maps and then enlarged and detailed on a larger map kept in the studio. Also included is information concerning certification and protection of these sites gleaned from interviews with parties responsible for their preservation and a discussion of the role of the advocacy groups and historic house museums within the community. Appendices include copies of the city certification and national register guidelines for listing a property; three sample inventories of sites which the team feels deserve consideration for such certification; a list of those properties with facade easements; a partial list of the advocacy groups working within the study area; and slides together with a key to the photographic images associated with the related research.

As in all projects of this scope, errors beyond the knowledge of the researchers surely exist. The team also recognizes that there is still much to observe, compile, and understand about the historic structures in the study area. Therefore, the following observations are submitted with the full acknowledgement that more information will be revealed as the studio continues to progress.

Local Advocacy Groups

Superficial review of the state of advocacy in the study area produced the following information. The largest concentration of

neighborhood advocacy groups appears in Germantown along Germantown Avenue and in the Tulpehocken Historic District. Most of these groups are concerned with relatively small geographic jurisdictions, although a few, such as the West Central Germantown Neighbors, the Wister Neighborhood Council, and Historic Germantown Preserved, maintain a relatively wide focus. That is to say, they are conscious of their group's influence on the state of preservation in Germantown in general as well as specific concerns in their own neighborhoods of Germantown. Even amongst these organizations there exists a great diversity of goals and approaches to the problems facing Germantown. In Mt. Airy there are two principle local advocacy groups, the East and West Mt. Airy Neighbors Association. Smaller interest groups concerned with abandoned properties, for example, also exist. In Chestnut Hill, there is only one main organization, the Chestnut Hill Community Association, although there are several smaller groups concerned with preservation in Chestnut Hill as well.

The **West Central Germantown Neighbors** were formed in the 1960's to help protect the historic fabric of the Tulpehocken Historic District through specific preservation projects and zoning. Indeed, they sponsored and authored the National Register nomination for this district. An example of the sort of issues and responses they have been identified with is the Belgian block controversy along Wayne Avenue. When it was proposed to remove these blocks and pave over the trolley lane, this group galvanized support and effectively prevented the project from coming to full fruition. They were able to encourage the retention of the original fabric between the trolley lanes. They were also involved in the movement to secure funding for the purchase and

preservation of the Ebenezer Maxwell Mansion.

The **Wister Neighborhood Council** is a CDBG-funded citizen advocacy organization which represents the community in citizen concerns. Housing and crime are necessarily among their priorities. Preservation interests also appear in plans and projects in so far as they serve the community's needs, such as in building rehabilitation. An example of the sort of projects the Wister Neighborhood Council has been identified with in the past is the Freedom Square Project along Germantown Avenue. The goal of preserving a historic open space was secondary to the goal of economic development of the site. The Wister Council strongly felt that the development project would provide a safer, more productive use of the land. This stance represents their commitment to all aspects of community revitalization, not just the historic fabric.

The **Penn Knox Wister Group** involves itself in specific historic preservation issues. For example, they have been in negotiations with the Germantown Friends School who demolished two buildings in 1989. This action brought the neighborhood closer together to respond to this kind of preservation issue. They have also been instrumental in the development of the Penn-Knox local historic district nomination now pending.

The **Philadelphia Green Program** is concerned with the vacant space in Germantown. They come into such areas and reclaim them for revitalization to provide a safer community.

Historic Germantown Preserved is an organization interested in the preservation issues of the historic house museums open to the public within Germantown. The group was formed in 1989 to broaden the influence and power of advocacy for

these historic sites. Two of these sites, **Cliveden** and **Wyck**, take an active role in organizing community support for preservation and preservation-related issues.

The **East and West Mt. Airy Neighbors Association** concerns itself with neighborhood stability including safety, preservation, economic prosperity, and development. They are the two main advocacy groups which share jurisdiction over the Mt. Airy community.

The **Chestnut Hill Community Association** plays an active role in the preservation and improvement of the Chestnut Hill community. They are organized into a series of committees which oversee community issues such as land-use concerns, open space, traffic and transportation, and aesthetics. The CHCA also publishes the *Chestnut Hill Local*, the community newspaper. The organization is widely considered the primary advocacy group in the Chestnut Hill community.

The **Chestnut Hill Development Group** is a business organization dealing with land-use planning issues along the portion of Germantown Avenue which passes through Chestnut Hill.

The **Chestnut Hill Organization for Real Estate Development - CHORD** (formerly know as the **Chestnut Hill Realty Trust**) operates in the community to control the effects of deteriorating properties. If residential or commercial buildings have been for sale for an unusually long time, the Trust may purchase them in order to sell them to reputable owners.

In addition to these organizations operating within the Germantown, Mt. Airy, and Chestnut Hill area, other city-wide organizations such as the Philadelphia Historical Commission, the Fairmount Park Commission, the Philadelphia Historic Preservation

Corporation, the Philadelphia Society for the Preservation of Landmarks, and the Preservation Coalition, take an active role in addressing the preservation issues of these communities.

Indeed, the Preservation Coalition has just finished a historic reassessment of Germantown Avenue conducted in conjunction with representatives from the National Trust for Historic Preservation; Wister Advisory Council; West Central Germantown Neighbors; Penn Knox Neighbors; and the historic houses, Wyck and the Ebenezer Maxwell Mansion. This study is highly significant since it represents the most current assessment of the historic structures along Germantown Avenue.

Historic House Museums

There are ten historic house museums located within Germantown, Mt. Airy, and Chestnut Hill, and five additional historic sites which are open to the public on a limited basis. They are as follows:

Cliveden
Deshler-Morris House
Ebenezer Maxwell Mansion
Grumblethorpe
Johnson House
Hagan Hall
Loudoun
Stenton
Upsala
Wyck

Concord Schoolhouse

Church of the Brethren
Germantown Historical Society Museum Complex
Rittenhouse Town
St. Michael's Lutheran Church

These sites are open to the public at varying times throughout the year; some are open five days a week, year-round; some are only open by appointment. All but three are eighteenth century structures, reflecting the relatively large number of structures left from this period in Germantown and Mt. Airy. The largest concentration of sites (9) is along Germantown Avenue.

These historic sites are significant in the overall preservation climate of the community because they often serve as a catalyst for community involvement. Through guided tours, lectures, workshops, seminars, newsletters, and other educational materials, the historic sites maintain their role as harbingers of historic cultural identity within the community. The people connected with these museums are keenly aware of the need to work together on public relations projects in order to garner the most support within the community from attendance to fundraising. For example, as many as three or four, or as few as two, will sponsor a lecture series or set of workshops for volunteers from other museums or the public at large. Most, especially the larger operations such as Cliveden and Ebenezer Maxwell, have special programs which are directed toward school children so as to augment the educational programs in the schools. This approach seems to be working as both museums report return visits by the classes who have visited before.

Although the sites perceive themselves as important *foci* for preservation in the community, it is unclear as to just how these museums are perceived by the community. Who visits them? How

much do they really serve as an anchor for cultural awareness in their neighborhoods? These questions should be addressed before the role of these sites in the preservation of Germantown, Mt. Airy, and Chestnut Hill can be fully assessed.

Development

After talking with developers and some neighborhood groups, it seems that politics have much to do with the economic viability of many rehabilitation projects. Public and private partnerships are popular in the development market for affordable housing. Whether they are historic preservation projects (utilizing the tax credit) or not, much of the recent development activity in the Germantown and Mt. Airy communities has been for low to moderate income housing. This situation is due to the fact that the present market for development is not strong enough to support such projects unless they are supported by government assistance. This assistance takes the form of tax credits, low-interest loans, subsidies, and grant programs administered by various public agencies.

The source of funding for many of these projects means that they must be reviewed by the Historical Commission for Section 106 review and comment. The Historical Commission, as the designated agency, can thus have some input into the rehabilitation projects. Politics becomes a part of the process when so many projects are

ving for scarce public funds and programs with other projects all over the city. Because the councilmen hold the principle jurisdiction, a strong and active council representative is essential to an area's revitalization.

Some feel that there is a lack of such authority in the Germantown and Mt. Airy neighborhoods which may account for the surprising lack of projects going on there compared with other parts of Philadelphia such as West Philadelphia. It is in the city council where decisions, and consequently, dollars are meted out despite the best planning efforts. Those who control the money and are in very sensitive political positions tend to fight for their special interest agenda, and as one contractor noted, the councilman with the loudest voice usually dictates where the public assistance funds are spent. Recently, the mayor called for 50% of all housing funds to go to North Philadelphia. Public declarations of priority or at least of city interest are important factors in the flow of public funds and most likely in the attractiveness to developers and investors.

Germantown and Mt. Airy, which have strong and committed advocacy groups; a stock of dilapidated and thus discounted housing; and some innovative and hungry developers willing to work with the groups and with the various governmental programs to make it pay, really have the ingredients for active development, particularly in the low and moderate income range. Perhaps it is the lack of a strong political voice that causes the present relative stagnation. Whatever the case, this issue needs to be more fully researched and explored along with the reasons why there is not more middle to upper income historic tax credit rehabilitation activity as well. The answer probably lies in fear

and inertia -- fear that the current recession will have a similar effect on the area as did the one in the late 1970's, which was dramatic in Germantown.

There is much potential here and perhaps the right parties are not connecting. Because much of the current development is reviewable under Section 106, using the historic preservation tax credit would not be that much more work for the developer. Both Section 106 review and tax credit certification rely on the same Secretary of the Interior's Standards for Rehabilitation. More active use of the tax credits here may be a question of publicity and providing the service to developers to help them get the facts and the contacts to make a historic rehabilitation project work.

Conclusions

10Clearly, preservation in Germantown, Mt. Airy, and Chestnut Hill is dependent on its residents and the extent to which they are involved in their community. Preservation is a function of worthy structures, community support, and political clout. It is also a matter of land-use planning and effective use of the existing governmental options available for protection and preservation of a structure. Throughout the initial stage of this studio project, Team D has sought to establish the existing state of preservation within the study area. Each area that the team has explored has revealed further opportunities for study which

we, unfortunately, have not yet been able to undertake. However, our findings so far, as presented in this report and on the accompanying map, reveal the extent to which this area has been and continues to be protected.

In addition to the data that has been collected, it is Team D's wish at this mid-point to recommend three specific, although not mutually exclusive, types of structures that seem under-represented in the federal and local registers of certified properties: middle-class and worker housing, especially those associated with a particular industry; industrial structures and related resources; and twentieth century structures. Three sample inventories of such structures are included in the appendix.

Finally, it is important to note that responsible preservation is as much an attitude and feeling as it is a method for saving old buildings. In that respect, these communities with their strong advocacy groups, political clout, and desire to maintain and improve the quality of life are healthy and productive ones -- poised for growth which is sensitive to the historical character of their built environment.

**Appendix A: Proposals for Potential Historic
Districts and Three Sample Inventories**

Jeffrey Baumuel
Preservation Studio I
October 28, 1991

Proposals for Potential Historic Districts (City-Certified and National Register of Historic Places):

During the past seven weeks of the preservation studio, a number of building groups or clusters located within the study area have been identified as candidates for either city certification or inclusion as historic districts on the National Register of Historic Places.

For the most part, these buildings have been overlooked for city certification and/or listing as National Register properties. Among the types of buildings which have not been certified by the Historical Commission of Philadelphia, nor are listed on the National Register is mid-to late-Nineteenth century workers housing, specifically workers rowhouses.

Germantown, with its concentration of now largely-defunct industries, was a center for manufacturing during the nineteenth century. As a result of this significant development in the history of Germantown, many blocks of workers rowhousing were constructed in the community, particularly in the area located below Cheltenham Avenue. I have identified several blocks of almost entirely intact and architecturally significant workers rowhousing, which could qualify for listing as districts under the criteria of the city historic preservation ordinance.

One such block is that of the 5300 Block of Lena Street, located between Penn and Coulter Streets east of Germantown Avenue. These two and one-half story workers rowhouses, constructed in the 1880's, retain a high degree of original exterior design fabric and architectural integrity. Their design is largely uniform and is rather distinctive. Built of red-brick and containing broad front central gables with corbelled edges, these houses also feature first-floor open porches and windows with textured borders formed by recessed and projecting bricks. It is also worth noting that this block slopes down towards Coulter Street on the north, where factories were once located, and this change in topography contributes additional visual interest.

Another block of late Nineteenth century workers rowhousing is found on the 5200 Block of Marion Street located between Hansberry Street and Queen Lane. These two and one-half to three story buildings are a bit more elaborate in their design, in that they feature second-floor bay windows with decorative painted plaster paneling and pointed-arch windows: these bays create a strong visual rhythm along both sides of the block. Both the Lena and Marion Street blocks adjoin the Penn-Knox/Wister city-

certified district, the approval of which awaits a decision by the Historical Commission of Philadelphia. The fact that these blocks are not included in the district is a serious omission on the part of the Historical Commission, which acted as the advisor for the creation of the Penn-Knox/Wister district.

Still another block which could qualify for city certification is the 400 Block of West Zeralda Street, situated between Pulaski and Wayne Avenues. This block of rowhousing in lower Germantown essentially exhibits the same architectural vocabulary as the Lena and Marion Street blocks, although the individual house widths appear to be somewhat narrower, resulting in a more emphatic expression of exterior design elements. Zeralda Street also adjoins a district of late Nineteenth and early Twentieth century industrial buildings located along Berkley Drive and Stenton Avenue near the elevated railroad tracks which now serve many of the commuter rail lines of SEPTA. The Zeralda Street rowhousing could be combined with this industrial area to form a rather cohesive city-certified historic district or a "Lower Germantown Industrial Historic District" for listing on the National Register.

A building group existing as a district not associated with the history of Germantown as an industrial community, is located near the Germantown Cricket Club. Bounded by Manheim Street on the north, Abbottsford Avenue on the south, and including properties located on Morris and Clapier Streets, McKean Avenue, and Erringer Place, this district still maintains a rather distinctive upper middle-class atmosphere. The district encompasses large two to three-story single-family houses rendered in Second Empire, Italianate, and Dutch Colonial styles, constructed in the late Nineteenth and early Twentieth centuries. There are also rowhouses, including a row of houses featuring distinctive large, white-painted second-floor elliptical bays and Neo-Classical design elements located on the 4900 Block of Morris Street. Another row of attached dwellings rendered in an eclectic Tudor Revival style with painted half-timber facades and featuring large landscaped front yards is situated along the 400 Block of Clapier Street.

Most of the properties within this proposed district retain a high level of architectural integrity and most of their original exterior design fabric. The blocks which comprise this district trace their development as an upper middle-class community to the existence and development of the Germantown Cricket Club, which exists as a city-certified and National Historic Landmark property listed on the National Register. In fact, it could be proposed that this residential district be attached to the Cricket Club to form the "Germantown Cricket Club Historic District" for listing on the National Register of Historic Places.

Another potential district that encompasses an upper middle-class community is located in Chestnut Hill. Situated along Winston Road, from Woodale Road to Springfield Avenue (7900 Block to the 8100 Block of Winston Rd.), are groups of semi-detached two-family residences rendered in an architectural stylistic mode perhaps best described as English Medieval/Tudor Revival. These building clusters are also located along Benezet Street near the intersection with Winston Rd., and they also include the grouped buildings located on Winston Court, a private street set far back from Winston Rd.: Winston Court was designed by ~~W. Woodward~~ and constructed from 1924-25. ^v H. Lewis DURING

Developed by the Woodward family in the mid-1920's, these two and one-half story garden-type dwellings, including Winston Court, are constructed of stucco-veneered brick and Wissahickon Schist, and feature steep end and cross-gabled slate-shingled roofs with shed-roof dormers, wood-frame casement windows, and cut limestone architectural details, including broad pointed arch lintels above the main entrances. These buildings have generally been constructed on small, parcels landscaped with gardens.

Overall, these building clusters exhibit a high level of architectural integrity and have apparently retained almost all of their original exterior design fabric. Furthermore, they are highly significant as excellent examples of the kind of multi-unit residential developed designed for upper middle-class families in other parts of Chestnut Hill by the Woodward and Houston development concerns during the 1920's, as well as in other major American cities by other developers (e.g. Forest Hills, Queens in New York City and Roland Park in Baltimore) from 1910 to 1929.

MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

Archival Collections--
Description:

Location:



PREVIOUS SURVEY, DETERMINATIONS

none

THREATS

Threats: 5 1. None 2. Public Development 3. Private Development
4. Deterioration, Vandalism 5. Other

Explain:

Possible future alterations as use changes.

SURVEYOR INFORMATION

Surveyor Name/Title: Lyssa Papazian / Graduate Student Date: 11/1/91

Project Name: Historic Preservation Studio

Organization: University of Penna. - Grad. Sch. of Fine Arts Telephone: 898-3169

Street and No: 115 Meyerson Hall

City, State: Philadelphia, PA Zip Code: 19104

EVALUATION (Survey Director/Consultants Only)

Evaluation by Surveyor: Individual NR Potential Yes No
Contributes to District Potential x Yes No

Assessment:

Associated Survey Codes: _____

PENNSYLVANIA INDUSTRIAL RESOURCE SURVEY FORM
 Bureau for Historic Preservation Box 1026
 Pa. Historical and Museum Commission Harrisburg, PA 17108-1026
IDENTIFICATION AND LOCATION

Survey Code: _____ Tax Parcel/Other No.: 142 N 20: #254

County: 1. Philadelphia 2. _____

Municipality: 1. Philadelphia 2. _____

Address: Wister Street & Belfield Avenue

Historic Name: Bromley's Mill

Other Name: Glen Cairn Mills or Glen Bank Mills

Owner Name/Address:

LaSalle University
 20th St. and Olney
 Philadelphia, PA

Owner Category:

- Private
- Public-local
- Public-state
- Public-federal

Resource Category:

- Building
- District
- Site
- Structure
- Object

Total No. of Resources 2

USGS Quad Names: _____

UTM References: A. _____
 B. _____
 C. _____
 D. _____

PHOTOGRAPH INFORMATION

Photo No.	Roll/Frame No.	Description of View	Direction of Camera
<u>1</u>	_____	<u>Front of factory facing Belfield Ave.</u>	<u>East</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Total No. of Photos: 1
 Photographer: Jeff Baumel Date: 10/27/91
 Negative Location: _____

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category: _____ Subcategory: _____ Code: _____
 A. INDUSTRY FACTORY / MILL
 B. _____
 C. _____

Particular Type: A. TEXTILES
 B. _____
 C. _____

Associated Process/Activity: A. WOOLENS, YARN Code: _____
 B. _____
 C. _____

Current Function Category: _____ Subcategory: _____ Code: _____
 A. INDUSTRY FACTORY / OFFICE
 B. _____
 C. _____

PHYSICAL DESCRIPTION

Architectural Classification: A. Vernacular
B. _____ Other: _____

Exterior Materials: Foundation Unknown Roof unknown
Walls Stone Walls stone
Other _____ Other _____

Structural System: A. unknown B. _____

Roof System--Material: unknown System: _____

Width: 5 bay Depth: 8 bay Stories/Height: 2 / 3

Power System: water (originally)

Machinery: Unknown

Archaeological Remains: unknown

Dates of Additions/Alterations: x C. 1870; C. _____; C. _____

Additions/Alterations: Second Mill building

Narrative Summary:

Bromley's Mill, currently Ehmke Manufacturing and LaSalle College Physical Plant Department, is a complex of interconnected buildings set at an angle from Belfield Avenue. The most prominent is the building now occupied by Ehmke. It is a two story, five bay stone building. The windows all are slightly arched at the top. The central bay on both the ground and second stories has a large doorway. The roofline is a broad gable facing Belfield Ave. and in the peak is a half round window. The second major structure on the site is the building now occupied by LaSalle College, the property owner. This three-story stuccoed stone building is down hill from the first and is connected to it by several one-story structures. It is possible that this three-story building is the earlier of the two. The complex straddles the former Wingohocking creek, now running in underground sewers and culverts. The buildings appear to be largely intact on the exterior except for minor window modifications and still retain their immediate grounds. The integrity of the buildings and their setting very much convey a 19th century character.

HISTORICAL INFORMATION

Year Built: C. ; Beginning date: C. 1870 Ending date: C.

Basis for Dating: Documentary Physical

Explain: written documents that this mill replaced one which burned in 1868. This building appears in an 1871 atlas.

Cultural/Ethnic Affiliation: unknown

Associated Individuals: Thomas Craig, George Peberdy, Charles Perbedry

Associated Events: N/A

Architects/

Engineers: 1. unknown 2.

Builders: 1. unknown 2.

Narrative Summary

Peberdy's Mill, a 19th century hosiery factory on the Wingohocking creek at 414 East Penn Street.

Germantown has been an industrial stronghold since the seventeenth century settlers first started building small mills on the Wissahickon Creek. Throughout the 18th century mills proliferated and diversified in their products, using the abundant water power available in the area's many creek and streams. The beginning of the 19th century saw the concentration of industry in textiles. The first textile mill on the Wingohocking, East Germantown's main water source, was built in 1809 by William Logan Fisher. By the 1830s and 1840s the textile industry was a veritable boom in Germantown. In 1850 Germantown boasted 97 manufacturing outfits, 47 of them on the East side of Germantown Avenue. The Philadelphia and Germantown RR on the east helped the boom and industries began to concentrate in East Germantown. The Wingohocking was a major corridor for the textile industry as well as others, first as a power source and because of proximity to the RR. Towards the end of the 19th century, industry began to cluster at Wayne Junction near the Reading Line. But did not really decline in East Germantown until after 1945. The Wingohocking was running entirely in sewers and culverts by the 1920s. It had been badly polluted by an early 20th century dye works. The present Belfield Avenue follows the path of the old creek.

Peberdy's Hosiery Mill was built soon after 1868 on the site of another textile factory which had burned once in 1866 and again in 1868. By 1871, a building of approximately the same shape and location as the present structure appears on a Hopkins atlas and was owned by Edward Clinton. It is shown as the George Peberdy Hosiery Mill in an 1889 Bromley Atlas. Later the business was taken over by Charles Peberdy. The previous factories on the site of Peberdy's Mill had been powered by a dammed pond uphill from the Wingohocking. While the present structure probably represents a steam powered factory, the large lot that still surrounds it may yield industrial archaeological resources associated with early 19th century water-powered mills, including the foundations of earlier structures, ponds, dams, and mill races. The mill stayed in the Peberdy family until 1969 although it is unknown when the business was stopped. It is now owned by a corporation and is used as a plumbing supply warehouse. The Peberdys had a large house up the hill on Church Lane as did many of the Wingohocking industrialists and factory owners. These large estates on the hill, the workers row housing near the mills, and the remaining mills themselves may constitute a significant industrial development of the mid to late nineteenth century that is largely still intact.

CONTINUATION SHEET - MAJOR BIBLIOGRAPHICAL REFERENCES

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Hocker, Edward W., ed. *Abstracts of News and Advertisements in the Germantown Telegraph 1830 - 1868 and the Germantown Chronicle 1868 - 1872, With Index*. xerox facsimile at Historical Society of Pennsylvania. Philadelphia, 1946, 108,110.

Sidney, J.C., C.E. "Map of the Township of Germantown With Names of Property Holders." Philadelphia: R.P. Smith, 1848.

Atlases of Philadelphia:

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1871 Hopkins (Atlas of Philadelphia - 22nd Ward), pl.D.

1889 Bromley (Atlas of Philadelphia - 22nd Ward)

1911 Bromley (Atlas of Philadelphia - 22nd Ward)

1923 Bromley (Atlas of Philadelphia - 22nd Ward)

1955 Franklin (Property Atlas of 22nd Ward),vol. 11

HISTORICAL INFORMATION

Year Built: C. ; Beginning date: C. 1830 Ending date: C. 1845

Basis for Dating: Documentary Physical

Explain: Atlases indicate mill's presence in 1848 and the heyday of waterpowered textile mills was 1830 - 1840s.

Cultural/Ethnic Affiliation: unknown

Associated Individuals: John Armstrong, John Bromley

Associated Events: Civil War

Architects/

Engineers: 1. Unknown 2.

Builders: 1. Unknown 2.

Narrative Summary

Bromley's Mill (or Glen Cairn Mills or Glen Bank Mills) , a 19th century textile and yarn factory on the former Wingohocking Creek at Wister Street & Belfield Avenue.

Germantown has been an industrial stronghold since the seventeenth century settlers first started building small mills on the Wissahickon Creek. Throughout the 18th century mills proliferated and diversified in their products, using the abundant water power available in the area's many creek and streams. The beginning of the 19th century saw the concentration of industry in textiles. The first textile mill on the Wingohocking, East Germantown's main water source, was built in 1809 by William Logan Fisher. By the 1830s and 1840s the textile industry was a veritable boom in Germantown. In 1850 Germantown boasted 97 manufacturing outfits, 47 of them on the East side of Germantown Avenue. The Philadelphia and Germantown RR on the east helped the boom and industries began to concentrate in East Germantown. The Wingohocking was a major corridor for the textile industry as well as others, first as a power source and because of proximity to the RR. Towards the end of the 19th century, industry began to cluster at Wayne Junction near the Reading Line. But did not really decline in East Germantown until after 1945. The Wingohocking was running entirely in sewers and culverts by the 1920s. It had been badly polluted by an early 20th century dye works. The present Belfield Avenue follows the path of the old creek.

The Bromley Mill was probably built in the 1830s or 1840s and is indicated on atlases as early as 1848. Early on, it was owned by John Armstrong as a woolen mill, and by 1871, it was owned by John Bromley, a local industrialist. It is listed variously as "Glen Bank Mills" and "Glen Cairn Mills." According to oral tradition, the mill was built to produce union uniforms during the Civil War and although the mill clearly preceded the war, an 1871 atlas footprint showing two connected buildings indicates that possibly one of these buildings was a later addition giving rise to the story. The Wingohocking Creek still runs in sewers & culverts beneath the factory, which is currently occupied by a military textile manufacturer. The Bromley Mill, as it was popularly known in Germantown, is an example of the first wave of textile factories on the Wingohocking is a remnant of Germantown's significant water-powered past. The factory has remained in use and involved in textiles since it was built, except for a brief 20th century stint as a tool works.

MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

Archival Collections--
Description:

Location:



PREVIOUS SURVEY, DETERMINATIONS

none

THREATS

Threats: 3 1. None 2. Public Development 3. Private Development
4. Deterioration, Vandalism 5. Other

plain:

Owner appears to be a holding corporation.

SURVEYOR INFORMATION

Surveyor Name/Title: Lyssa Papazian / Graduate Student U Penn Date: 11/1/91

Project Name: Historic Preservation Studio

Organization: University of Penna. - Grad. Sch. of Fine Arts Telephone: 898-3160

Street and No: 115 Meyerson Hall

City, State: Philadelphia, PA Zip Code: 19104

EVALUATION (Survey Director/Consultants Only)

Evaluation by Surveyor: Individual NR Potential Yes No
Contributes to District Potential x Yes No

Assessment:

Associated Survey Codes: _____

CONTINUATION SHEET - MAJOR BIBLIOGRAPHICAL REFERENCES

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1911 Bromley (Atlas of Philadelphia - 22nd Ward)

1923 Bromley (Atlas of Philadelphia - 22nd Ward)

1955 Franklin (Property Atlas of 22nd Ward),vol. 11

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM
OFFICE OF HISTORIC PRESERVATION Box 1026
PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

7. Local sur organization Historic Preservation
 Preservation Studio I, Grad. Prog. in A

Germantown Jewish Centre

8. property owners name and address
 Germantown Jewish Centre
 400 Ellet Street
 Philadelphia, PA 19144

9. tax parcel number / other number
 091054800
 11. status (other surveys, lists etc.)
 n/a

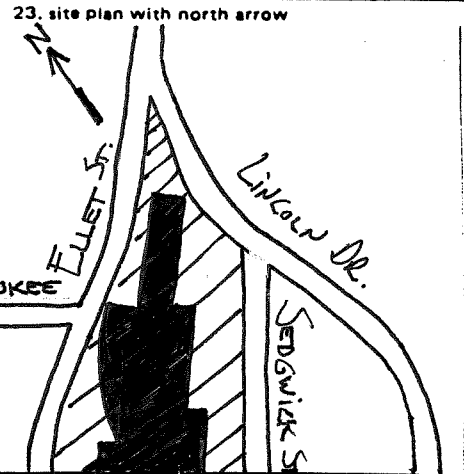
10. U.T.M. zone 18 483450
 Easting
441349210
 Northing
 usgs sheet: **Germantown Quad**

12. classification
 site () structure () object ()
 building
 in N.R. district yes () no ()

13. date(s) (how determined)
 1951-Cornerstone
 14. period
 1945-1960

15. style, design or folk type
 Postwar Modern
 18. primary building mat./construction
 Masonry: Brick & Granite

19. original use
 synagogue
 20. present use
 synagogue
 21. condition very good
 22. integrity excellent



24. photo notation
 Photo taken by Jeffrey
 BAUMER
 10/23/91

25. file/location

26. brief description (note unusual features, integrity, environment, threats and associated buildings)

The Germantown Jewish Centre is situated in a residential neighborhood in West Mt. Airy, largely composed of single-family and two-family detached and semi-detached houses, most of which were constructed in the 1920's and '30s. The synagogue is composed of a single to three-story main sanctuary and social/assembly hall with an attached entrance vestibule/foyer. Connected to this main portion of the building is a two-story, with basement, education wing housing classrooms for the religious school and offices for the congregation: there is also a small chapel located in the main building block.

The design of the synagogue is best described as "Postwar Modern." The temple sanctuary, assembly hall, and chapel are housed in a main, flat-roofed curved wall building, while the attached entrance vestibule is contained in a rectangular block surmounted by a flat, overhanging roof. The dominant curved section of this block features an exterior composed of different types of granite veneer, in which some blocks of the stone

Ellet Street
 Philadelphia, PA
 19144

27. history, significance and/or background

The Germantown Jewish Centre was founded as a Conservative Jewish congregation in 1936. The congregation was originally located on nearby Emlen Street in West Mt. Airy, in the Ross House. In 1951, the Centre's new synagogue, designed by prominent Philadelphia architect, Harry Sternfeld, FAIA, was constructed.

The Centre is significant as an excellent example of a modern style synagogue constructed in the Post-World War II period. Throughout the late Nineteenth and early

28. sources of information

29. prepared by:
 Jeffrey L. Baurer
 6/28/91
 10/28/91
 revision(s)

(continue on back if necessary)

BRIEF DESCRIPTION--Cont'd.

are rusticated, while others are cut ashlar. These blocks are also of different sizes and are laid randomly: flat blocks project from the wall surface to create a surface texture. The entrance hall vestibule is a double-height space with a curtain wall of large panes of plate glass, while the remainder of the exterior is sheathed in polished black granite.

The attached education/office wing is constructed of the same granite veneer blocks as the sanctuary portion. The wing features large fenestrated areas of metal-frame casement windows, and two strips of flat projecting overhanging sunshades located above these large windows; the wing also contains an exposed basement level at the base of a sloped embankment, upon which this section of the synagogue is constructed.

The Germantown Jewish Centre is in very good physical condition and retains a high level of architectural integrity and all of its original exterior design fabric. There are no threats to the present physical condition of the synagogue.

*** *** *** *** *** *** *** *** *** *** *** *** *** *** ***

HISTORY & SIGNIFICANCE--Cont'd.

Twentieth centuries, American synagogues were designed in a range of architectural revival styles, often highly eclectic in nature: these styles included "Spanish Moorish," Neo-Classical and most often an eclectic Byzantine revival design mode. The Germantown Jewish Centre represents a departure from these architectural design modes, and in spite of its modern fenestration treatment, design details, and building massing, the building establishes a contextual relationship by containing a strong reference to its earlier surrounding built environment, by virtue of its exterior veneer of rusticated, ashlar, and polished stone veneer.

EVALUATION

Would appear to be eligible for the National Register (with conditions.)

EVALUATOR(S)

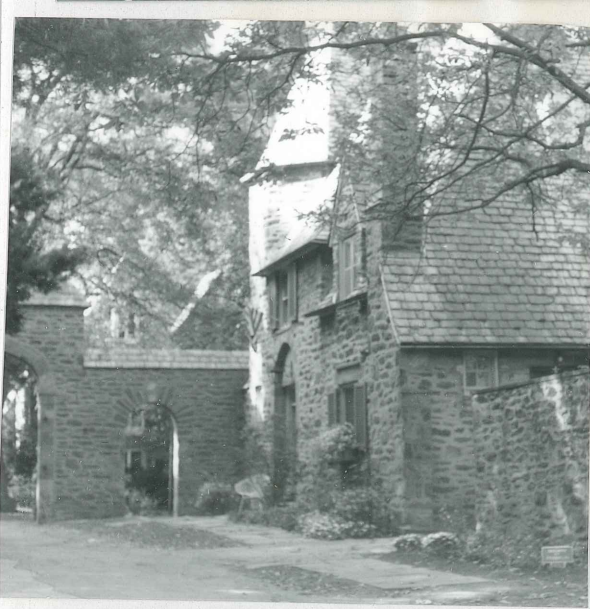
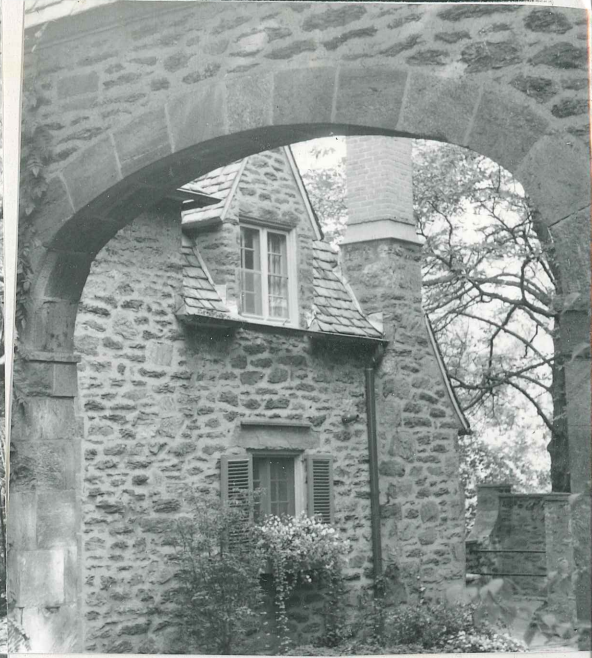
Jeffrey L. Baumel

Address	Date of Construction	Developer/ Owner	Architect	Contractor
C 325 W. Allens Lane	1927-1928	George Woodward, Inc.	Robert Rodes McGoodwin	Townsend, Schroeder & Wood
B 341 W. Allens Lane	1927	George Woodward, Inc.	Robert R. McGoodwin	Townsend, Schroeder & Wood
A 401 W. Allens Lane	1927	George Woodward, Inc.	Robert R. McGoodwin	Townsend, Schroeder & Wood
7305 Elbow Lane	1925-1926	George Woodward, Inc.	Robert R. McGoodwin	John E. Walt
G 7307 Elbow Lane	1925	Joseph P. Button	Robert R. McGoodwin	George S. Roth & Sons
7311 Elbow Lane	1925	Conyers Button, Jr.	Robert R. McGoodwin	Frederick Elvidge & Son
7315 Elbow Lane	1924-1925	Dr. George Woodward	Willing, Sims & Talbutt	George S. Roth & Sons
H 7319 Elbow Lane	1927-1928	Herbert B. Welsh	Robert R. McGoodwin	Townsend, Schroeder & Wood
7321 Elbow Lane	1925	Dr. George Woodward	Willing, Sims & Talbutt	George S. Roth & Sons
7304 Elbow Lane	1925-1926	Dr. Temple Fay	Robert R. McGoodwin	George S. Roth & Sons
7308 Elbow Lane	1928	Richard H. Oller	Robert R. McGoodwin	Charles Bowman
7312 Elbow Lane	1927	Wilson S. Yerger	Robert R. McGoodwin	Charles Bowman
7316 Elbow Lane	1928	George Woodward, Inc.	Robert R. McGoodwin	John E. Walt
7303 Emlen Street	1929-1930	H. E. Shirley	H. Louis Duhring	James Riley & Son
7305 Emlen Street	1929-1930	Francis J. Rue	Robert R. McGoodwin	Charles Bowman
7309 Emlen Street a.k.a. 7360 Huron Street	1931	Dr. Francis Adler	Mellor & Meigs	Hamilton Vodges

Address	Date of Construction	Developer/ Owner	Architect	Contractor
7306 Emlen Street	1925-1926	Dr. George Woodward	Willing, Sims & Talbutt	Ralph C. Borthwick
7312 Emlen Street	1929	Henry D. Boenning	Robert R. McGoodwin	W. J. Grubler Company
403 Gate Lane	1925	George Woodward, Inc.	Robert R. McGoodwin	John E. Walt
411 Gate Lane	1925-1926	Mrs. William P. Newhall	Robert R. McGoodwin	John E. Walt
415 Gate Lane	1926-1927	Dr. George Woodward	Robert R. McGoodwin	John E. Walt
7301 Huron Street	1929-1930	George Woodward, Inc.	Tilden, Register & Pepper	Townsend, Schroeder & Wood
7309 Huron Street	1936	James M. Skinner	Robert R. McGoodwin	Horace H. Burrell & Son

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. survey code
023-69540-00115





**Appendix B: Listing of City-Certified Properties
and Those Properties Protected by Easements**

City-Certified Properties in Germantown, Mt. Airy & Chestnut Hill
as Listed by Community: Brief Descriptions

GERMANTOWN:

Alden Park: (30 acres in area)

Alden Park Manor (5702 Wissahickon Ave.)--Composed of three, 9-story cruciform-plan apt. towers w/ an octagonal, single-story entrance hall.

Manor Garage--Large, single-level parking garage

Swimming Pool Bldg.: Single-story bldg.

*** *** *** *** *** ***

"Cambridge" (2967 W. Schoolhouse Lane)--A single 14-story apt. tower w/ a "Double-Y" plan.

"Cambridge Garage": Large, single-level parking garage

*** *** *** *** *** ***

"Kenilworth" (2979 W. Schoolhouse Lane)--Composed of two, 14-story "Y"-shaped apt. towers w/ a single-story entrance wing.

Ardleigh Street:

Walnut Lane to Tulpehocken Street: #6118 (Stable, ca. 1850's)

#6120 (Francis Cope House, built 1862)--2 1/2-story single-fam. residence w/ center-gable roof design & wing producing a symmetrical facade: Shingle Style house rendered in Wissahickon Schist.

#6130 (Thomas P. Cope House, built ca. 1860)--2 1/2 story single-fam. residence w/ gable-roof dormers & a symmetrical facade.

Awbury Arboretum: (55 acres in area--Given to City Parks Assoc. in 1916--Managed by the Morris Arboretum of Univ. of Penna. since 1979)

#1000 E. Washington Ln. (Jonathan Evans House)--3-story single-fam. residence w/ center gable roof design & gable dormers.

#1010 E. Washington Ln. (Alexis T. Cope House)--Shingle Style/Queen Anne 2 1/2 story single-fam. house w/ front porch.

#1011 " " " (Caroline " ")--2 1/2 story 5-bay Georgian Revival single-fam. house w/ additions & gable dormers.

Francis Cope House (6120 Ardleigh St.)

Stable (6118 " ")

Jonathan Evans House--E. Side of Washington
Ln.
b'w Sprague & Ardleigh Sts.
John S. Haines House--5923 Devon Place (Aka
943 E. Haines St.)
Scattergood House--6120 Sprague St.

Chew Avenue: #6014 (High St. to Walnut Ln.): Margaret Cope House--
- Large, Queen Anne/Shingle Style 2 1/2-story double (2-fam.)
house (Built 1886, Cope & Stewardson, archts.)

Clarkson Ave.: "Belfield" (Aka Charles Willson Peale House, 1708-
1810--Historic): 3-story dwelling w/ gambrel roof containing
shed roof dormers (Added later) & ground-floor enclosed
porch (Added later.) House originally dates from 1708--
Additions: 1810-1826. Cross-listed as 5500 N. 20th St.

West Coulter St.: (G'town. Ave. to Greene St.)--#47 (Coulter St.
Friends Meeting)-N. Side.

#36: 2 1/2-story Second Empire style dwelling w/
mansard roof & arched dormers, and a side entrance porch--built
ca. 1850's.

#42-44: Twin Second Empire dwellings w/ Mansard roofs &
arched dormers.

(Greene St. to Wayne Ave.-N. Side):

#115--One-half of twin, 2 1/2-story Georgian Revival
dwelling w/ side-gabled roof & gabled dormers.

#117: Info. Unavail.

#121: 2 1/2-story Georgian Revival single-fam. dwelling
w/ side-gabled roof & gabled dormers--Also, a front
"wraparound" porch.

#143: 3-story Italianate Style single-fam. dwelling w/
prominent curved (or bowed) enclosed front porch. Built
ca. 1850's.

w/ #151: 2 1/2-story Gothic Revival single-fam. dwelling
roof and center gable containing bracketed eaves.

South Side:

#110, 114, 118: Second Empire Style single-fam.
dwellings.

#134: Large, Second Empire Style dwelling.

Courtland St.: #1701-1799 (at 18th St.): "Stenton"--Historic,
built 1728-1734. 2 1/2-story, 6-bay hipped roof Georgian
dwelling w/ gabled dormers & symmetrical facade. Barn--End-
gabled bldg. form built of Wissahickon Schist.

Also, a Log House

(Cross-listed as 4601-4699 N. 18th St.)

Devon St.: #5923 (Aka 943 E. Haines St.)-- 2 1/2-story end-gabled
single-fam. residence w/ polygonal end wing. (n.d.)

Germantown Ave.: (Corresponds with "Colonial Germantown Hist. Dist." NR District--G'town. Ave. b'w Windrim Ave. & Upsal St.)

Demolished Bldgs.: #4518 (Nagler House)
#5305-5315 (All Odd #s)
#5331-5337 (" " ")

#5203	#5409	#5729-5735
#5324	#5435	(Old Reading R.R.
#5326	#5437	Station)

Individual Properties Included in NR Dist. Which Are Not City-Certified:

#5521-5729	G'town. Ave.	(All Odd #s)
#5506-5760	" "	(" Even ")

Greene Street: N. Side (Queen Ln. to Coulter St.)--#5337-5349
 (Except #5341 & #5347)
 " " (Coulter St. to Schoolhouse Ln.)--#5429 &
 5431
 S. Side--#5418-20, 5428, 5430, 5436, 5438
 #5511--(Aka 45 W. Schoolhouse Ln.--N. Side)
 S.W. Cor. of Schoolhouse Ln. (G'town Academy &
 Headmaster Houses, 1760--S. Side)
 S.E. Cor. of Walnut Ln.--#150
 S.W. " " " " --#200
 S.E. " " Tulpehocken St. (2nd Presbyterian
 Church--
 Cross-listed w/ 160 W. Tulpehocken St.)
 S.W. Cor. of Tulpehocken St.--#200

N. 20th Street: #5500 ("Bellfield")--See Courtland St.

E. Haines St.: #44-48--Built ca. 1843; 2 1/2 story, 3-bay (2/3
 bay) single-fam. dwelling.
 #54--Built ca. 1890-92, 2 1/2 story, 3-bay end-
 gabled single-fam. dwelling
 #943 (Aka 5923 Devon Pl.--SEE)
 #999 (Originally William M.C. Kimber House, built
 ca. 1920's; Edmund Beaman Gilchrist, archt.)--Large, multi-
 gabled sprawling 2 1/2 story single-fam. dwelling rendered
 in "Cotswold Arts & Crafts" Style.

E. High St.: #25 (Daniel Pastorius House, built ca. 1799)--2 1/2
 story single-fam. dwelling (Moved from Germantown Ave. to 25
 High St. in 1898.)

Knox St.: Queen Ln. to Coulter St.--#5301-5304 (All #s), 5306,
 5308, 5324, 5335-5339 (All Odd #s), 5343, 5355 &
 5357

E. Logan St.: #39--3-story single-fam. dwelling w/ gambrel roof
 design.
 #44--Materials Missing from Phila. Hist. Comm.
 #53 (Built ca. 1857; attr. to J.C. Sidney, archt.)--
 -Italianate Style, single-fam. residence.
 #62--2 1/2 story stylistically eclectic dwelling.
 #69 (Built ca. 1860)--2 1/2 story Gothic Revival
 single-fam. residence w/ Queen Anne & Tudor Revival design
 elements (Half-timber facade veneer.)

E. Manheim St.: G'town. Ave. to Greene St.--
 #45 ("Jungkurth House")--2 1/2 story 3-bay 18th cen.
 Colonial vernacular single-fam. residence.
 From Morris St. to Wissahickon Ave.--G'town. Cricket Club

W. Maplewood Ave.: G'town. Ave. to Greene St.--#24, 26, 46, 47,
 51, 53, 54, 55, 56, 57, 59

Wayne Ave. to Greene St.--

#116,118,124,126,132,134,140,142,148,150,156,158,164,166,172,174,
180,182,188,190.

Morris St.: #5140 (Germantown Cricket Club)

East Penn St.: #21,#29 ("Ivy Lodge," designed by Samuel Sloan,
built 1858.)

#51

W. Penn St.: G'town. Ave. to Greene St.--Linden Terrace: #30,#32
(3-story, 2-fam. Italianate Style dwellings built ca.
1850's.)

#38: 3-story, 2-fam. dwelling built ca. 1850's.

#44: Linden Pl.--Same as #38 Linden Terr.

Greene St. to Wayne Ave.--

#107,109,113,115,116,117,119,120,121,122,124,125,126,128,130,142,
144,145,150,152,156,158,162.

E. Price St.: #36-42 (First Baptist Church): Single-story Greek
Revival bldg. Built 1852-1853; Samuel Sloan, archt.
#109 (St. Vincent de Paul Church): Neo-Classical
church w/ cruciform plan & central-crossing dome--built
1849-1851; Joseph D. Koecker, archt. Parish house designed
in a High Victorian style by Victor E. Briand de
Morainville; built 1889.

W. Queen Ln.:

G'town. Ave. to Greene St.--#19 (Trinity Lutheran Church): Church
of eclectic design--combination of Italianate, Greek Revival
& American Colonial styles. Built 1856-57; Jacob & George
A. Binder, archts.

--#24,#30,#32,#42,#46,#50,#62

Greene St. to Wayne Ave.:--#103,#109-115 (All Odd #s),
#119,#121,#126-128,#127,#129,#133,#145 (N.E. Cor. of Knox
St.)

W. Schoolhouse Ln.: G'town. Ave. to Greene St.--#45,55, & 61.
Greene St. to Wayne Ave.--#107 (James
Matthews House, built 1800; Jacob Crout, archt.)--2 1/2-
story Federal Style single-fam. dwelling (Later used as
housing for G'town. Academy.)

#130 (David James Dove House, built ca. 1763): 5-
bay, 2-story center-hall Georgian bldg. (Now part of the
Penn. School for the Deaf--formerly G'town. Academy.)

Schuyler St.: Queen Ln. to Hansberry St.--#5215-5239: "The
Wissahickon" Apts., built ca. 1923.

Sprague St.: Walnut Ln. to Tulpehocken St.--#6120 (Scattergood
House): 2 1/2-story stylistically eclectic single-fam.
residence incorporating elements of Queen Anne design
rendered in Wissahickon Schist.

W. Stafford St.: Wissahickon Ave. to Morris St.--#433: "Harriet D. Schaeffer House," (Built 1888; Wilson Eyre, archt.)--2 1/2-story Shingle Style single-fam. residence.

W. Tulpehocken St.: Queen Isabella House--#9: A 2 1/2-story Gothic Revival cottage single-fam. dwelling w/ a high peaked roof and steep crossed gables. Also, crocket gable vergeboards & tracery ornament on the porches. Built ca. 1851 by John Fallon, bldr.

#200: Ebenezer Maxwell House--built 1859.

W. Walnut Ln.: G'town. Ave. to McCallum St.--

#23: 2 1/2-story, 2-bay Italianate Style dwelling (Built ca. 1849.)

#28: 2 1/2-story late 18th cen. barn (Built ca. 1796. Converted to residence in 1891; altered by Mantle Fielding, archt. Building, as altered, contains Shingle Style design elements.

#150: 2 1/2 - 3-story Italianate Villa dwelling w/ central 3-story tower & flanking front gable wings. Also, tall, narrow windows, etc. Built ca. 1860; attributed to John Riddell, archt.

Greene St. to Wayne Ave.--

#200: Info. Unavail.

#260: A 2 1/2-story front gable dwelling w/ open front porch. Built ca. 1870's.

#264: A 3 1/2-story High Victorian dwelling of irregular plan w/ an unusual double-gable elevation w/ a round corner tower & attic dormer located in between. Built 1886-1888; W.G. Hale, possible archt.

Walnut Lane Bridge (Fairmount Park): 1st major pre-stressed concrete structure in the U.S. Built 1951.

E. Washington Ln.: #1000 (Jonathan Evans House, built ca. 1865)--
See Awbury Arboretum.

ADDENDA: E. Wister St. & McCallum St.--Germantown

E. Wister St.: Wakefield St. to Baynton St.:

#243: 2 1/2-story, 3-bay Italianate Style dwelling w/
open front porch containing decorative millwork.

Baynton St. to Sheldon St.:

#304: A large Gothic Revival 2 1/2-story cottage w/
cross gables trimmed w/ decorative bargeboards.

#313: 2 1/2-story Gothic Revival cottage (Single-fam.
dwelling) w/ steep center gable & cross-gable roof
and open front porch w/ decorative trim.

#314: 2 1/2-story Second Empire style dwelling w/
Mansard roof & arched dormers; open front porch w/
decorative millwork. **Built ca. 1850's.**

#321: 3-story Italianate dwelling w/ open front porch.

#329: 2 1/2-story center hall Georgian dwelling w/
gabled dormers & prominent pedimented entrance
porch w/ curved underside.

#402: 2 1/2-story Gothic Revival dwelling w/ "L"-shaped
plan & bracketed roof & gable eaves; gabled
dormers.

#424: 2 1/2-story Gothic Revival dwelling w/ steep
center gable roof, bracketed eaves, and gable
dormers; open front porch w/ millwork.

McCallum St.: Hortter Pl. to Lincoln Dr.

#6655 ("Malvern Hall")--4-story apt. bldg.
rendered in a quasi-English Baroque Revival style. Red-
brick const. w/ cast-stone decoration. **Built 1925;**
Ballinger & Co., archts.

Mt. Pleasant Ave.: Sedgewick R.R. Station (SEPTA Chestnut Hill East Commuter Railine--DEMOLISHED)

E. Roumfort Rd.: G'town Ave. to Devon St.--#115 ("The Leamy Home"--home for elderly women, built 1901-03; Cope & Stewardson, archts.) A large 2-2 1/2 story multi-bay quasi-Georgian Revival red-brick bldg. w/ white-painted decorative trim.

W. St. Georges Rd.: #627 (Violet Oakley Studio, built ca. 1815 as a barn; renovated & redesigned in 1902-05 by Frank Miles Day & Chas. Z. Klauder, archts.) A 2 1/2 story bldg. built of stone w/ stucco veneer & w/ an end-gabled form.

W. Westview St.: #1025 (Former Leeds Estate, built 1930; Mellor, Meigs & Howe, archts.): 2-story Tudor Revival (Norman style) single-fam. dwelling w/ multiple front gables & leaded light windows, etc.

#1027: Former Leeds Estate 2-story carriage house (Now a single-fam. residence) rendered in English Medieval Revival style.

Wissahickon Ave.: Price to Rittenhouse Ln.-- #5829 (Joseph M. Huston Residence): Single-fam. Tudor Revival residence w/ a trio of front elevation half-timbered bays, shed roof dormers and bldg. wings topped w/ crenelations.

Hortter Pl. to Westview Ave.-- #6700 ("Springbank," built by Wm. Rittenhouse ca. 1736: later altered)--3-3 1/2 story single-fam. residence.

CHESTNUT HILL:

Ardleigh Street

Hartwell to Southampton: #8301 (Chestnut Hill Watertower, 1859)--Round former watertower w/ porthole window; constructed of Wissahickon Schist.

Bethlehem Pike: at Germantown Ave.--Chestnut Hill Baptist Church

Bethlehem Pike: at Germantown Ave.--Chestnut Hill Baptist Church
(Chestnut Hill) #129 (b'w Chestnut Hill Ave. & Stenton Ave.)--
Piper-Price House (Built 1854; Samuel
Sloan, archt.)--Single-fam., Italian villa
residence.

Cherokee St.: #7940 (B'w Springfield Ave. & Willow Grove Ave.)
(Chestnut Hill)#8000(" Willow Grove " " Hartwell Lane)
(See Druim Moir NR Dist.) --Caretaker's & Carriage House
#7940 (Gatehouse): 2 1/2 story Gothic Revival/Queen
Anne style single-fam. dwelling.
#8000 (Caretaker's House): 2 1/2 - 3 story Shingle
Style single fam. dwelling.

East Chestnut Hill Ave.: #7-25 (B'w G'town Ave. & Norwood Ave.)
(Chestnut Hill) N. Side--Our Mother of Consolation
Church, School & Convent
#18-30 (S. Side): St. Paul's Episcopal
Church & Rectory

Germantown Ave.:

Properties Not Locally Certified: 7600-7920 G'town Ave. (All Even
#s) 7601-7919 " " (" Odd
")

Germantown Avenue (7900 Block & Higher): Chestnut Hill

- #7921 (Springfield Ave. to Willow Grove Ave.)--Melchior
Herman House (1817)
- #8031 (Willow Grove Ave. to Abington Ave.)--Abrahm-Rex
Store (ca. 1762)
- #8132-8134 (Abington Ave. to Hartwell Ln.)--Peters House
(ca. 1784)
- #8217-8219 (Hartwell Ln. to Southampton Ave.)--Hiram Lodge
(1856)
 - #8220--Detuiler House (ca. 1796-1797)
 - #8226-- " " (ca. 1760)
- #8327 (Southampton Ave. to Gravers Ln.)--Eigard Jacoby House
(1744?)
 - #8300-8312--Christ Lutheran Church & Parish House
(ca. 1860)
 - #8314--Kerper House (ca. 1800)
 - #8316 " " " "
- #8419 (Gravers Ln. to Highland Ave.)--Redheffer House (ca.
1800-1810)
 - #8433-8435--"Sign of the Swan" (ca. 1740)
 - #8501-8505 (Highland Ave. to Evergreen Ave.)--
-Cross (Eagle) Hotel (before 1760)

East Gravers Lane: Gravers Lane Station (SEPTA Chestnut Hill East
(Chestnut Hill) Commuter Railine): E. of Anderson St.
(Built 1883; Frank Furness, archt.)

W. Highland Ave.: #123, 127 & 138 (Chestnut Hill)

E. Newton St.: Chestnut Hill Ave. to Stenton--#100
(Chestnut Hill)McCallum St.:

St. Martins Ln.: Willow Grove Ave. to Hartwell Ln.--#8000 (St.
(Chestnut Hill) Martin-in-the-Fields Church)

Seminole Ave.: Hartwell to Gravers Ln.--#8205
(Chestnut Hill)

Stenton Ave.: #9198 (William Streeper House)
(Chestnut Hill) #9200 (John Huston House, n.d.)

E. Summit St.: G'town. Ave. to Prospect St.--#1,8-12,14,17,18,21,
(Chestnut Hill) 22,25,26,30,31,32,35-37,38,41,42,46,52,54,57,100

Thomas Mill Road: at the Wissahickon Creek (Thomas Mill Covered
(Chestnut Hill) Bridge--antebellum)

McCallum St.:
St. Georges to Mermaid Ln.--#7600 ("Krisheim")

Valley Green Rd.: "Druim Moir" & "Brinkwood"
(Chestnut Hill)

W. Willow Grove Ave.: #401 (St. Martins-in-the-Fields Church,
built 1888; George W. & W.D. Hewitt, archts.)
#500--Chestnut Hill Academy--(Formerly the
Wissahickon Inn, built 1884; George W. and W.D. Hewitt,
archts.)

ADDENDA: Chestnut Hill (Dates of Construction)--

W. Highland Ave.: #123 (Built 1843); #127 (ca. 1876); #138 (File Missing)

E. Newton St.: Chestnut Hill Ave. to Stenton--#100 (Built 1857-1859)

McCallum St.: St. Georges to Mermaid Ln.--
#7600: ("Krisheim." built ca. 1912) Large, 2 1/2-story English Tudor Revival bldg. w/ leaded-light casement windows, front-gable bays, etc. (Formerly a single-fam. dwelling, the bldg. is now a study center.)

Seminole Ave.: Hartwell to Gravers Ln.--#8205 (Built 1885)

Stenton Ave.: #9198 (William Streeper House, built ca. 1761)
#9200 (John Huston House, built 1754)

E. Summit St.: G'town. Ave. to Prospect St.
#1 (Built 1897); #8-12 (Built ca. 1904); #14 (ca. 1865); #17 (ca. 1862); #18 (ca. 1860); #21 (ca. 1854); #22 (ca. 1860); #26 (pre-1854); #30 (Built 1910); #31 (ca. 1862); #32 (ca. 1859); #35-37 (Built 1876); #38 (ca. 1871); #41 (ca. 1860); #42 (ca. 1866); #46 (ca. 1860); #52 (ca. 1871); #54 (ca. 1871); #57 (ca. 1854); #100 (ca. 1860)

**Appendix C: Listing of Properties on the
National Register of Historic Places**

Planning Studio - List of National Register Sites/ Districts in Germantown, Mt. Airy, and Chestnut Hill, as of 1991.

Individual buildings:

Alden Park Manor (c.1920s, apartment houses), Schoolhouse Lane and Wissahickon Ave., 8/15/80, C

The Anglecot (1883, Wilson Eyre) Evergreen and Prospect Sts., 4/19/82, C

Beggarstown School (1740, oldest Lutheran Church in Gtn.), 6669 Germantown Ave., 11/23/71, A

Daniel Billmeyer House (18th C), 6504 Germantown Ave., 12/13/71, A, C

Michael Billmeyer House (1750), 6505 - 6507 Germantown Ave., 1/13/72, C

Clarkson - Watson House (18th C), 5275 - 5277 Germantown Ave., 4/02/73, A, C

Cliveden (1763), 6401 Germantown Ave., 10/15/66, A, C, NHL

Coyningham - Hacker House (1795), 5214 Germantown Ave., 1/13/72, C

Deshler - Morris House (1772), 5442 Germantown Ave., 1/13/72, B, C

Germantown Cricket Club (1890, McKim, Mead & White), 5140 Morris St., 2/27/87, A, NHL

Grayer's Lane Station (1870, Furness), Gravers Lane and Reading RR Line, 11/07/77, A, C

Grumplethorpe (1744), 5267 Germantown Ave., 3/16/72, C

Grumplethorpe Tenant House (1744), 5269 Germantown Ave., 6/19/72, C

Robert M. Hogue House, 100 Pelham Rd., 1/16/86, C

Howell House (1795), 5218 Germantown Ave., 1/13/72, C

Ivy Lodge (c. 1850), 29 E. Penn St, 2/01/72, C, a

John Johnson House (1765), 6306 Germantown Ave.,

Malvern Hall, 6655 McCallum St., 8/25/83, C

Ebenezer Maxwell House, ¹⁸⁵⁹~~(c.1878)~~, 200 W. Tulpehocken St., 2/24/71, C,a

Mayfair House (c.1920s, Apartment house), 401 W. Johnson St., 4/07/82, C

McCallum Manor, 6653 McCallum Ave., 5/09/85, C

Mennonite Meetinghouse (1770, oldest mennonite church in US), 6119 Germantown Ave., 7/23/73, A, a

The Monastery (1740), Fairmount Park, Kitchen's Lane At Wissahickon Creek, 3/16/72, C

Mt. Airy Station (1870, Furness), E. Gowen Ave., 9/22/77, C

Violet Oakley Studio, 627 St. George's Rd., 9/13/77, B

Old Germantown Academy and Headmaster's Houses, Schoolhouse La. and Greene Sts., 1/13/72, A, C

Charles Wilson Peale House ("Belfield") (18thc), 2100 Belfield, B, NHL 10/15/66

Pennsylvania Institute for the Deaf and Dumb, (mid-late 19thC), 7500 Germantown Ave. (Spring Garden Coll.), 5/09/85, A, C

Edward B. Seymour House (1891), 260 W. Johnson St., 11/05/87, C

William C. Sharpless House, 5446 Wayne Ave., 12/29/83, A, C

St. Peter's Episcopal Church of Germantown, 6000 Wayne Ave., 9/05/85, C, a

Special Troops Armory , 5350 Ogontz Ave., nomination pending

Stenton (1728), 18th and Courtland Sts., 10/15/66, B, C, NHL

Upsala (1798), 6430 Germantown Ave., 1/13/72/C

Sally Watson House , 5128 Wayne Ave., 3/10/82, C

Walnut Lane Bridge (c. 1950s, early pre-stressed concrete), Lincoln Drive over Monoshone Creek, 5/10/88

Wissahickon Station, Schuyler and Queen Sts., 11/25/83, A, C

Wissahickon Inn, 500 W. Willow Grove Ave., 12/06/79, C

Wyck (1690?), 6026 Germantown Ave., 10/26/71, C

YMCA of Germantown, 5222 Greene St., nomination pending

Historic Districts:

Chestnut Hill Historic District, Roughly bounded by Fairmount Park and Montgomery County line, 6/20/85, A, C

Colonial Germantown Historic District, Germantown Ave between Windrim Ave. and Upsal St., 10/15/86, A, C, a, NHL

Colonial Germantown Historic District - Boundary Increase, 6500 - 7600 blocks of Germantown Ave. from Ft. Washington branch of PA RR to Sharpack St., 7/30/87, A, C, g

Druim Moir Historic District, Bounded by Fairmount Park, Cherokee St., Hartwell Lane, and Valley Green Rd., 12/11/79, C

Fairmount Park, Both banks of the Schuylkill River and Wissahickon Creek from Spring Garden St. to Northwestern Ave., 2/07/72, A, C, f

Tulbehocken Station Historic District, Roughly bounded by McCallum St., W. Walnut La., Penn Central RR tracks, and W. Tulbehocken St., 11/26/85, A, C

Thematic Listings:

Philadelphia Public Schools TR,

- Central High School, (1937), Olney and Ogontz Aves., 12/04/86, A, C
- Eleanor Cope Emlen School of Practice, (1925) 6501 Chew Ave., 11/18/88, A
- Fidler School, (1898), SE Seymour and Knox Sts., 12/04/86, C
- Robert Fulton School, (1937), 60-68 E. Haines St., 12/04/86, C
- Germantown Grammar School, (1875), McCallum and Haines Sts., 12/01/86, C
- Charles Wolcott Henry School, (1906), 601-645 W. Carpenter's La., 11/18/88, C
- Julia Ward Howe School, (1913), 1301-1331 Grange Ave., 11/18/88, C
- Logan Demonstration School, (1923), 5000 N. 17th St., 11/18/88, A, C
- Joseph Pennell School, (1926), 1800-1856 Nedro St., 11/18/88, A, C
- Theodore Roosevelt Junior High School, 430 E. Washington La., 11/18/88, A, C
- Charles Schaeffer School, (1876), Germantown Ave. and Abbotsford Rd., 12/04/86, C, a
- Gen. Louis Wagner Junior High School, (1928), 17th and Chelton Sts., 12/04/86, C

- (Mary Channing Wistar School, 843-855 N. 8th St., 11/18/88, C-wrong address?)

Covered Bridges of the Delaware River Watershed TR

- Thomas Mill Covered Bridge, (c.1850)Thomas Mill Rd., 12/01/80. A, C

**Appendix D: Notes from Discussions with
Selected Developers**

1. Penn Rose Management (Kingston, PA) 717-287-2151
10/18/91 - Spoke with Rich Kropa (sp?)

They are the management arm of Penn Rose Properties, developers. They own about 3000 units in 29 different locations around the eastern half of the state. (In Philadelphia : Diamond Street project using HP tax credit and Low- Income tax credit) Only project in Germantown was 600 East Church Lane , a modern development.

They always have a partner (ie. a neighborhood based group) and with Diamond street it was the Brownstone Coalition and the Strawberry Mansion Citizen Participation Council. The neighborhood partners are allocated a certain amount of money to provide social services once the development is complete.

"Section 8" is a federal rental subsidy. The developer (Management firm) declares a market value for a rental unit (ie. \$400/month). The occupant only pays 30% of their income (ie. \$200) , the rest of the rent is made up in federal subsidy paid to the management firm (bldg. owner).

Low-Income Tax credits are tax credits like the Historic Preservation Tax credits.

2. Delran Building Company Inc. , Penn Rose's contractor, 836 - 1213
10/18/91 - spoke with Dennis Mochaitias.

He described Delran as the largest renovation contractor in Philadelphia. They employ roughly 60 people which fluctuates, and do about \$25 - \$30 million in business per year.

The historic Preservation Tax credits have been extremely important and currently often form the backbone of a project's financing. Along with the Low-Income tax credit, and other gov't programs like Section 8 subsidy, these incentives are the core of development financing today.

Delran has a project in Germantown at Germantown Ave & Wister but it is new construction.

In the Gtn & Mt. Airy area, so many buildings are getting into a state of disrepair past the point where any sort of rehab will pay. Although, he says there are many fine buildings too and he doesn't know why there hasn't been more rehab (ie. tax credit) activity in the area. There is

plenty in West Philadelphia but not there. He says that it boils down to politics - Which councilman is talking the loudest determines who gets the money and program approvals (like Section 8 and Low income - have to be city approved).

With 17000 vacant homes in Philadelphia - and such a homeless problem - something should happen in terms of rehab and affordable housing. He wishes there was more, he is very enthusiastic about the viability of the tax credit inspired development.

Delran has a system of compliance with the Secy' Interior' Standards for tax credit - they are very big and so sheer volume and experience make it easier. They automatically don't consider things like sandblasting brick because they know what is and what is not acceptable. They are set up to deal with the standards and so find it much easier to comply with than someone who has not done much tax credit work before. Those who complain about the process and the standards just are not very experienced, but with can be very viable and well worth the money. They do cost analyses and sometimes it turns out that the traditional method is cheaper than the newer technique or material. Also the park Service is allowing more flexibility in term of material substitution now.

He described the Rehab. Tax credits as a godsend for affordable housing and for the revitalization of inner cities. He felt that the 1986 amendments really hurt the whole program. An example of government cutting out the programs that really work the best.

3. Penn Rose Properties , developer of low income / moderate income rental properties
10/18/91 - spoke with Rich Barnhart (principally and then to Bob Totaro re: 106 review)
564-4491.

They have an upcoming project in Germantown : Wyneva Hotel c. 4800 blk Wayne Ave.
was to be funded by City last year and will be funded next year - low and moderate income housing primarily for single women and children. Neighborhood partners: ?

Example of another partnership project completed with partnership at 39th and Spring Garden (Gloria Girard 382-7523 - before pictures) a yellow and turquoise bldg. Run by org. for Battered women?

Most other developers coordinate with non-profit and neighborhood groups and sometimes they

do, sometimes they don't - sometimes it works and sometimes it doesn't.

PennRose takes the non-profit or neighborhood group in as a partner and the group makes part of the profit if there is one, and retains ownership of the property to continue to manage it (?)

*Neighborhood
Housing Services*

They work with every conceivable federal state and city agency to put together the funding.

1. Pennsylvania Housing Finance Agency (PHFA) : taxable debt, low-interest loans, allocate the low-income tax credit (\$1,25 per person per state).
2. Pennsylvania Department of Community Affairs (PADCA): low interest loans
3. Philadelphia Office of Housing and Community Development (OHCD) - low interest loans and CDGB money.
4. Philadelphia Housing Development Council (?) (PHDC) : loaning money and monitoring construction.
5. Philadelphia Redevelopment Authority (PRA): Typically they own the buildings originally and transfers them for free.
6. Philadelphia Housing Authority (PHA): Administers the Section 8 subsidy program.
7. US Department of Housing and Urban Development (HUD): Runs the Section 8 program.
8. Federal Home Loan Bank Board : loans that usually work through local Savings and Loan.
9. Other Various foundations etc.
10. Philadelphia Historical Commission (PHC) : reviews Section 106 projects.
11. Pennsylvania Historical and Museum Commission (PAHPO) : tax credit certification and subsequent review of 106 projects.
12. Advisory Council on Historic Preservation (ACHP) : ultimately has review of 106 projects.

Penn Rose makes money as a for-profit developer. He feels that they have a particular commitment to social services and are willing to work with non-profits and with the government. He sees no difference between so-called non-profit developer and them. The non-profit developer still makes their development fees - perhaps the difference is in where the money is invested, how many people are employed and how much they make.

He sees 106 review as identical to tax credit certification - same standards and if tied to 106 projects they are both reviewed by the Historical Commission.

He thinks that there really ought to be agreement between City, State, and Federal agencies as to who is responsible. That there is a lack of coordination between City, State and Feds in HP.

Factors which make a neighborhood a good prospect for development:

- Strong neighborhood groups and their interest in attracting a qualified developer with a program for long term maintenance.

- Dilapidated housing (perhaps many PRA owned properties)

- They go where they are encouraged to come in.

- Politically appropriate neighborhoods - i.e., are they high on the city's priority list (or is there a strong advocate in council?)

- They follow the dollars - if an area is declared a housing priority such as North Phila.

What about Germantown / Mt. Airy? He declined to answer - too many areas to talk about. He said that there were many strong committed, well informed neighborhood groups in the area.

What about political priority for area? He declined to comment but asked where does the director of city planning commission live? (Ed Schwartz lives in Germantown) and who is the Councilman for the areas? (Joe Coleman, who is retiring - so political clout is doubtful). Look at councilman - how much muscle do they have?

BOB TOTARO:

Section 106 handled in Philadelphia by PHC but tax credits alone (not tied to 106 projects) go to Harrisburg (PASHPO). Speak to Sally Elk at PHC.

Each party has 30 days to review (PHC, PASHPO, ACHP) but usually takes longer than 30 days. PHC is great, they take the job seriously and yet are pragmatic and aware of the constraints of developers. He has never seen anything reversed from PASHPO or ACHP.

There is an MOA with regards to CDGB funds between PHC, PASHPO, HUD, and ACHP that PHC can make decisions. But no such MOA for other HUD projects.

All city agencies are difficult to deal with in terms of time. The PHA may be easier than others (they include OHCD, PHCD, and PRA)

HUD is impossible.

The whole process takes at least a year and usually 2-3. A project may not immediately mature - they are often called in by a neighborhood group but the project may not be a high enough priority politically for needed funding (perhaps it hasn't yet gotten the attention of the councilman)

4. Greater Germantown Development Corp., a subsidiary of the Germantown Settlement, 10/18/91 - Geneva (?) 843-6766

They buy or have donated vacant properties (some city and some privately owned) and they rehabilitate them for low and moderate income housing- they sell the properties to families. they have been in existence since 1977.

waiting for more info. - a call back.

5. Classic Management, a developer and property management firm, 6350 Greene Street, 10/11/91 - spoke with Michael Young, 844-1500

They take undermarketed multi-family properties with deferred maintenance problems and upgrade them in racially integrated, stable neighborhoods. They renovate and then manage for rentals, retaining ownership. They have used historic preservation and low-income tax credits, and section 8 subsidies.

one project is in West Oak Lane: 72 Ogontz Hall, They have 100 units in 15 buildings in East Falls, Germantown and Mt. Airy. They have done a strip mall center in Mt. Airy in conjunction with the West Mt. Airy neighbors and Lincoln Green..?. They have also done the modern Pelham Plaza.

They work with PHA, PHFA, HUD (& others?) and generally it does not work well - it is time consuming and difficult and takes years sometimes to get a project through.

But... it is still profitable so they continue to do it and they have enough staff to handle the extra hassles, which are built into their costs.

They are now developing historic commercial buildings in Germantown - Referred to a US

NEWS and World Report article on Mt. Airy in July(?).

Suggested we talk to John at Alden Park, and Thomas Massaro (now a developer, ex head of Housing)

6. Mt. Airy Business Association, spoke with Susan Bushu 10/18/91, 233-5303

They have 100 members and put out a newsletter to 235 businesses in Mt. Airy. They have been making banners for the community and generally promote safety and cleanliness by working with the police precinct, neighborhood groups (E & W Mt Airy Neighbors), Town Watch, Anti-Graffiti network, SEPTA, etc. Organize clean-up days. Generally not involved in development or vacant properties - more the realm of Mt. Airy Village Development. (referred me to David Moore at MT. Airy Center for info on Village Devel.)

7. Chestnut Hill Business Association, formerly the CH Development Group., 8426 Germantown Ave., 247-6696, 10/18/91 spoke with Peggy Dawson, Executive director

They act like a chamber of commerce with over 200 members. They run promotional activities like a recent art show, interior design week, etc. in order to promote CH businesses.

They work with the CH community association but not with public agencies.

They are concerned with the recession, with vacant properties (but they don't have to do with trying to fill vacancies).

They send packets to prospective businesses and talk / meet with them about demographics business climate, etc. but do not solicit businesses.

They are generally in harmony with the community Assoc. but have very different perspectives and thrusts. They have a specific goal - to maintain the health of the business district, but community assoc. is not clear as everyone has their own agenda and concerns - not all of them sympathetic to the business district.

They have spoken to and communicated with the Mt. Airy Business Assoc. and to others in East Falls but have very little to do with them. They have such divergent markets and the others are

spread over much greater areas.

8. Central Germantown Development, a non-profit developer,
10/11/91 - spoke with Byron Woodson, 849-5800

They are concerned with commercial development on their own and in partnership with the Germantown Business Association to stimulate business development and to rehabilitate old properties. They have a staff of 2 full-time and 1 part-time employees.

For a mixed-use project (housing/ 3 stores) they used the low-income tax credit and chose not to use the HP credit. The core funding of the project was CDGB money from Philadelphia and a direct HUD grant in the neighborhood Development demonstration program, and 2 grants from the state.

Four development projects in which they have a financial interest and put together by putting \$ on the table in order to attract private entrepreneurs:

- Card & gift Shop
- 16 Apts / 4 stores - a renovation done in connection with Rouse Urban Housing.
- A Mixed-use rehab on Germantown Ave.
- A shopping Center (on paper) for 3 acres of vacant land near Wayne and Chelton (behind Burger King)

Currently they are getting funding for a pay-parking venture.

Their area of concern is roughly Germantown and Chelton Aves. and the 2-3 block radius around them (to Wayne)

This was a viable and strong commercial area until the recession of the late 1970s - early 1980s. (In 1965, Sears built a new store there which is still operating). Then Germantown went way downhill. Other factors were competition from malls and parking problems. In 1982 - 3 the stores were 50% empty. The group was formed in 1981 - 1982 and last year there was 100% occupancy although the nature of the store has deteriorated. They are predominantly discount shops but the group is trying to bring in better stores.

Appendix E: Listing of Advocacy Groups

**Listing of Advocacy Groups
Germantown, Mt. Airy, Chestnut Hill
Fall 1991 - Historic Preservation Studio**

Central Germantown Development Office
24 Maplewood Mall, 19144
849-8515

Chestnut Hill Community Association
8434 Germantown Avenue, 19118
248-4250

Plays an active role in the preservation and improvement of the community. Involved in land-use planning and the maintenance of open space. Many committees including land-use committee, aesthetics committee, and traffic and transportation committee. Publishes the Chestnut Hill Local.

Chestnut Hill Development Group
8400 Germantown Avenue, 19118

A business organization dealing with land-use planning in the Chestnut Hill area.

Chestnut Hill Historical Society
8419 Germantown Avenue, 19118
247-0417

Offers educational programs in historic preservation and sponsors architectural walking tours. Published Chestnut Hill - An Architectural History and Summit Street.

Chestnut Hill Preservation and Development Fund
Rosalyn Meyers, 787-5411 (o)
836-0176 (h)

Chestnut Hill Realty Trust (now called Chestnut Hill Organization for Real Estate Development - CHORD)
8434 Germantown Avenue, 19118
248-4250

The trust operates in the community to control the effects of deteriorating properties. If residential or commercial buildings have been for sale for an unusually long time, the trust may purchase them in order to sell them to reputable owners.

Colonial Germantown

5458 Germantown Avenue, 19144
435-5800

Community Renewal of Germantown

6023 Germantown Avenue, 19144
825-5490

A small-scale development corporation that is renovating abandoned houses mostly with volunteer labor in the block around the First United Methodist Church of Germantown. Funded by foundations and donations; the church initiated the corporation and continues to support it with funds and labor.

Delaware Valley Regional Planning Commission

21 South 5th Street, 8th Floor, 19106
592-1800

Carries out regional planning in the nine-county Delaware Valley area. Operations are largely funded through grants from HUD, USDOT, and the EPA.

East Mt. Airy Neighbors

820 East Vernon Road, 19119
849-0222

Deals with local issues, including zoning, community maintenance, school planning, real estate practices, police-community relations, youth, child-care, and mental health.

Ebenezer Maxwell Mansion, Inc.

200 West Tulpehocken Street, 19144
438-1861

Philadelphia's only Victorian house museum, also serving as a study center of the nineteenth century.

Fairmount Park Commission

Belmont Office, West Park, 19131
685-0000

Municipal park commission which maintains Wissahickon Park running along the creek, from Ridge to Northwestern Ave., along Cresheim Creek to Stenton Ave., and along Paper Mill Road to Wayne Ave.

5400 Meeting Group

Concerned about the loss of buildings on the 5300 and 5400 blocks as detrimental to the nearby historic district.

Germantown Historical Society
5214 Germantown Avenue, 19144
84-0514

Maintains and promotes the cultural traditions of Germantown through the preservation of historical landmarks; the maintenance of several museums; a library and archives; the sponsorship of lectures and tours; and the publication of articles relating to local history. Publishes a quarterly journal, Germantown Crier.

Germantown Mennonite Corporation
6117 Germantown Avenue, 19144
843-0943

Presents the North American Mennonite Experience through the preservation and interpretation of the first Mennonite congregation in America and its meeting house. Sponsors educational programs and local historic preservation.

Greater Germantown Housing Development Corporation
5004 Wayne Avenue, 19144
843-2000

Created to rehabilitate abandoned single family dwellings for low income households, halt deterioration, and stabilize and improve neighborhood conditions. Helps residents obtain loan and grants for home repairs and promotes commercial and government investment. Funded by federal and state housing programs, and private, church, and civic organizations. Serves the Wister, Southwest Germantown, and Westside/Pulaski communities.

Mt. Airy Village Development Corporation
7100 Cresham Road, 19119
248-9626

National Trust for Historic Preservation - Mid-Atlantic Region
Cliveden, 6401 Germantown Avenue, 19144
848-1777

Mid-Atlantic regional office for the National Trust for Historic Preservation. Maintains Cliveden, a National Historic Landmark.

Penn Knox Neighbors
5501 Wayne Avenue, 19144
[no phone listed]

Philadelphia City Planning Commission
City Hall Annex, 13th Floor, 19107
686-4806

An independent, largely advisory city agency which prepares the city's Comprehensive Plan, Capital Program, and City Budget. All legislation which concerns zoning, land subdivision, or streets must be reviewed by the commission.

Philadelphia Department of Recreation
1450 Municipal Services Building, 19107
686-3600

Philadelphia Historical Commission
1313 City Hall Annex, 19107
686-4543

The municipal agency in charge of designating landmarks. Oversees their restoration, rehabilitation, and demolition.

Philadelphia Society for the Preservation of Landmarks
321 South 4th Street, 19106
925-2251

Pulaskitown Improvement Association
5401 West Pulaski Avenue, 19144
438-3391

Roxborough-Manayunk-Wissahickon Historical Society
3612 Earlham Street, 19129
438-1368

Promotes and preserves the history of the community. Offers various programs, including a series of slide-show presentations.

**Southwest Germantown Community Development Corporation
or Association**
5004 Wayne Avenue, 19144
843-2000

A community self-help project to combat neighborhood deterioration and generate economic strength. Oversees economic development along the Wayne Avenue commercial strip. Funded by the city and federal governments.

Spring Alley Association
35 Reger Street, 19144
843-3391

Stenton/Home of James Logan
18th Street and Windrim Avenue, 19140
329-7312

Historic house museum maintained by the Society of the Colonial Dames of America.

Stenton Neighbors Area Project
1604 East Washington Lane, 19138
424-3870

The Action Group of Germantown
115 East Price Street, 19144
438-4250

Formerly the Abandoned Properties Group, TAGG is a coalition of block clubs, churches, and neighborhood associations concerned with a range of neighborhood problems, including crime, empty lots and deteriorated housing. It is active in the area bounded by Johnson Street, Stenton Ave., Wister Street, and Germantown Ave.

West Central Germantown Neighbors
438-9511
see text for description

West Cheltenham Neighbors
404 West Stafford Street, 19144
893-4345

West Mt. Airy Neighbors Association
7100 Cresheim Road, 19119
248-9626

Westside Neighborhood Council
5526 Morris Street, 19144
848-3726

Wissahickon Hill Civic Association
532 Acorn Street, 19128
482-0295

Wissahickon Neighbors Association
3930 Manor Street, 19128
483-4798

Wissahickon Valley Watershed Association

12 Morris Road, Ambler, PA 19002
646-8866

A public interest organization of private citizens acting to preserve the beauty and ecological efficiency of the Wissahickon Valley.

Wister Neighborhood Advisory Council

4900 Germantown Avenue
see text for description

Appendix F: Historic Sites Brochure

DATE:

ASSIGNMENT:

FILE NO:



10/91



10/91



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Appendix G: Slide List

**Slide List of Buildings in Germantown, Mt. Airy, and Chestnut Hill:
Slide Page #2--**

- #1: St. Martin-in-the-Fields Church (400 Block of Willow Grove Ave., Chestnut Hill)
- #2: Commercial Block of Maplewood Ave., between Germantown Ave. and Greene St., Germantown.
- #3: YMCA located on Greene Street, Germantown.
- #4: Firehouse, Phila. Fire Dept., located on Germantown Ave., Chestnut Hill.
- #5: Pennsylvania School for the Deaf (Formerly the Germantown Academy) located on Schoolhouse Lane, Germantown.
- #6: 5100 Block of Marion St. between Hansberry St. and Queen Lane, Germantown.
- #7: 5300 Block of Lena St. between E. Penn St. and Coulter St., Germantown.
- #8: Church, no longer in use, located at the corner of Wakefield Avenue and Armat St., Germantown.
- #9: House located on E. Church Lane, in the Proposed (by Team "D") Wister/Belfield Mill Industrial and Residential District, East Germantown.
- #10: Former School located in the Proposed Wister/Belfield Mill Industrial and Residential District.
- #11: Gothic Revival dwelling located on the 700 Block of E. Church Lane in the Proposed Wister/Belfield District.
- #12: St. Vincent de Paul Church, built ca. 1884-1885, located on the 100 Block of E. Price St., Germantown.
- #13: The First (now "Polite") Baptist Church, built 1852-53; Samuel Sloan, archt., located on the 100 Block of E. Price St., Germantown.
- #14: "Malvern Hall Apartments," built 1925, located at 6655 McCallum St., Mt. Airy.
- #15: Violet Oakley Studio, built ca. 1853, extensively altered 1892, located on St. Georges Road, Mt. Airy.
- #16: Eclectic Italianate House located at 4953 McKean St. in the Proposed (by Team "D") Germantown Cricket Club District, Germantown.

#17: Rowhouses Located on the 4900 Block of Morris St. in the Proposed Germantown Cricket Club District.

#18: Germantown Jewish Centre, built 1951, Harry Sternfeld, archt., located at 400 Ellet Street, Mt. Airy.

of Philadelphia's and the coun-
tries. Founded in 1683 by the first
country from Germany—only one
nia itself was founded by William
n soon also became home to Eng-
er European settlers. In 1688,
ers drew up the first formal protest
English America. Germantown was
Revolutionary War battle and the
on the Underground Railroad
s to freedom in the North.

town township, which today in-
neighborhoods of Germantown,
Chestnut Hill, is a lively and diverse
ne specialty stores, antique shops
que restaurants, Pennsylvania
ntrancing gardens and tree-lined
he richest heritages of homes in
itectural styles from Colonial
ctorian era to the present.

who live here are known for their
in me in inviting you to visit their
Colonial mansions, walk their his-
their unusual boutiques, and dine
restaurants. Come and share the
town.

Germantown

City of Philadelphia
W. Wilson Goode, *Mayor*

Office of the City Representative
Dianne L. Semingson, *City Representative*

Philadelphia Convention and Visitors Bureau
Thomas O. Muldoon, *President*

For more information about Philadelphia, please
call, toll-free, 1-800-523-2004, ext. 87. When in
Philadelphia, information about sight-seeing,
restaurants, hotels and tours is available at the
Philadelphia Visitors Center, 16th Street and John
F. Kennedy Boulevard; 636-1666. For a taped
message highlighting events in the city, call the
Philly Fun Phone, 24 hours a day, at 568-7255.

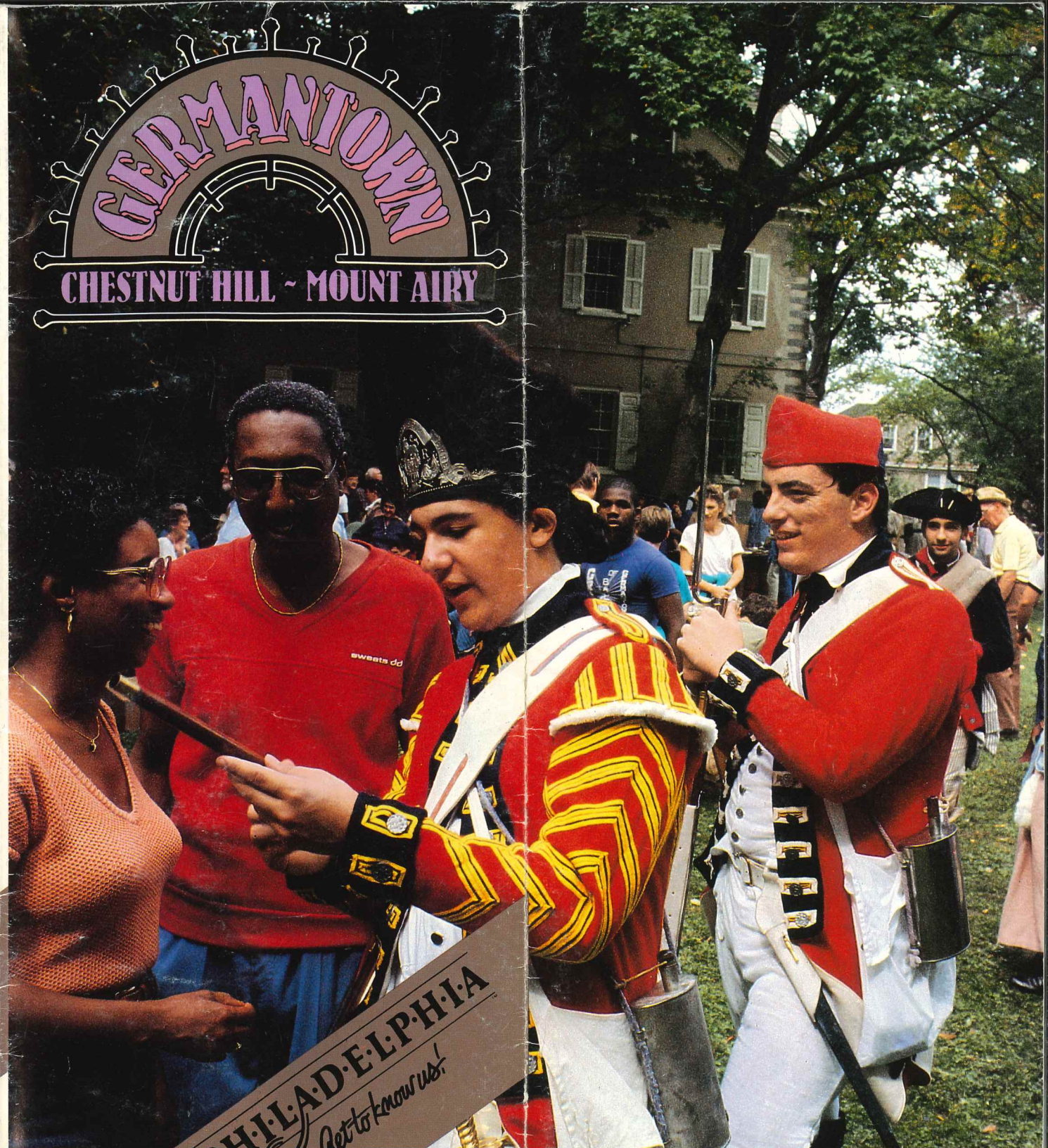
Design by Sanchez
Photography by Joseph Nettis.
Additional photography by George Adams Jones
and courtesy of Awbury Arboretum, Germantown
Historical Society, Goldie Paley Design Center, Morris
Arboretum, Woodmere Art Museum.

You've got a friend in Pennsylvania



A handwritten signature in black ink that reads "W. Wilson Goode".

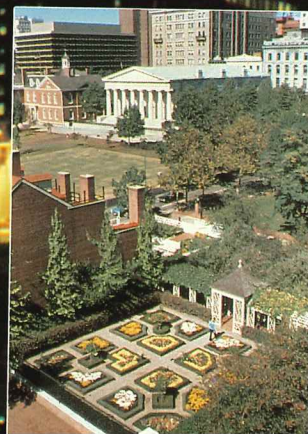
W. Wilson Goode
Mayor
City of Philadelphia



PHILADELPHIA
Get to know us!

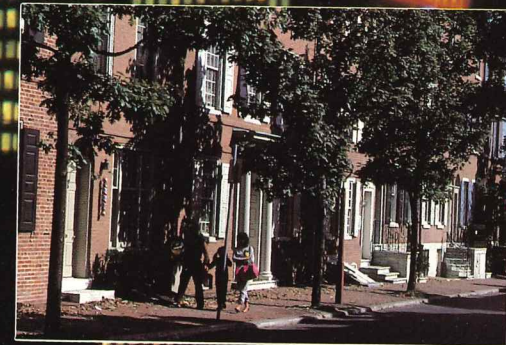
PHILADELPHIA
Get to know us!

PHILADELPHIA



Philadelphia—Interests for everyone. A world-acclaimed orchestra that plays a regular season plus free summer concerts in Fairmount Park, the largest city park in the world; championship teams—the Phillies, the Eagles, the Flyers, the 76ers—bring fans to their feet year-round at the Sports Complex; the Museum of Art, with its internationally-known collections; special-interest museums to delight toy aficionados, craftsmen, students of ancient civilizations and ethnic and social history, lovers of rare and unusual manuscripts and of the scientific wonders of our world. For the children there is the Please Touch Museum, and the Zoo, first in the country and still a continued delight for all.

Philadelphia—Long known as a city of neighborhoods. Today, called home by people of every race and many nationalities.





centuries ago, 13 families led by Francis
rius left Germany seeking religious tolerance
New World. Drawn to this area by William
s dream of a land where people could enjoy
al and religious freedom, they settled six
northwest of Philadelphia.

Original settlers were soon joined by Swedes,
h, English, and Dutch who brought a rich di-
y of trades to the area. Philadelphia's first
mill (1683) and America's first paper mill
D) were built here, and the first English-lan-
e Bible in the Colonies was printed here
S). By the time of the Revolution, Germantown
thriving industrial community.

early fall of 1777, the British occupied Phila-
ia and stationed a major part of their army in
antown. On October 4, Colonial forces led by
George Washington attacked. The Battle of
antown that ensued was unsuccessful, but the
h were shaken and the French were prompted
ne to the aid of the Colonies.

93, an outbreak of yellow fever sent many
elphians to the high ground of Germantown,
discovering the pleasures of life the area af-
d them, some became permanent residents

while others built summer homes. Thus began what
was to become a dual pattern of growth in German-
town. As a center of industry and commerce, the
community continued to attract newcomers. Black
Americans from the South and immigrants from
Europe came to work in the mills and factories and,
later, on the estates that were built here. German-
town, Mount Airy, and Chestnut Hill became highly
desirable residential communities, and many
wealthy Philadelphians chose to build splendid
homes here. Perhaps more than any other Philadel-
phia neighborhood, Germantown has found diver-
sity a way of life that makes it a very special place.

Cutting through this community is Germantown Av-
enue, a National Landmark since 1968. Following
the tracks of an Indian trail—the Minsi Path—Ger-
mantown from its inception was connected to Phila-
delphia by Germantown Road. Today a trolley line,
believed to be the longest in the world, runs along
this historic roadway connecting Center City Phila-
delphia to the top of the hill. Along this route you
can discover the small town charm of these commu-
nities—18th- and 19th-century historic houses, Vic-
torian mansions, exceptional public gardens and
arboretums, specialty shops, sophisticated resta-
urants, traditional street fairs—just 15 minutes by
car from Center City.

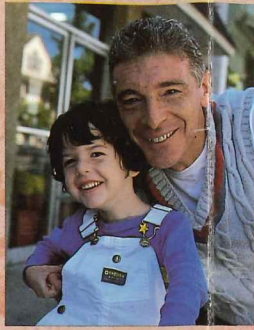
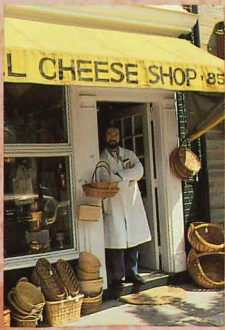
SPECIAL EVENTS

Chestnut Hill Main Street Fair. A traditional
street fair held in September on the grounds of the
Chestnut Hill Hospital, the Main Street Fair fea-
tures a different theme each year and proceeds
benefit the hospital. Rides, games, crafts, and
food are some of the attractions. (Information:
247-7299)

Germantown Founders' Week. Ceremonies, sales
and celebrations mark this week-long event that
begins on the last Saturday in September with an
all-day street fair and ends on the following Satur-
day with a re-enactment of the Battle of German-
town which occurred on October 4, 1777, near
Johnson Street on Germantown Avenue.

Mount Airy Day takes place in early May and of-
fers young and old a variety of fun: face painting,
pony rides, game booths, hand-crafted jewelry,
pottery, gifts and freshly baked goods. Sedgwick
Street and Germantown Avenue.

In addition, there are other events for the visitor
throughout the year: the USTA Tennis Tournament
in August, the Bach Festival of Philadelphia in No-
vember, Historic Houses Colonial Christmas tours,
second weekend in December.



GALLERIES AND MUSEUMS

- 1 **Goldie Paley Design Center**, 4200 Henry Ave. (951-2860). The collections of the Center of the Philadelphia College of Textiles and Sciences include historic and contemporary textiles, as well as a vast fabric archive. Six exhibitions per year display works from the center's own collection and those of contemporary artists and designers. Tues.-Sat., 10-4. Free to individuals; charge for guided tour groups.
- 2 **Woodmere Art Museum**, 9201 Germantown Ave. (247-0476). Founded in 1940 by Charles Knox Smith and housed in his residence, Woodmere's collection includes fine paintings, sculpture, tapestries, porcelains, Japanese rugs, ivories, and an extensive group of 19th-century American paintings. The gallery maintains a continuing collection of contemporary local artists and offers changing exhibits. Tues.-Sat., 10-5; Sun., 2-5. Closed Sat., Sun., July, Aug., and selected holidays.

RESTAURANTS

Major credit cards accepted except where noted.

- 1 **Boswell House Dining Room** 843-1525
5920 Greene St.
American \$\$
No credit cards
- 2 **Bredenbeck's Bakery and Ice Cream Parlor** 247-7374
8126 Germantown Ave.
Ice cream, baked goods \$
No credit cards
- 3 **Campbell's Place** 242-2066
8337 Germantown Ave.
International \$\$
No credit cards
- 4 **Chautauqua** 242-9221
8229 Germantown Ave.
Continental \$\$\$\$
- 5 **Chestnut Hill Spice Shop** 242-5449
8123 Germantown Ave.
International \$\$\$
- 6 **Concept Natural Foods, Le Petit Cafe** 247-3215
8617 Germantown Ave.
Health foods \$
- 7 **8515 Depot** 247-6700
8515 Germantown Ave.
American \$\$\$
- 8 **Fiesta Pizza III** 247-4141
8339 Germantown Ave.
Italian \$
No credit cards
- 9 **Flying Fish** 247-0707
8142 Germantown Ave.
Seafood \$\$\$
No credit cards
- 10 **Golden Crust Pizza and Restaurant** 248-2929
7155 Germantown Ave.
Italian \$
No credit cards
- 11 **Greene Hedges** 844-6020
6020 Greene St.
International \$\$\$
- 12 **The Hathaway Inn Restaurant** 843-3777
Chelton and Wissahickon Avenues
American, continental \$\$\$
- 13 **McNally's Tavern** 247-9736
8634 Germantown Ave.
American \$
No credit cards
- 14 **Orange Blossom Restaurant** 247-1615
7138 Germantown Ave.
Barbecue \$
No credit cards
- 15 **Roller's** 242-1771
8705 Germantown Ave.
American \$\$\$
No credit cards
- 16 **A Slice of Heaven** 248-3388
8225 Germantown Ave.
Blackboard menu, afternoon tea \$
- 17 **The Blushing Zebra** 438-9344
7167 Germantown Ave.
Folk music coffee house \$
No credit cards
- 18 **21 West** 242-8005
21 W. Highland Ave.
International \$\$\$\$
- 19 **Under the Blue Moon** 247-1100
8042 Germantown Ave.
Unusual international \$\$\$
No credit cards
- 20 **Valley Green Inn** 247-3450
Valley Green Rd. and Wissahickon Creek
American \$\$\$
A pre-Revolutionary inn on bank of the Wissahickon Creek. Lunch, Dinner, Sunday brunch, and outdoor seating in warmer months.
- 21 **Vitesse** 247-1212
12 E. Highland Ave.
Gourmet, light lunch \$
No credit cards
- 22 **J. B. Winberie** 247-6710
8229 Germantown Ave.
American bar and grille \$

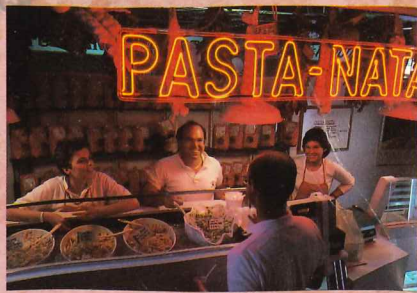


Germantown Ave.

Bethlehem Pike

Willow Grove Ave.

\$ = average entree costs less than \$6
 \$\$ = average entree between \$6 and \$9
 \$\$\$ = average entree between \$9 and \$12
 \$\$\$\$ = average entree costs more than \$12



Germantown Ave.

7300



Allens Lane

7200

Mt. Airy Ave.

17

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14

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16

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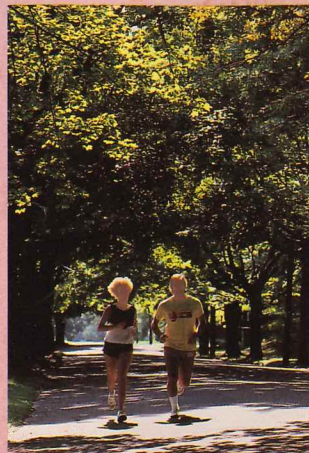
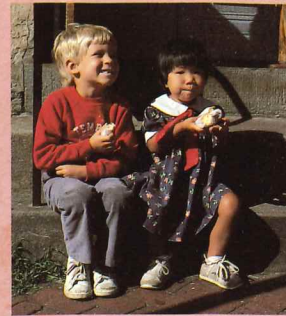
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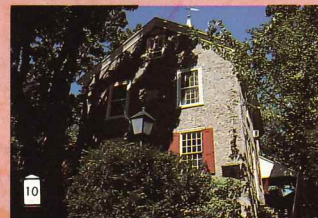
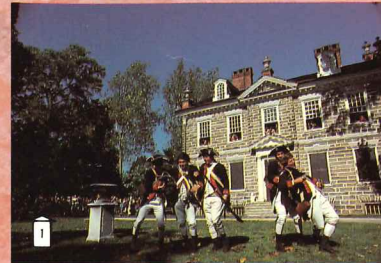
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6300

Washington Lane

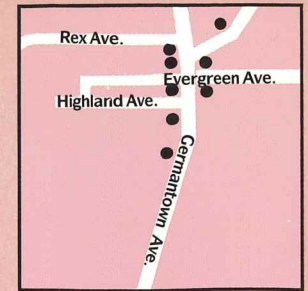


MOUNT AIRY

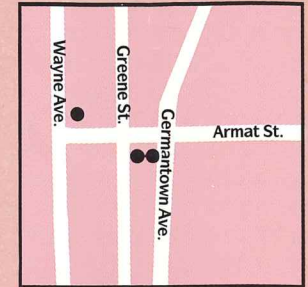


PARKING

Metered parking is available along most of Germantown Avenue and on many side streets. Free lots offer an alternative. In Mount Airy, there is a city parking lot in the 7100 block of Germantown Avenue. In Chestnut Hill, lots are free if validated sticker from business or restaurant is shown.



CHESTNUT HILL



GERMANTOWN

OTHER HISTORIC SITES

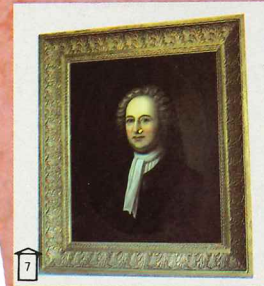
14 **Concord Schoolhouse**, 6309 Germantown Ave. (248-6328). A one-room schoolhouse built in 1775 through public subscription, it still has its original belfry and bell, as well as the original school master's desk and chair, and other 18th-century artifacts. By appointment only. Admission charge.

11 **The Church of the Brethren**, 6613 Germantown Ave. (848-9820). Erected in 1770, this is the original church of the Dunkard sect, formed in Pennsylvania. Dunkards, like Quakers, are pacifists. Mon.-Sat., 10-3 by appointment only. Donation.

12 **Germantown Historical Society Museum Complex**, 5214 Germantown Ave., (844-0514). Six historical buildings and a modern annex offer historical and genealogical libraries plus collections of industrial and decorative arts, including dolls, toys, quilts, clothing, agricultural and domestic tools. Tues. and Thurs.

14 **Hagan Hall**, 7301 Germantown Ave. (248-4616). Originally called Mount Airy (after which this section was named), these grounds were the summer home of Chief Justice William Allen. The first shot of the Battle of Germantown was fired here. In 1846, James Gowen razed the buildings for a new estate, Magnolia Villa. The renovated buildings of that property form the campus of the Lutheran Theological Seminary, which moved here in 1889. Guided tours by appointment only.

15 **Rittenhouse Town**, 207 Lincoln Drive in Fairmount Park (843-0943). North America's first papermaker and the first minister of the American Methodists, William Rittenhouse built his home and paper mill here in 1690. Rittenhouse Town was once a busy Colonial village of some 40 buildings located along the Monoshone Creek. Astronomer and first director of the U.S. Mint, David Rittenhouse. William's



GERMANTOWN



Windrim Ave.

Germantown Ave

Chelton Ave.

Germantown Ave

5700

4500

Germantown Ave

13 Germantown Mennonite Information Center, 6117 Germantown Ave. (843-0943). This Mennonite meeting house was erected in 1770 to replace an earlier structure built in 1708 to house the first Mennonite congregation in the Colonies. Table on which the Germantown Quakers signed the first recorded protest against slavery in 1688 is here. **The Johnson House**, Germantown Avenue and Washington Lane, built in 1768, was part of the Underground Railroad before the Civil War. Tues.-Sat., 10-4 by appointment only. Admission charge.

charge.

16 **St. Michael's Lutheran Church**, 6671 Germantown Ave., (848-0199) founded in 1728 by German settlers, was the first American Lutheran congregation. Services were conducted in German until the 1920s. During the Revolution, St. Michael's was used for worship by Hessian soldiers. Guided tours available Mon., Tues., Thurs., 9-4 by appointment only.

*Group rates

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RECOMMENDED GUIDELINES

The recommended guidelines cover development and renovation in the Germantown Avenue Commercial Area. These guidelines are intended for use by developers and review committees, as well as the community as a whole.

1.0 THE GERMANTOWN AVENUE COMMERCIAL AREA

1.1 Description

The Germantown Avenue Commercial Area (GACA) consists of the commercially and residentially zoned sites along Germantown Avenue from Chestnut Hill Avenue to the abandoned Pennsylvania Railroad viaduct south of Cresheim Valley Rd., Bethlehem Pike from Newton Street to its intersection with Germantown Avenue, and the commercial sites one block on either side of Germantown Avenue and Bethlehem Pike. The block of Winston Road between Mermaid Lane and Moreland Avenue is to be considered part of the Germantown Avenue Commercial Area as well. The area is shown in Figure 1.

1.2 Purpose of the Guidelines

The purpose of the design guidelines is to ensure that

1.2 Purpose of the Guidelines

The purpose of the design guidelines is to ensure that changes in the nature of the roadway and sidewalks, construction of new buildings, renovation of existing buildings, and landscaping (both existing and new) contribute to the maintenance and enhancement of the historic character of the Germantown Avenue Commercial Area. These guidelines are designed to create harmony with the village character and ambiance of Germantown Avenue. At the same time, they allow property owners, developers and architects freedom to express their own design values and creativity.

The village character of Chestnut Hill is expressed within the commercial area by the following diverse elements:

- a) open spaces -- greens, parks, squares
- b) civic facilities -- governmental, institutional, educational, cultural, and religious
- c) variety or retail shops
- d) residential properties -- variety of housing opportunities in close proximity to business and civic facilities.

1.3 Land Uses

In general, the land uses should follow those allowed by the

1.3 Land Uses

In general, the land uses should follow those allowed by the current Zoning Code. Certain exceptions are noted with the guidelines. In particular, the following exceptions are highlighted:

a) All C-7 use designations should be reviewed along the Avenue and replaced with C-2 designations, as the uses change.

b) In order that the scale of new construction be consistent with what already exists in Chestnut Hill, no single commercial use should occupy greater than 4,000 sq. ft. of floor area on the ground floor unless approved by _____.

c) All existing residential uses not on Germantown Avenue but within the GACA should not ever be converted to commercial use under any circumstances.

d) Residential use on Germantown Avenue should be encouraged and retained. Conversion of zoning from residential to commercial on Germantown Avenue is discouraged; however, conditions may necessitate such conversion and must be reviewed on a case-by-case basis by the _____.

e) Infrastructure changes (i.e. road widening) that may alter the

e) Infrastructure changes (i.e. road widening) that may alter the land use or historic character should not be allowed. f) Granting of use variances must be strictly reviewed in order to ensure sufficient parking.

g) Destination-type conventional strip shopping centers with parking in front or on the sides of buildings should not be allowed.

1.4 Parking

The purpose of this section is to provide guidelines for the inclusion of parking areas within the GACA. The guidelines attempt to reconcile the often conflicting requirements of automobile and pedestrian. The underlying assumption of this section is that pedestrian needs are primary and vehicle requirements secondary. To successfully integrate parking within the GACA, design must recognize and address sensitively the pedestrian scale evident throughout these guidelines.

Parking demand is a direct function of business type: Careful consideration should be given to anticipated uses of sites under discussion. Uses generating heavy parking demand are prohibited unless they are able to supply adequate parking.

unless they are able to supply adequate parking.

In general, high turnover, low average ticket businesses generate the greatest parking requirements while low turnover, high average ticket enterprises generate somewhat less parking demand.

a) Parking areas within setbacks at the front of buildings are prohibited.

b) New curb cuts on Germantown Avenue are not to be allowed without a professional traffic study of the square block in which the site under discussion is located.

c) Parking must be at the rear or side of buildings with minimal visibility of cars from sidewalks. Screening, either of planted materials and/or constructed walls or fences should effectively screen cars from public view during the day and minimize "headlight" spillage into surrounding properties at night. Lighting standards with ornamental detail sensitive to surrounding architecture are strongly encouraged.

d) Signs which indicate the location of parking lots must be clearly marked in order to ensure safe passage for both pedestrians and motorists. Pedestrian crosswalks of a material contrasting to lot paving are encouraged.

e) The village character of Chestnut Hill is enhanced by

paving are encouraged.

e) The village character of Chestnut Hill is enhanced by

the existence of small dispersed parking lots. Within these lots, top priority should be given to the preservation of existing vegetation, especially large trees, regardless of species. Generous landscaping within the interior of any parking lot is encouraged in order to minimize open expanses of barren asphalt paving. The use of overarching canopy trees to provide a sense of enclosure and the use of underplanting with smaller trees, shrubs and groundcover to provide pedestrian interest is also encouraged. Careful consideration should be given to the transition between parking lot and sidewalk; wherever possible there should be a planting strip between the lot and the sidewalk. Planters and barrels along sidewalks and window boxes on attendant structures will soften harsh lines within the site.

f) It is important that every effort be made to ensure pedestrian and vehicular safety at points of access to all parking lots.

g) Wherever feasible, The Chestnut Hill Parking Foundation should be retained as parking lot management agent. The community-run parking system will provide accountability for property owners as well as ease of use and access for

g) Wherever feasible, The Chestnut Hill Parking Foundation should be retained as parking lot management agent. The community-run parking system will provide accountability for property owners as well as ease of use and access for customers.

h) Metered parking should continue in those areas of the GACA in which it is now provided. The two hour parking restriction should be enforced to encourage shopper parking and discourage all- day parkers on the meters. In areas not currently served by parking meters, installation of them will be necessary as parking demands builds in response to increased development. Side streets should be metered only within the bounds of the GACA. Removal of parking meters to encourage improved traffic flow should be carefully evaluated to prevent reduction of available parking within the GACA.

1.5 Trolley Service

The community should strive to keep trolley service on Germantown Avenue for the following diverse reasons:

a) Trolleys are less polluting than diesel buses and private automobiles.

b) Trolleys tend to restrict the flow of high speed traffic on the Avenue slightly more than buses and thus keep it safer and more

automobiles.

b) Trolleys tend to restrict the flow of high speed traffic on the Avenue slightly more than buses and thus keep it safer and more congenial as a shopping street.

c) Buses can pass and be passed on the left. This would be

a hazard on Germantown Avenue.

d) Trolleys help maintain the character of the Avenue.

e) Trolleys also provide public transportation and access to the Avenue.

1.6 Historic Structures

Exterior alterations of those buildings along Germantown Avenue open to public view that have been identified as "significant" or "contributing" are required to follow the guidelines developed by the Secretary of the Interior's Standards for Rehabilitation (revised 1983). In addition, the review process for Historic Structures should include critique and comment by the Chestnut Hill Historical Society. The following standards shall apply to evaluation of the appropriateness of a proposed alteration to a historic structure:

a) Every reasonable effort shall be made to use the property for its originally intended purpose or to provide a compatible use requiring minimal alteration.

in composition, design, color, texture and other visual qualities.

Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures.

g) The gentlest means possible shall be used to clean the property's surface if necessary. Sandblasting and other cleaning methods that will damage the historic building material are prohibited.

h) Contemporary design for alteration to a property shall not be discouraged when such alteration does not destroy significant historical, architectural or cultural material and if the design is compatible with the size, scale, color, material, and character of the property, its environment, and surrounding contributing properties.

i) Wherever possible, a new addition or alteration shall be accomplished so that its future removal will not impair the essential form and integrity of the structure.

1.7. Wissahickon Watershed Development Ordinance

All future development should comply with the Wissahickon

1.7. Wissahickon Watershed Development Ordinance

All future development should comply with the Wissahickon Watershed Development Ordinance.

1.8 Organization of the Guidelines

The guidelines are divided into five major parts. The first

part deals with Germantown Avenue/Bethlehem Pike within the study area as a whole; the rest deals with the sub-areas of Germantown Avenue Commercial Area.

The structure is as follows:

2.0 Germantown Avenue/Bethlehem Pike as a Whole

3.0 Top of the Hill

4.0 Northern Germantown Avenue

5.0 Central Germantown Avenue

6.0 Southern Germantown Avenue

2.0 GERMANTOWN AVENUE/BETHLEHEM PIKE AS A WHOLE

2.1 Description

The area consists of the area shown in Figure __, consisting of the 7600 to 8600 blocks of Germantown Avenue, that portion of the 8700 block south of the Free Library and the Historical Society building, and that portion of Bethlehem Pike between its intersection with Germantown Avenue and Newton Street. Winston Road between Mermaid Lane and Moreland Avenue forms part of this area.

2.2 Purpose

The purposes of the guidelines pertaining to this area are :

a) to achieve a sense of unity for the GACA, while allowing each part of the Avenue to have its own character and to allow diversity in

2.2 Purpose

The purposes of the guidelines pertaining to this area are :

- a) to achieve a sense of unity for the GACA, while allowing each part of the Avenue to have its own character and to allow diversity in building design.
- b) to improve the present environmental quality of the streets and sidewalks of the GACA without imposing a shopping-mall-like appearance on the street.

2.3 Design Elements

2.3A Cartway

The Belgian blocks give the road much of its visual character, while the concrete mid-section makes driving more pleasant. Thus the paving materials should remain. It is important to maintain the current trolley tracks for the energy saving benefits of mass transportation.

- a) The cartway of Germantown Avenue should retain its present surface materials. Wherever removed, Belgian block should be replaced within 30 days.
- b) The surface material at pedestrian crossings should be poured-in-place concrete with a non-skid textured surface.

b) The surface material at pedestrian crossings should be poured-in-place concrete with a non-skid textured surface. Crosswalk striping should be well-maintained for pedestrian safety.

c) to preserve, wherever possible, the bluestone curbs on Germantown Avenue and Bethlehem Pike.

2.3B Parking and Curb Cuts

Any new curb cuts and driveways in the GACA are not to be approved unless they are part of an approved, comprehensive, professionally-conducted traffic and parking study accompanied a site plan of the entire square block in question.

2.3C Street Lights

Street lights act as an important unifying element of the Avenue. The similarity of fixtures and their placement at regular intervals gives the visual continuity to the street.

a) Any replacement or addition of individual street lights on Germantown Avenue should be the same model as the existing ones.

b) If major replacement of light standards occurs, a style compatible with the historic character of the community should be selected for installation.

c) If new light standards are installed along Bethlehem Pike, they should be similar in design to those on Germantown Avenue.

2.3D Trolley Wire Support Poles

c) If new light standards are installed along Bethlehem Pike, they should be similar in design to those on Germantown Avenue.

2.3D Trolley Wire Support Poles

The metal trolley wire support poles should be replaced when required with the type of concrete pole that now exists.

2.3E Landscaping

Appropriate plantings along streets and sidewalks should be encouraged. Street trees are mandatory adjacent to the cartway. Such trees provide natural air-conditioning, assist in setting a pedestrian scale, and create a comfortable sense of

place.

a) Planting Strips

Trees should be planted on a 15-25' center, depending on tree size, within a continuous planting strip parallel to the cartway. The strip, which will permit adequate moisture to roots, should be made of cobbles, slates, bricks, precast concrete pavers, or grass. Paver colors should complement adjoining buildings, and gray or muted brown tones are recommended. The materials used within the strip should be sympathetic to pedestrian flow and safety concerns. It is recommended that all planting strips be curbed with appropriate historic materials. Proper installation of the planting strip is required in order that the materials do not shift, break or dislodge

recommended that all planting strips be curbed with appropriate historic materials. Proper installation of the planting strip is required in order that the materials do not shift, break or dislodge themselves. To permit adequate drainage and sufficient oxygen to tree roots, the planting strip should rest upon a bed of fine sand. The use of poured concrete or other non-pervious materials is prohibited.

b) Tree Pits

If a planting strip as described above is not feasible for safety and pedestrian flow considerations, tree pits are permitted. The pits should be a minimum of 16 square feet,

preferably a 4 by 4 foot square. If that is not possible, then a long narrow strip, e.g. 2 feet by 8 feet, will be permitted. Border materials for the pit should be cobbles, slates or Wissahickon schist. Openings in the sidewalk for the tree pits should be smooth, saw-cut, and bear a logical relationship to the scoring pattern of the concrete.

c) Types of Trees

Diversity is encouraged in the selection of street trees.

Recommended types include beeches, oaks, red and sugar maples, and American chestnuts. The creation of large, well-adapted trees with overarching canopies is encouraged where possible.

Consideration should be given to texture, seasonal color and form in selection of specific tree types. The CHCA Street Tree Inventory should

Diversity is encouraged in the selection of street trees.

Recommended types include beeches, oaks, red and sugar maples, and American chestnuts. The creation of large, well-adapted trees with overarching canopies is encouraged where possible.

Consideration should be given to texture, seasonal color and form in selection of specific tree types. The CHCA Street Tree Inventory should be consulted for location-specific recommendations. Callery pear plantings should be restricted to Germantown Avenue only; they may be used there because of the necessity of not interfering with the trolley wires.

d) Additional Landscaping

Wherever possible, specimen plantings should be avoided.

Recommended are loose groupings of canopy trees, understory

trees and shrubs, both deciduous and evergreen, and an evergreen groundcover. Tree planting is strongly encouraged in all available open areas--behind property lines, in parking lots, and in alleyways.

Window planters and planting barrels of natural materials are strongly encouraged at appropriate spots.

Blank walls should be interrupted with plant materials. Planting beds should be placed in logical relationship to supporting architecture. If planting strips are insufficient to support street tree growth, perennials and appropriate shrubs should be planted.

should be placed in logical relationship to supporting architecture. If planting strips are insufficient to support street tree growth, perennials and appropriate shrubs should be planted.

e) Sensitivity to existing landscaping structures, such as walls, trellises, or stone or slate steps is strongly encouraged.

2.3F Public Sidewalks and Pedestrian Throughways

The public sidewalks and pedestrian throughways that service the GACA should provide a unity of design and appearance in harmony with surrounding walkway surfaces while ensuring pedestrian safety. The diversity of paving materials, brick, flagstone, Belgian block pavers, etc. is encouraged along sidewalks, private alleyways, pathways, courtyards, and entrances to parking lots and stores. Wherever

possible, plantings along pedestrian throughways should be preserved and enhanced. Macadam is not to be used under any circumstances.

2.3G Exterior, Retail and Commercial Signage

Retail and commercial signs are important components of the streetscape. Signs do more than communicate information. By the quality of their design, they can either contribute to, or diminish the integrity of the Historic District. They can serve as attractive accents, or they can clutter the streets.

The purpose of the sign guidelines is to promote the visual

streetscape. Signs do more than communicate information. By the quality of their design, they can either contribute to, or diminish the integrity of the Historic District. They can serve as attractive accents, or they can clutter the streets.

The purpose of the sign guidelines is to promote the visual cohesiveness of the Historic District by encouraging signs to be harmonious with the character of each building. To avoid monotony, individual proprietors are urged to design their own signs within these specified perimeters. Imaginatively designs become artistic expressions. New or modified signs should reflect, in a creative way, the historic village atmosphere of Chestnut Hill.

When creating or altering a sign, attention should be directed to all aspects of its design: its message, size, shape, colors, lettering materials, lighting, location, relationship to the architectural style of the building, and connection to

adjacent structures. Signs should also be compatible with the pedestrian scale of the community and, by their careful conception, enhance the overall experience of Chestnut Hill.

Changes to existing signs or new sign construction must be reviewed by _____ and must comply with the following guidelines:

- a) All signs must comply with the existing Philadelphia zoning

reviewed by _____ and must comply with the following guidelines:

a) All signs must comply with the existing Philadelphia zoning ordinances.

b) Plastic, internally lit, or flashing signs are not allowed.

Internal, but not external, neon signs may be permitted with approval.

Neon should not contain specific product or business names but rather depict a symbolic or decorative characterization of goods/services offered. (For example, a restaurant would illustrate eating utensils.)

c) Spinners, flags, balloons or pennants that are used for advertising purposes are not allowed, but temporary use is addressed in Section 2.3I.

d) The content of a sign should be restricted to the name, function, and logo of the business.

e) Sign color and design shall be moderate, attractive, and

in keeping with the architectural style of the building and, secondarily, with adjacent structures.

f) All sources of sign lighting should be hidden from view. The lighting should be shielded so that no direct light shines onto sidewalks, streets, or adjacent properties.

g) No more than three signs per business are allowed, unless

lighting should be shielded so that no direct light shines onto sidewalks, streets, or adjacent properties.

g) No more than three signs per business are allowed, unless approved by _____.

h) All signs must be in proportion to the building as defined below:

1) Sign area:

a. The area shall mean all the area of lettering, wording, and accompanying designs and symbols, together with their background (whether open or enclosed) but excluding framework and bracing.

b. Where the sign consists of individual letters, designs, or symbols, painted on or attached to a building, wall, awning, or window, the area shall be the smallest rectangle which encompasses the letters, designs or symbols.

2) Wall signs:

a. Wall signs are parallel and attached to an exterior wall of a building. A wall sign must be no more than 15% of the wall (including window and door openings) to which it is attached and no more than twelve square feet in size.

b. The sign must not be placed so that it obscures significant architectural features of the building.

b. The sign must not be placed so that it obscures significant architectural features of the building.

3) Projecting signs:

a. Projecting signs are not parallel, but attached to and project more than 12" from the building. Projecting signs should be less than 12 sq. ft. in size and should project no more than three feet from the building.

b. The bottom of a projecting sign must be at least nine feet above the ground level.

c. The sign support should be in keeping with the architectural character of the building.

4) Roof signs are prohibited.

5) Free-standing signs:

a. Free-standing signs are supported by an upright or uprights permanently anchored in the ground. Free standing signs should only be considered when mounted signs cannot be used.

b. No free-standing signs should be allowed

on Germantown Avenue or Bethlehem Pike unless they are located behind the property line.

c. The maximum size of a free-standing sign should be eight square feet, and the maximum height is four feet.

d. Movable free-standing signs (sandwich boards)

behind the property line.

c. The maximum size of a free-standing sign should be eight square feet, and the maximum height is four feet.

d. Movable free-standing signs (sandwich boards) are prohibited unless approved by _____ and may not exceed eight square feet.

6) Billboards are prohibited.

7) Interior window signs:

a. Interior window signs are permanent and painted on or attached to the inside surface of a building or within the interior display area.

b. Window signs should not be more than 30% of the glass area of which they are a part. The area of window signs is included in the total calculation of allowable signage area.

c. Lighting should be interior back-lighting only.

2.3 H Off-premises signs

a) Off-premises signs bring attention to a person, activity, business or profession which is not located on the premises where the sign is located.

b) Off-premises signs should only be allowed to direct people to businesses not located on a street front. They should be located at the point of access to the business from the street.

c) These signs should not exceed four square feet in size.

d) The content should contain only the name and/or the logo of

b) Off-premises signs should only be allowed to direct people to businesses not located on a street front. They should be located at the point of access to the business from the street.

c) These signs should not exceed four square feet in size.

d) The content should contain only the name and/or the logo of the business and directional information.

e) Signs shall not be erected on trees or utility poles.

Exception:: The CHCA or the Chestnut Hill Development Group should be allowed to place off-premises, free-standing signs or kiosks at appropriate locations as needed and as approved by

_____.

2.3 I Temporary Signs

a) Temporary signs shall not have more than one dimension exceeding four feet nor have an area exceeding 50 square feet.

b) No temporary sign shall extend over or into any street, alley, sidewalk or other public thoroughfare nor shall it be erected so as to prevent free ingress to or egress from any door, window, or fire escape.

c) Temporary signs may be displayed for no more than 30 days.

Exceptions must be approved by _____.

2.3J Exempted Signs

c) Temporary signs may be displayed for no more than 30 days.

Exceptions must be approved by _____.

2.3J Exempted Signs

The provisions of these guidelines do not apply to the following signs:

a) Real estate signs which advertise the sale, rental or lease of the premises on which such signs are located.

b) One professional nameplate not exceeding 24 square inches in area per name.

c) One bulletin board not over eight square feet for public, charitable or religious institutions when it is located on the premises of such institution.

d) Signs denoting the architect, engineer or contractor when placed on a work project. Such signs should not exceed 16 square feet in area.

e) An occupational sign denoting only the name and profession of an occupant in a commercial building, public institution building or dwelling house and not exceeding two square feet in area.

f) Memorial signs or tablets and names of buildings or date of erection when cut into any masonry surface or when

constructed of bronze or other incombustible material.

g) Traffic or other municipal signs, legal notices, railroad

constructed of bronze or other incombustible material.

g) Traffic or other municipal signs, legal notices, railroad crossing signs, danger signs and temporary emergency or non-advertising signs as may be approved by the governing body.

h) Signs denoting whether a business is open or closed and traffic signs for private businesses, none of which shall exceed two square feet in area.

2.3K Building Design

Specific guidelines for the design of structures are provided for each sub-area. The following guidelines apply to the GACA as a whole:

a) Buildings should have no blank facades on any floor facing Germantown Avenue or Bethlehem Pike or the side streets. The ratio of glass area to wall area should be compatible with neighboring buildings. Large expanses of window glass should be subdivided in order that the pedestrian scale of the buildings on Germantown Avenue be maintained and, wherever possible, enhanced.

b) New construction, renovation, and expansion should be of natural materials including stone, stucco, wood and

unpainted brick. The choice of any building material should be

natural materials including stone, stucco, wood and

unpainted brick. The choice of any building material should be compatible with surrounding buildings and appropriate according to the Department of the Interior Standards.

Simplicity is preferable. The painting of previously unpainted brick is to be discouraged and must be approved by _____.

c) The colors of Chestnut Hill should reflect sensitivity to the fact that Chestnut Hill is a National Historic District. Colors should be selected to enhance the architectural style of the building and to harmonize with the colors of the adjacent buildings. SEE APPENDIX: Color guidelines from Preserving and Maintaining the Older Home and A Century of Color.

d) Any security grates in shop windows and doors should allow unobstructed view into the window displays when closed and be approved by _____. Interior grates are always preferred. The bulk of the overhead storage area should be screened from view.

e) All new structures should be designed to respect neighboring structures in terms of proportion, scale, and floor and roof lines. All new construction shall be in harmony with the form, orientation, and configuration of the existing

buildings along the street. The building mass of new construction should not overwhelm its neighbors. Height as viewed from the street shall be compatible with adjacent contributing properties. The scale of spaces between buildings should be carefully considered.

f) All finished materials should be in harmony with the style of the surrounding structures and street. All metal sash members should be painted or have opaque coatings.

g) The proportion of openings, width and height of windows, doors and entries, shall be visually compatible with adjacent contributing properties and open space. A long, unbroken facade in a setting of existing narrow structures shall be divided by openings, set-offs, and decorative details into smaller bays thereby complementing the street-scape.

h) The fenestration of new construction or renovated buildings should satisfy the functional requirements of the structure, while harmonizing with the scale, proportion and rhythm of neighboring buildings.

i) The structure's roof shape is a major distinguishing visual element. Generally, a simple roof shape similar in form and type to adjacent and visually-related roofs is appropriate.

j) A structure which has frontage on more than one street or alley

apply to this area. FIGURE ___ SHOWS THE DESIGN GUIDELINES SPECIFIC TO THIS AREA IN DIAGRAMMATIC FORM. These guidelines can be described by considering them element by element.

3.4A Site Layout

The set back of existing buildings (i.e., space between the building and street) should be maintained. New development should be designed to include pedestrian plazas and throughways. Given the transitional nature of this area, any new construction should use existing set-backs as the precedent to be maintained. Particularly careful review is required in order that extra sensitivity to the churches and residential buildings be shown in any zoning changes and in building design.

3.4B Building Massing

All building facades on Germantown Avenue and Bethlehem Pike should be at least two stories but not more than three stories tall.

3.4C Building Facades

a) Building fronts should be "subdivided" into not greater than 20 foot units.

b) The ground floor of all non-institutional buildings should have entrances at no more than 20 foot intervals center to center.

c) Building entrances should be at grade.

d) New structures should use materials and colors to harmonize

Avenue: 8612 to 8708 Germantown Avenue (inclusive) -- from the SEPTA tracks to the Seventh Day Adventist Church; on the east side of Germantown Avenue and Bethlehem Pike: 8623 Germantown Avenue to 3 Summit Street; and on Bethlehem Pike: from the intersection of Germantown Avenue to 57 Bethlehem Pike.

3.2 Purpose

The purposes of the guidelines for this area are as follows:

- a) provide a visually strong gateway to the Germantown Commercial District,
- b) provide a continuity in the character of the northern end of Germantown Avenue, and
- c) to provide a buffer between residential and commercial areas of Chestnut Hill.

3.3 Land Uses

With the exception of the filling station sites, the present land uses should continue. The filling stations should continue

as at present or become retail, commercial, institutional or residential in the future.

All present public parking lots should be retained. Conversion of parking lots to building use should be strongly discouraged.

3.4 Design Elements

The guidelines that apply to Germantown Avenue as a whole

resulting in multiple facades shall require application of compatibility standards to each facade.

2.3L Awnings

Awnings mark entries, provide covered areas protected from the sun, rain and snow, to encourage variety and soften the hard facades of the buildings. Each particular use of an awning needs to be approved by _____.

a) Awning colors, materials and design should blend well with the architecture and the adjacent street uses and be approved by _____. Awnings should be made of cloth or a similar material.

b) Bottom edge of awning should be not less than 7 feet above ground.

c) An awning may have the name of a business on its lower edge. The use of the business name in this way becomes part of the calculation of the total square footage of allowable signage.

2.3M Illumination

a) During the evening and night, lighting levels within stores should be less than the light levels on the street.

b) Window displays should be illuminated with back lighting. Window illumination should not be directed into the street.

c) Ground and pole-mounted artificial lighting sources should be

with the surrounding structures.

e) Solid unbroken walls in the public view are not acceptable.

4.0 NORTHERN GERMANTOWN AVENUE

4.1 Description

Northern Germantown Avenue consists of the blocks facing Germantown Avenue from 8617 to 8223 (the John Story Jenks Public School) on the east side, and from the Chestnut Hill West Station to Southampton Avenue, on the west. The boundaries are shown in Figure ____.

The character of the west side of the Avenue is one of small-scale, high-density stores built to the property line. The continuity is broken by the Continental Bank building, the Bell of Pennsylvania building, and by Christ Lutheran Church. They provide significant relief from the "Build to the Property Line" guideline. The buildings at 8236 to 8232 Germantown Avenue provide a visual termination of this stretch of the Avenue. The character of the east side of Germantown Avenue is of a

more broken nature, with some buildings built to the property line and others set back with landscaping in front.

4.2 Purpose

The purposes of the guidelines pertaining to this area are:

- a) to enhance the strong pedestrian quality of Northern Germantown Avenue,

- b) to maintain the tightly-knit, urban fabric of the commercial street, and

- c) to maintain the high quality and vitality of the retail shops and services.

4.3 Land Uses

The land uses in the area should remain as they are. Any two-or-more-story buildings should provide residential or office uses on the upper floors. The uses permitted under C-1 and C-2 zoning should be enforced. The goal is to have people present in the buildings on the Avenue at all times. Germantown Avenue is busiest from mid-morning on into the evening. On the west side of the Avenue, the buildings tend to be two stories high, thereby allowing a residential presence while not blocking out sunlight. The three-story buildings on the east side do block some morning sun, but fewer people are on the Avenue at that time of day. The additional floors provide desirable

residential uses. Structures of greater than three stories would significantly change the character of Germantown Avenue in this area and reduce the amount of sunlight during the critical part of the day.

4.4 Design Elements

The guidelines which apply to Germantown Avenue as a whole apply to the Northern Germantown Avenue segment of the GACA. These guidelines can be best described in considering them element by element.

4.4A Site Layout

a) New curb cuts and driveways are not permitted on Germantown Avenue unless a comprehensive parking and traffic study is presented and approved. All parking for new developments must be accessed from side streets or existing alleyways.

b) Setbacks for any new construction taking place within the Northern Germantown Avenue Area should be based upon existing setbacks with no more than 75% of the site being covered by buildings with the remainder of the site to be allocated for public parking or open space. Efforts should be made to encourage a building density of less than 75%. Parking should be located behind the building.

c) Expansion of existing buildings is discouraged, but may

be permitted either to the rear or to the side of the property but not to the front of the buildings.

d) New development should be designed to include pedestrian plazas and throughways.

4.4B Building Massing

a) All new construction on the west side of Germantown Avenue should be no more than two stories in height. Those on the east side should be compatible with adjoining structures and be no more than three stories high.

b) The present distribution of alleys linking Germantown Avenue to the parking and other uses behind the row of buildings on the Avenue should be retained. This breaks up the row of facades into smaller units.

4.4C Building Facades

a) The buildings housing first floor retail shops should be divided into units of no more than 20-foot facades.

b) The first floor of all non-institutional buildings should have entrances at no more than 20-foot intervals, center to center.

c) New buildings should use materials and colors to harmonize with existing commercial structures.

5.0 CENTRAL GERMANTOWN AVENUE

5.1 Description

Central Germantown Avenue consists of the 7900 to 8200 blocks, inclusive. These are the blocks between Springfield and Southampton Avenues. The boundaries of Central Germantown Avenue are shown in Figure __. The unique character of this part of Germantown Avenue is derived from the building-to-street relationship and the relationships between the buildings. Deep setbacks, wide side yards, and porches contribute to the residential ambiance which is significant in this sub-area.

5.2 Purpose

The purpose of these guidelines is to maintain the diverse mix of land uses in this part of the Avenue as well as its more open character in comparison to the northern part.

5.3 Land Uses

a) The present land uses should be maintained. In particular, residential uses should not be converted to commercial or retail uses. Current zoning should be maintained.

b) There should be no parking lots facing Germantown Avenue.

Parking should be at the rear of the buildings.

5.4 Design Elements

The guidelines which apply to Germantown Avenue as a whole apply to this area. Figure __ shows the design guidelines specific to this area in diagrammatic form. These guidelines can be described best by considering them element by element.

5.4A Site Layout

a) The present building-to-street relationship should be maintained. If a building is demolished, the new building should be built to the same line as the one it replaces. If the lot is greater than 5000 square feet, the structure should be built to the property line on Germantown Avenue and any side streets, covering no more than 75% of the total area. The rear of the site should be used for parking.

b) There should be no parking lot driveways on this part of Germantown Avenue other than those already existing. All parking driveways for new developments should be located at the rear of buildings and off side streets or existing

alleyways.

c) The unique character of this area is derived from the deep setbacks and wide side yards which contribute to the residential

deep setbacks and wide side yards which contribute to the residential ambience of this sub-area. This should be encouraged in any new development.

5.4B Building Massing

a) All new buildings on Germantown Avenue should be no more than two stories high unless they are set back at least 15 feet from the property line. In this case, they may be three stories high.

b) The present side yard spaces should be retained if new buildings are constructed.

c) Roof slopes for new structures should reflect the varied architectural character of Chestnut Hill.

5.4C Building Facades

a) The buildings housing first floor retail uses should be divided into units of no more than 20-foot street frontages.

b) Buildings on Germantown Avenue should have entrances at no more than 20-foot intervals center to center facing the Avenue.

c) Porches are encouraged on residential structures to create a strong sense of entry and a transition from the public quality of the Avenue.

5.4D Sidewalks

The guidelines for the design of sidewalks are the same as for

Germantown Avenue as a whole.

5.4E Landscaping

The general guidelines for landscaping found in Section 2 apply to this sub-area. Particular attention should be paid to these additional guidelines:

a) For residential uses, setbacks from the lot lines should be heavily landscaped with a mixture of evergreens and deciduous vegetation as well as ground covers.

b) Commercial uses should provide planting boxes and beds under windows and on available ground space.

c) Every effort should be made to preserve existing stone retaining walls and their appropriate landscaping.

Southern Germantown Avenue

6.1 Description

Southern Germantown Avenue consists of the 7600 to 7900 blocks of Germantown Avenue. These are the blocks from the viaduct of the

abandoned railroad up the hill to Willow Grove Avenue. In addition, the block of Winston Road between Mermaid Lane and Moreland Avenue shall be considered as part of the Southern Germantown Avenue section of the GACA. The boundaries of this area are shown in Figure __. On the west side, southern Germantown Avenue consists of conventional strip destination shops with parking and landscaping in the front and/or on the sides of existing buildings. Minimal screening of parking exists. The mass of the buildings on the west side is substantially greater than on the east side. The east side of Germantown Avenue consists of a mixture of residential, industrial and commercial uses. Buildings are of a more pedestrian scale and, with the exception of one apartment complex, do not have parking in front. Residential uses on the east side enjoy varying degrees of setback from property lines

fronting on Germantown Avenue.

6.2 Purpose

The purpose of these guidelines is to improve upon the present unique qualities of this sub-area while rectifying some of its problems. The greatest asset is the relative openness. The goal, therefore, is to enhance this openness while recognizing this sub-area's function as a gateway to the more densely developed northern sub-areas.

6.3 Land Uses

The land uses in this area should comply with the zoning code.

6.4 Design Elements

The design guidelines which apply to the GACA as a whole apply to southern Germantown Avenue. Figure __ shows the design guidelines specific to this sub-area. Design should reflect the area's function as a transition between the green, open space of Fairmount Park's Cresheim Valley and the more densely developed commercial zone north of Willow Grove Avenue. Design should develop a sense of increasing openness as one proceeds south on Germantown Avenue, and conversely, a

sense of enclosure as one progresses north "up the Avenue" to denser development. Design should be sensitive to combining open space and generous landscaping to preserve existing expansive views. Because of the transitional function of this area, each block requires separate discussion.

1) Site Layout: East Side

a) 7600 Block

The Mermaid Inn and adjoining buildings should be preserved. The existing public transit building should be retained. Parking in this area should be in the rear of

buildings and screened from adjacent properties. Public monuments, plantings, and parks should remain. All surrounding open space fronting on both Germantown Avenue and Winston Road should remain.

b) 7700 & 7800 Blocks

The present relationships of buildings to the street should be retained. With the exception of the existing apartment complex site, new buildings should be constructed on existing building lines and in no case have parking in front. All new parking should be provided at the rear of the property. The setbacks of any new construction should be sensitive to adjoining properties.

c) 7900 Block

Present building-to-property lines must be maintained. Sensitivity to the historic character of this area is required. Existing open space should be preserved.

2) Site Layout: West Side

a) 7600 and 7700 Blocks

New construction should have all parking in the rear. Buildings should have a minimum 10 foot planting strip in the front and be generously landscaped. Mass of building should be sensitive to east side structures.

b) 7800 Block

New construction should be set back from front

property lines by a minimum of 10 feet and be generously landscaped. Corner properties should have a minimum of 8 feet of planting strip along side street frontage. Parking should be well-screened and placed in the rear of all buildings. Spaces between buildings should provide pedestrian walkways to Germantown Avenue and not be used for parking lot entrances.

c) 7900 Block

New construction should be to existing building lines. Empty spaces between the buildings should be landscaped and well-maintained.

3) Site Lay-out: Winston Road between Mermaid and Moreland Avenues. Guidelines to be written.

6.4B Building Massing

No new buildings should be more than 100 feet in frontage on Germantown Avenue, nor more than three stories high.

6.4C Building Facades

a) The building facades facing Germantown Avenue should be divided into no more than 30-foot units with entrances no more than 30 feet apart, center to center.

b) The units should be created by breaks in the facade such as cornice line, color, facing material, visible column spacing and/or projecting vertical line of brickwork.

c) New structures or alterations should be of natural materials

sensitive to surrounding structures.

6.4D Sidewalks

When any sidewalk is remade or a new one created, the guidelines in Section 2.3F pertain to this sub-area of the GACA. In addition, every effort is required to preserve the distinctive grassy areas surrounding the sidewalks in Southern Germantown Avenue.

6.4E Landscaping

The guidelines for landscaping for this sub-area are those for the GACA as a whole (Section 2.3E). To enhance the feeling of openness so desirable to this sub-area, it is extremely important that set-backs, empty spaces between buildings, and side yards should be landscaped with a mix of evergreen and deciduous vegetation as well as ground covers. Landscaping in this sub-area should model itself on the natural character of the Wissahickon Woods.