

# COMMERCIAL AND INDUSTRIAL SITES AND STRUCTURES

TEAM G:

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HISTORIC PRESERVATION STUDIO  
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## TABLE OF CONTENTS

- I. Introduction
- II. Methodology
- III. Survey and Identification
- IV. Programs
- V. Recommendations
  - A. Mixed Use to Residential Conversion
  - B. Industrial Heritage Corridor
  - C. New City Landmarks
  - D. Germantown Avenue Commercial Development Corporation
  - E. Conservation Districts
- VI. Conclusion

## I. INTRODUCTION

Commerce and industry have been important aspects of Germantown Avenue's history. The extensive number of commercial, mixed use, and industrial structures in the study area document the role of commerce and industry in the area's development.

While many of the older commercial structures in the study area are city-certified landmarks, the historic significance of some commercial structures and most of the industrial structures remains unrecognized. While some of these resources continue to be used for their original purpose, others have been adaptively reused, significantly altered, vacated, or abandoned.

Team G has worked to further identify commercial, mixed-use and industrial structures, assess the particular preservation concerns facing these structures at their various sites, and recommend strategies for their preservation.

## II. METHODOLOGY

Our methodology was:

- studying the reports of Teams A-C for information relevant to our topic,
- visiting sites and evaluating resources, creating a list of threats and advantages,
- identifying and evaluating existing commercial and industrial development programs
- recommending the utilization of :
  - traditional preservation tools
  - modifications to existing programs, and
  - creation of some new programs.

### III. SURVEY AND IDENTIFICATION

#### A. Research

Team G's work began with an analysis of the data provided by the documentation work Teams A-D completed in the first part of the course. We gathered the following information:

Locations of concentrations of commercial and mixed use properties along Germantown Ave. from Team B's existing use map.

Locations of commercial and industrial uses off Germantown Ave. from Team C's zoning map.

Areas where existing use along Germantown Avenue differed from zoning by placing an overlay of the zoning map onto the existing use map.

Locations of National Register Districts and Local Landmarks protected currently protected by ordinance from Team D's map.

Locations with high commercial vacancy rates from Team B's thorough survey of the avenue.

#### B. Field Work

We determined that we needed to gather more information about specific resources and categories of resources, such as industrial properties, off-Germantown Avenue commercial structures, 20th century commercial structures, scattered commercial sites, and mixed-use segments of Germantown Avenue. We targeted areas for field survey based on the information gathered above.

During visits to selected sites, and the main commercial districts of each of the three communities, we completed survey forms indicating conditions, occupancy, integrity and use in order to gain insight into the significant threats to these resources.

### **C. List of Threats & Advantages to Historic Properties**

We used our observations and surveys to formulate a list of the major threats to historic commercial and industrial fabric. These are:

- Abandonment
- Vacancy
- Inappropriate rehabilitations, additions
- Changing Context

We also identified activities which favored the preservation of historic structures. These included:

- Continued use
- Adaptive reuse
- Rehabilitation
- High activity levels

IV. IDENTIFICATION/ANALYSIS OF EXISTING PROGRAMS  
FOR COMMERCIAL AND INDUSTRIAL  
STRUCTURES AND ACTIVITIES

**A. Building-Oriented Tools**

Programs and laws exist for the preservation of historic structures. It is important to identify these and examine the extent and efficacy of their use in the study area. From this analysis, we could proceed with suggestions for further application of existing tools or the creation of new tools. The Team identified the follow tools:

**National Register Listing**

An honorary recognition of national, state, or local historic significance. The only protection it offers is under Section 106 of the National Historic Preservation Act which requires that federally funded projects undergo review for adverse impact on the listed or eligible structure or district. National register properties can be eligible for grants.

**City Certification**

Subjects property to the Philadelphia Historic Preservation Ordinance. Requires review for alteration, can require maintenance and prevent demolition.

**Rehabilitation Tax Credits**

Federal Tax Credit granted for qualified rehabilitation of income producing properties on or eligible for the National Register. Tax Credit may be up to 20% of rehabilitation costs

**Zoning Controls**

Regulate use, density, setbacks.

## **B. Business-Oriented Tools**

Philadelphia recognizes the importance of a strong commercial and industrial base for employment and revenue purposes. To that end, numerous programs seek to enhance commercial and industrial activities by providing assistance and incentives. The activities of these groups, while not necessarily preservation oriented, must be considered along with the standard preservation tools as vehicles for preserving industrial and commercial structures, because they have the potential to impact the use or demolition of historic commercial and industrial properties.

### **Enterprise Zones**

Marketed and administered in Phila. by the Phila. Industrial Development Corporation and the Phila. Dept. of Commerce. Enterprise Zones offer an extensive package of incentives for businesses including tax credits for building rehabilitation, expansion, and improvement; low interest loans; utility discounts; rebates for job training expenditures; and security improvement rebates

### **Neighborhood Commercial Revitalization Corridors**

Administered by the Philadelphia Commercial Development Corporation, (PCDC), this program identifies areas which are then targeted for small business loans, technical assistance, contractor assistance, real estate development (including housing), crime prevention, promotions, storefront improvements, and cleanup.

### **Small Business Development Centers**

Organized by Wharton, LaSalle, and Temple, these offer training to small business owners in the basics of finance, management, planning. They receive some state and federal sponsorship.



**Community Development  
Corporations**

Only a few operate in the study area, including the Greater Germantown Community Development Corp. which focuses on residential properties. They are able to leverage public funding and some investment to undertake development projects, which may include rehabilitation.

**Parking Foundations**

Utilized in Chestnut Hill, the parking foundations represent a united effort by merchants to create off-street parking.

### III. RECOMMENDATIONS

To create recommendations for the preservation of commercial and industrial properties we:

1. explored further use of existing "traditional" preservation tools
2. analyzed the impact of revitalization programs on preservation
3. investigated how preservation could be "piggy backed" onto commercial and industrial revitalization programs
4. developed new tools where we perceived an unmet need or an opportunity to enhance preservation efforts

Our recommendations fall into five general categories. While we suggest that these strategies could be applied widely within the study area, we chose specific sites to illustrate the purpose of each set of recommendations. The categories are:

- A. Conversion of Mixed-Use to Residential
- B. New City-Certifications
- C. Industrial Heritage Corridor
- D. Community Development Corporation for Germantown Avenue
- E. Conservation Districts

## **A. Conversion of Mixed-Use to Residential**

Vacancy of mixed-use structure in lower Germantown averages about 50%, and is higher in many blocks. Revitalization of unused and underused mixed use commercial structures in lower Germantown requires careful consideration of a mixed bag of issues.

First and foremost , one must realize that business requires one essential incentive to succeed and prosper--profit. No matter how cute the building or trendy the landscape design, without profit no business can exist. Revitalization hopes must focus on planting a small business crop and nurturing a healthy environment of profit. For profit to occur, shoppers must purchase the goods being offered. But where do shoppers come from? How do they get there? What do they buy? These questions are certainly on the mind of any potential business operator.

To become a shopping destination like the area along Chelton Avenue, businesses must first thrive on local pedestrian shopping by offering the basic necessities, commercial establishment that depend on disposable income will follow, offering sneakers, videotapes, higher priced meals, etc. To support such retail outlets requires a certain number of shoppers to survive, regardless of the amount of disposable income those shoppers have.

Pedestrian traffic is the essential element of a nascent business area. Where do pedestrians come from? For lower Germantown, most shoppers would walk from the immediate residential area, while a lesser number would arrive on public transportation. so the bottom line question is: area these enough residents to support a corner pharmacy or grocery? If not, perhaps some of the mixed use commercial buildings in the middle of the block should be converted into residential units. Nothing special, just basic simple housing with an emphasis on occupant ownership.. This would help maintain the building stock at a higher level of quality and foster neighborhood pride.

## **What must be done:**

### **1. Comprehensive Survey of a Defined Area**

In order to achieve revitalization, a specific geographic area must be selected, such as the 5000 block of Germantown Avenue. By operating on a small scale such as one or two blocks, revitalization can be carefully managed. A complete detailed survey of the area selected, including one or two blocks off the avenue should document the address, current use, date of construction, number of stories, integrity, material, and owner. A listing and mapping of survey information could provide interested businesses or residents with information about what is available.

### **2. Business Education Outreach Program**

It is highly probable that many local residents would like to start their own small business in the designated area, but are unsure how to bring their ideas to the marketplace. They need a low-cost education covering basic business skills, specifically focusing on accounting, marketing, management, and finance. Special attention should be placed on how and where to find start up capital. Wharton, Temple, and La Salle all run Small business Development Centers, as part of a state program. The Temple and particularly the La Salle programs are local resources for Germantown Avenue businesses. These programs offer affordable, accessible, and personal assistance to small businesses.

### **3. Sweat Equity Rehabilitation Programs**

There are many strategies which could be used to reduce the number of vacant buildings. Habitat for Humanity is a well known organization that assists people in making blighted properties livable again. Perhaps the best approach would be to create a program based on Operation Comeback in New Orleans. Operation Comeback works to identify blighted properties in the Lower Garden District of the city and finds owners who are looking for an affordable house that needs some work. Repairs range from minor to major and properties vary from small Creole guest houses to large Victorian mansions. Low interest financing is available for those who qualify, thus

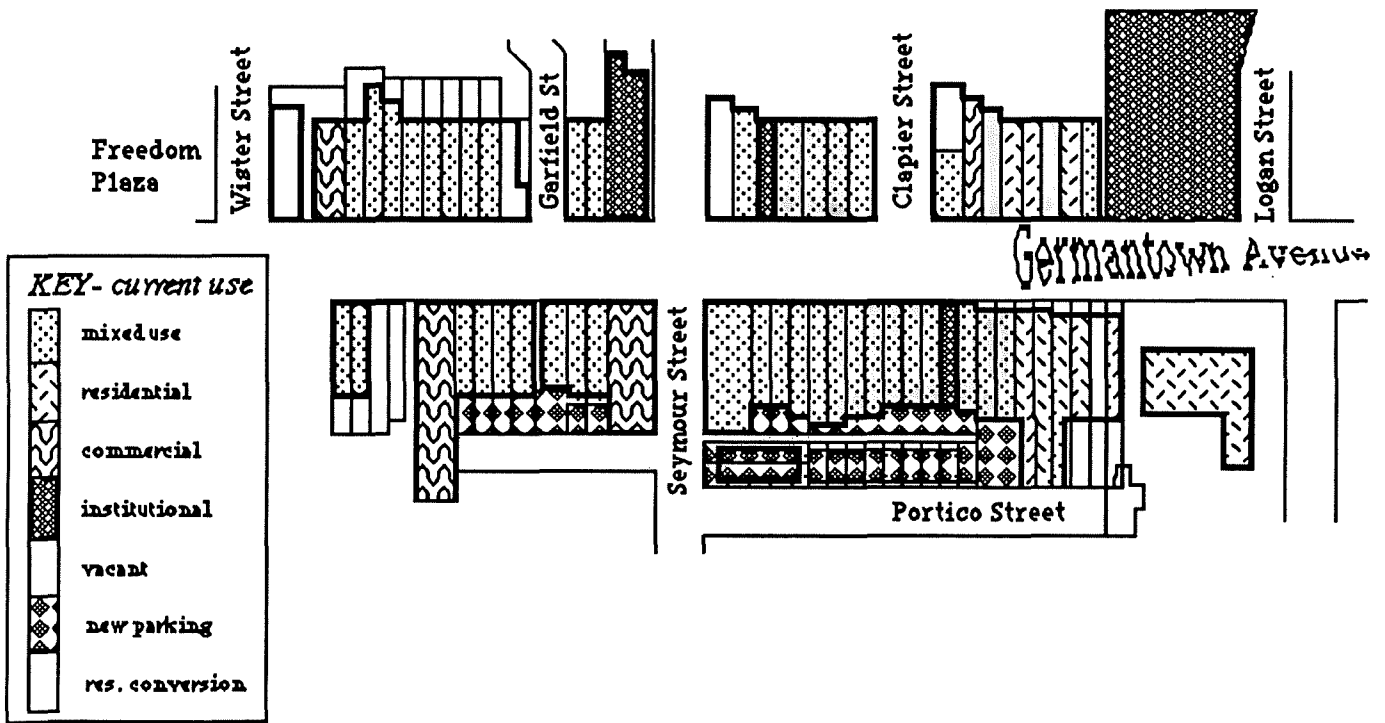
making home ownership possible to anyone willing to pickup a hammer and a paintbrush.

Each fall, Operation Comeback organizes a Christmas in October Program, where properties in need of attention that are owned by elderly or low-income families are identified and given a full fix-up by an army of volunteers during the first two weekends in October of each year. This provides maintenance for those who could not afford or perform such work, generates excellent publicity for housing opportunities in the area, encourages immediate neighbors to cleanup their properties and maintains the ethnic mix of the neighborhood. Operation Comeback receives most of its funding from the local utilities company, while Christmas in October volunteers come from many walks of life. Many large and small businesses get up teams of volunteers, including Texaco, Shell, banks, hospitals, and even the post office. A small scale approach like this could work in lower Germantown.

Lower Germantown can be revitalized, but not by the "attract new business" approach preached by most politicians. Problems must be solved on the local level by the individuals who live there. The best planning in the world will fail if this is not taken into consideration. Why should large corporations receive tax breaks to locate in a new area? Why not strengthen existing locally owned business? Is it not preferable to have a small businesses open a second or third location rather than just another franchise? By planting and nurturing small businesses, profit remains within the community and is not sent to company headquarters in another state.

# MIXED USE TO RESIDENTIAL CONVERSION

## Lower Germantown



REHABILITATE TO HOUSING IN MID-BLOCK

CREATE PARKING SOLUTIONS

— View of 4916-4956 GERMANTOWN AVE. BETWEEN LOGAN AND SEYMOUR STREETS —





View of W. Side of 5000 Block of Germantown Ave.



View of E. Side of Germantown Ave. NEAR Duval St.



## **B. Industrial Heritage Corridor**

The thread of industrial Germantown that follows the Eastern rail line and the former Wingohocking contains a rich collection of industrial properties and needs further recognition and celebration. A Germantown Industrial Heritage Corridor should be created as a National Register District to help interpret some of the remnants of past eras as well as focus positive attention on the properties and their present occupants.

Germantown has been an industrial stronghold the seventeenth century settlers first started building small mills on the Wissahickon Creek. Throughout the 18th century mills proliferated, powered by 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. In 1809, William Logan Fisher built the first textile mill on the Wingohocking, East Germantown's main water source. By the 1830s and 1840s the textile industry boomed in Germantown, and 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 drew industry to sites along its route through East Germantown. Along with the railroad, the Wingohocking drew industry as well. The Wingohocking, now in culverts under Belfield Avenue, provided power and served as a conduit for the sewage produced by the mills. Towards the end of the 19th century, industry began to cluster at Wayne Junction near the Reading Line, but it did not really decline in East Germantown until after 1945.

Approximately 45 buildings and building complexes associated with the industrial and textile heritage of the Wingohocking corridor remain today. These resources should be recognized as part of an important industrial heritage corridor which continues to be used for industry. Many 20th century buildings appear among the 19th century mills. Some of these have acquired historical significance of their own and would contribute to a district. While the character of the area as an industrial district has changed, it remains very similar to its 19th century beginnings.

The network of streams, millponds, races and creeks recorded on older maps offer the potential of reading a complex industrial landscape, as a few of the sites retain some of their surrounding open land. While the 18th century character of working mills in a rural setting has been lost, archaeological remnants may be unearthed in Wister's woods. The rich possibility for urban industrial archaeology in this area should be included in a survey.

Extant residential rows and mansions add greatly to the richness of the proposed National Register district. In particular the character of the 19th century community and the pattern of its development is still readable in the workers' rows on Belfield and Penn, and in the Mansions high on the hills above the Wingohocking along Church Lane. The distinctive infill middle class housing may also relate directly to the businesses. Writing the nomination for the residential aspect of the district requires more research.

#### **Use of Historic Preservation Tax Credits:**

A National Register Historic District will facilitate qualification for the historic rehabilitation tax credit. Rehabilitation of selected older properties along the corridor could turn them into anchors for revitalization and historic interpretation. The rehabilitation of one or more of the vacant buildings on Lena St., where a few buildings have already been rehabilitated might form a starting point for revitalization of a larger area. In order to educate and interest business people in rehabilitation of older industrial buildings for new industrial and commercial uses, this select rehabilitation could be done as a well publicized demonstration project. Support might come from National Industrial Heritage and Urban History projects; the Society for Industrial Archaeology; LaSalle University, which owns some older mills; the Seminary of St. Vincent de Paul, which also owns rehabilitated mills; and corporations, foundations, and individuals.

## **2. Piggy-backing Preservation Concerns Onto Existing Revitalization Programs.**

Several very good incentive and educational programs already target our study area. Incentive programs target specific areas in need of business revitalization and provide services and financial opportunities for new and existing businesses. The Pennsylvania Enterprise Zone program has designated Germantown a part of its Hunting Park West Zone which mostly benefits industrial businesses. The Philadelphia Commercial Development Corporation has also targeted Germantown with two commercial revitalization districts on Germantown Avenue, one at Chelton and one farther south. Educational programs exist at many levels, but the most important of these are the university run Small Business Development Centers sponsored by the state. In Germantown, LaSalle College runs a very good program which gives personal attention and offer seminars to local business people.

### **OPPORTUNITIES FOR "PIGGY-BACKING:"**

#### **a. Industrial Business Incubator**

Business incubators, providing low rent, multi-tenant facilities with support services for fledgling businesses are associated with some of these programs. One does not appear to exist presently in the Germantown area, although there is at least one person trying to start one. The previously described Industrial Rehabilitation Demonstration Project could be aimed at creating an Incubator for small manufacturing firms. The concept might be expanded to include several neighboring buildings linked in services and managerial assistance. Connecting these two projects could create an opportunity for broader based financial support as well as more promotional possibilities.

## **b. Combining Credits**

A real link with historic does not exist in the Enterprise Zones , even though rehabilitation is encouraged. The combination of incentives available through the Enterprise zone state tax credits and the federal historic rehabilitation tax credit could become a substantial financial tool for business entrepreneurs. Depending on the type of project, the combination of credits could range from 30% to 50% of the cost of rehabilitation. Additionally, minority business development programs offer additional incentives for businesses located in an enterprise zone.

## **c. Changing the City's Industrial Land Use Policy**

The Philadelphia City Planning Commission's *Industrial Philadelphia: A Study of Industrial Land Uses* (c.1991) assesses the uses and vacancy and real estate trends of the city's industrially zoned land. It concludes with recommendations for actions to preserve and promote industrial land use in industrial districts. The report does not support or recommend the preservation of existing industrial buildings. In fact, one of the recommendations reads as follows:

The City should acquire and demolish obsolete industrial buildings. The City, through PIDC, has been instrumental in the assembly, development and marketing of vacant industrial land. As this study has noted, vacant industrially zoned land in the City is a finite resource. There are, however, many obsolete industrial buildings along the Delaware River and in North Philadelphia that contribute nothing but blight and safety hazards to their surrounding neighborhoods. (p.61)

In addition, the study's introduction notes that industrial land is a "write down" for the city in its grant programs, and with federal and state programs industrial land can be the city's matching contribution. This creates an incentive for demolition. The study finds that at the present rate of PIDC activity the city will use up its supply of industrially zoned vacant land in 12 years, yet the numbers of vacant industrial buildings continue to increase at a very high rate. The study's contention is that it is the vacant land in the PIDC industrial parks that attract firms because they can create

facilities tailored to their specific needs. Additionally, the study reports that businesses tend to avoid sites with older buildings because the potential clean up and demolition costs make the land too costly.

All of these facts and perceptions undermine chances for preservation of industrial heritage resources. The recommendation to demolish buildings, without even assessing their significance follows the now criticized blight-clearance philosophy of the urban renewal in the 1950s and 1960s.

### **City Funded Rehabilitation**

The provisions for "writing down" vacant land must be changed to include structures in good condition. Instead of spending considerable public money to demolish historic buildings, the same money could be spent on stabilization and limited rehabilitation to create historic shells in good condition. The city presumably would have paid for any environmental clean up of the site any way. The rehabilitation money would benefit local construction firms with this expertise. This should only be proposed for a limited number of properties so preservationists need to make choices about relative significance.

### **3. Revolving Fund for Business Redevelopment:**

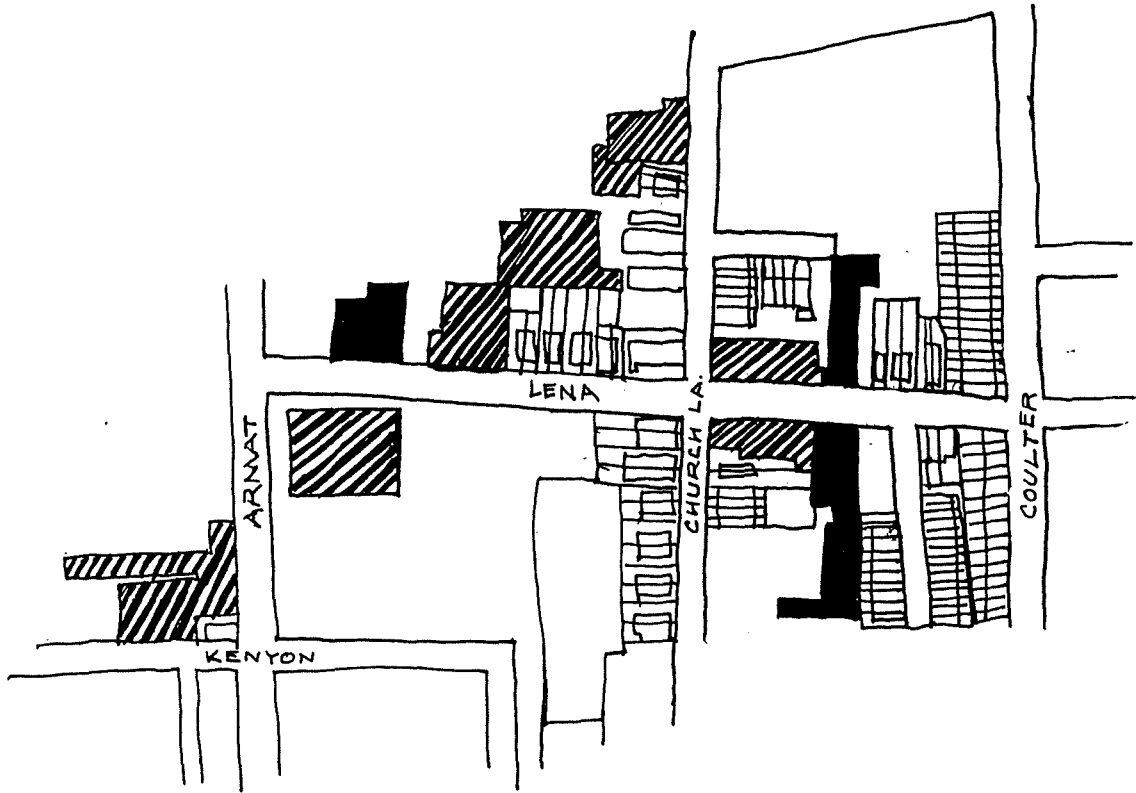
A neighborhood revolving fund for industrial and commercial redevelopment might be set up with help from established industrial and commercial businesses in the area, local banks, SEPTA or other rail line, as well as possible government or private grants. The combination of interests in re-using the buildings and encouraging investment may be important in securing various special interest grants.

### **4. Re-zoning:**

Where zoning allows unrestricted heavy industry on blocks which still contain residential rows may be detrimental to the precarious neighborhood, the zoning should be changed in this time of low demand before development makes it controversial. The unrestricted heavy industrial uses are more appropriate along Stenton and Berkeley where they are now clustered.

# INDUSTRIAL HERITAGE CORRIDOR

## Lena Street



- - POTENTIAL REHABILITATION
- ▨ - OCCUPIED INDUSTRIAL

NATIONAL REGISTER DISTRICT

DEMONSTRATION TAX CREDIT PROJECT

ENTERPRISE INCUBATORS

### **C. New Landmarks and Districts**

Overlooked resources types should be surveyed and inventoried, with the goal of nominating additional structures for city-certification, thereby ensuring that these structures enjoy the protection of the city's Historic Preservation Ordinance.

Overlooked resources include:

#### **1. 20th Century Commercial Buildings in the Cheltenham Avenue Corridor**

Cheltenham Avenue in central Germantown has evolved from a Nineteenth century mixed commercial and residential district to a vibrant Twentieth century commercial corridor. The development of this commercial center from circa 1928 through the late 1950s has resulted in a built environment composed of significant and contributing commercial buildings, particularly of the Post-World War II period (1945-ca. 1962).

Twentieth century buildings from the period 1928 to 1962 have been assessed to determine their eligibility for city certification by the Historical Commission of Philadelphia. To this end, buildings deemed "significant" would be considered eligible. Among the buildings are a 4-story retail buildings housing "Alston's Carpets" located at 304-06 W. Cheltenham Avenue, and "Woolworth's", located at 5611 Germantown Avenue on a block adjoining the Cheltenham Avenue commercial corridor.

Both of these buildings have retained a high level of architectural integrity and considerable exterior design fabric. The condition of the "Alston's Carpets" building is "good," while the "Woolworth's" building can be considered as "very good." "Alston's Carpets" contains a facade composed of a storefront with large plate glass, while its upper stories contain no fenestrations, but are embellished by a veneer of relief panels with exuberant Art Deco decorative motifs, mainly floral imagery, culminating in a wide cornice band of such ornamental embellishment. "Woolworth's", on the other hand, is a particularly strong example of Streamline Modern. The

two-story building, with its exterior composed of glazed enamel-veneer masonry, a central bay curved-edge parapet beneath which are pairs of tall, narrow metal casement windows, and other paired metal casement windows, possesses the major qualities of this architectural style.

Both buildings express the use of dynamic new decorative design modes to embellish rather standard buildings form the late 1920s through the 1940s. "Alston's Carpets" and "Woolworth's" are both excellent and rare examples of Art Deco and Streamline Modern, respectively, in the Germantown-Mt.Airy district of Philadelphia.

The post-World War II period buildings located within the Cheltenham Avenue commercial corridor have also been assessed for their significance with regard to city certification. Three buildings, constructed from 1950 to ca. 1961, are considered significant. These are the former C.A. Rowell Department Store located at the southeast corner of Cheltenham and Germantown Avenues, the branch of Provident Bank at 150 W. Cheltenham Ave., and "Modell's Sporting Goods," located at 138 W. Cheltenham Ave.

The Provident Bank branch and "Modell's Sporting Goods" are both notable examples of the "Postwar Modern" style, in which the International Style derived from European sources is adapted to masonry materials such as brick and stone. Both buildings are in very good condition and, because their exterior design fabric remains intact, their architectural integrity can be deemed "excellent." Also, both buildings employ the design vocabulary of Postwar modernism, as evident in the use of strip metal casement windows, large ground level plate glass, projecting flat roofs, and unembellished planar facades.

The former C. A. Rowell Department Store is an excellent example of a Postwar eclectic revival style with strong Neo-Classical design elements and overtones. It is in very good condition, its architectural integrity is "excellent," and it has retained virtually all of its exterior design fabric. The building, at four stories rising to a seven story tower, is also a prominent landmark in the Cheltenham Avenue/Germantown Avenue commercial



district, and it serves as a particularly strong anchor for the intersection of the two commercial thoroughfares.

The preservation of all these buildings would be furthered by city certification, which requires review by the Historical Commission of any proposed alterations to certified properties.

## 2. Applied Building Arts Cluster in Chestnut Hill

The concentration of early Twentieth century to postwar industrial/commercial buildings located at or near the intersection of E. Moreland Avenue and Winston Road requires preservation action. Of the four buildings that compose this group, the large single-story brick industrial building located at the southwest corner of E. Moreland and Winston Road (10 E. Moreland Ave.) appears to be eligible for inclusion on the National Register of Historic Places, if it has not already been included as part of the larger Chestnut Hill National Register District. The annex of this buildings, which accommodates the Willet Stained Glass Studios, is a notable local example of Post-World War II commercial industrial architecture.

The other two buildings in this cluster are smaller single-story gabled-roof buildings housing the B. Marcolina & Sons Marble & Tile Co. (7733 Winston Road.), and the converted single-story stone garage built in 1920 that now accommodates "Benjamin c. Brown, Carpenter & Builder," these buildings appear to be neither eligible for National Register listing nor city-certification. Business expansion at these locations can be accommodated, in the case of the detached single-story buildings, by new infill construction. The design of any new construction would need to be compatible with the scale and present design of the existing building environments.

## 3. Scattered Site Automobile-Related Commercial Structures

Several of the scattered-site automobile repair garages constructed in the early Twentieth century throughout Mt. Airy and Chestnut Hill appear to qualify for inclusion on the National Register or city-certification by the

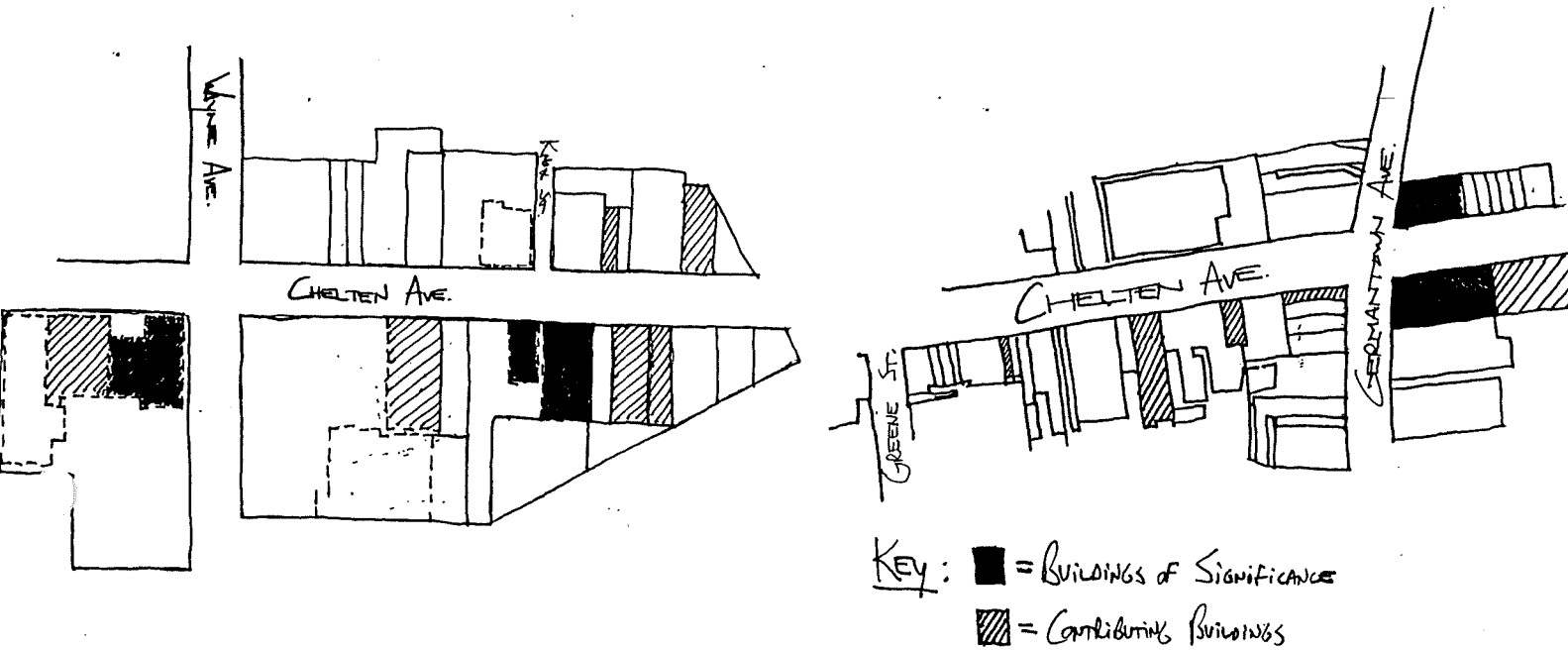
Historical Commission. The most notable examples of this building type are the "Mt. Pleasant Garage" (Lincoln Drive near Mt. Pleasant Ave. in Mt. Airy), the "Norwood Garage" located at 197 Benezet St. near Ardleigh St. in Chestnut Hill, and a former carriage house/garage located at 12 W. Willow Grove Ave. near Germantown Ave. in Chestnut Hill.

Both the "Mt. Pleasant Garage" and the former garage on W. Willow Grove Ave. display a high level of integrity and have retained considerable exterior design fabric. As such, these two buildings appear to be eligible for inclusion on the National Register, if, in the case of the Willow Grove Ave. building, it is not already included as a significant structure in the Chestnut Hill National Register district. These buildings could also comprise a thematic nomination for early Twentieth century repair garages or automobile-related buildings located throughout the city of Philadelphia.

The "Norwood Garage," although its facade has been altered with glass block and brick infill, could be restored to its original physical condition.

# 20TH C. COMMERCIAL PROPERTIES

## Cheltenham Avenue Corridor



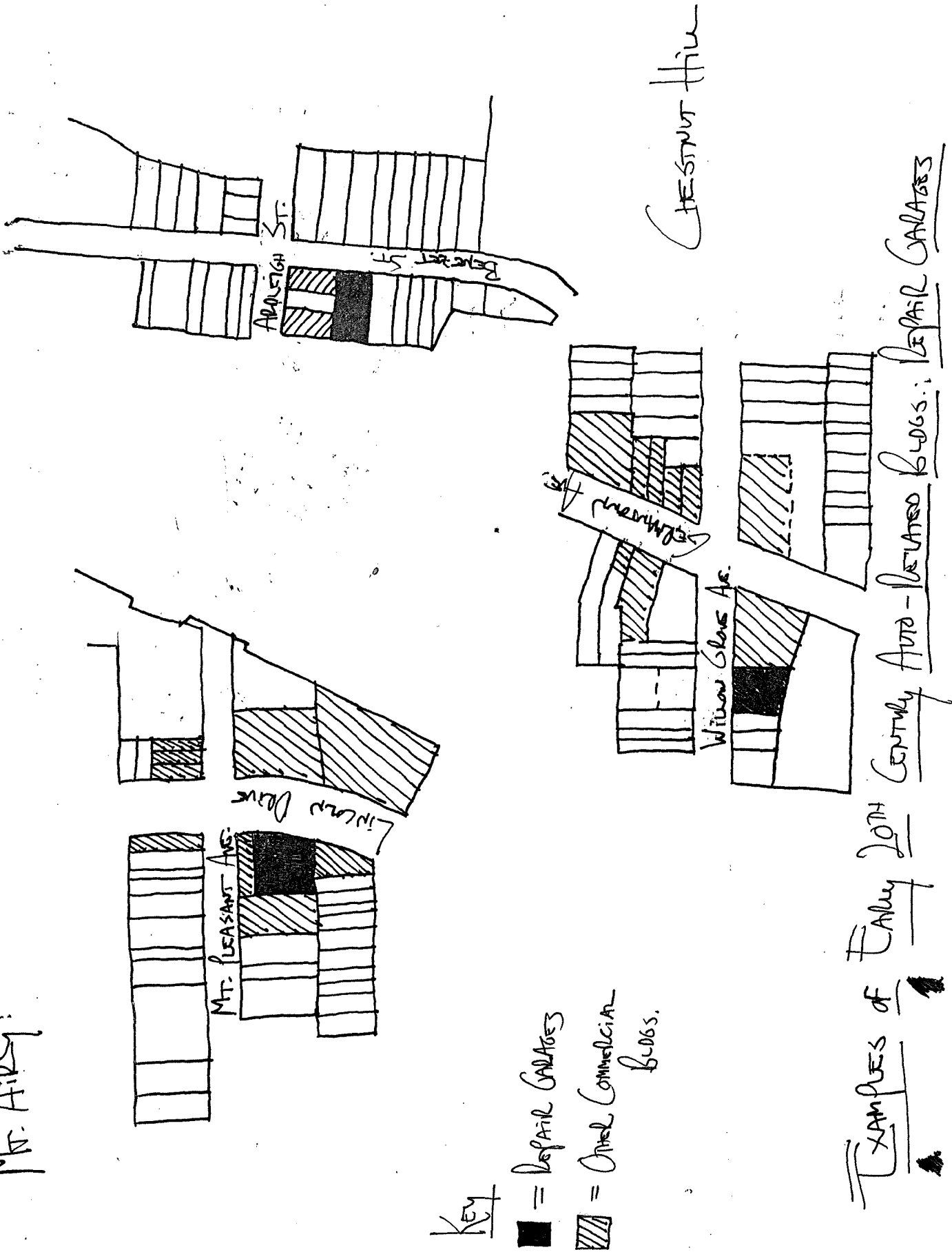
SURVEY AND INVENTORY

DETERMINE SIGNIFICANCE

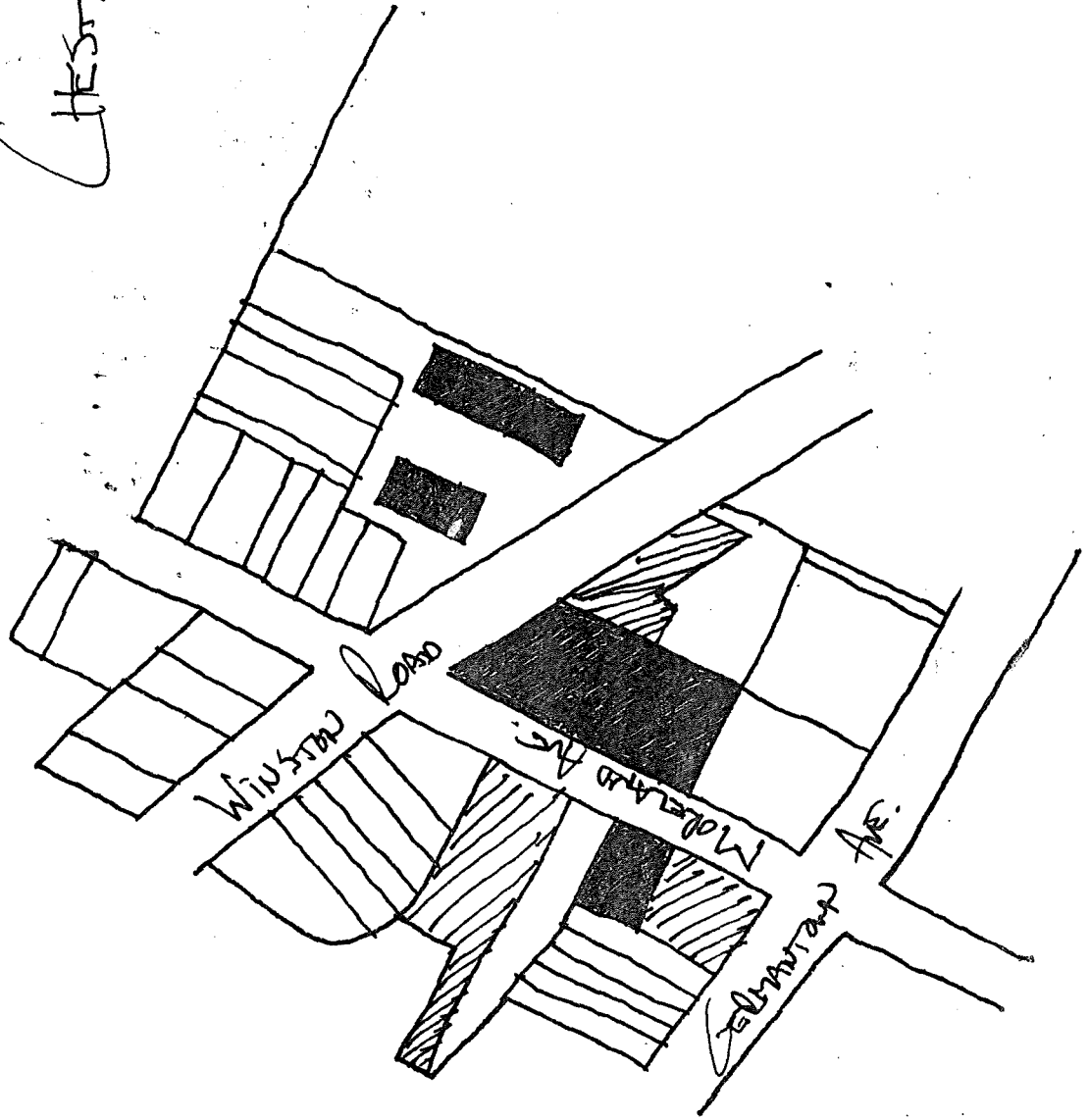
SEEK CITY CERTIFICATION

INCENTIVES FOR PRESERVATION & REHAB.

Mr. Airdy:



"Appico Buss. Arts" District,  
 E. MARIANO AVE. AND WINSTON ROAD;  
 Chestnut Hill



Key:  
 ■ = "Appico Buss. Arts" Industrial Buss.  
 ▨ = Other Commercial / Mixed-Use Buss.



FACTORY LOCATED IN THE WINGHOLKING CORRIDOR



INDUSTRIAL BUILDINGS LOCATED ON LENA ST.



VIEW OF THE CHELTON AVENUE COMMERCIAL CORRIDOR

— FOR ADDITIONAL VIEWS OF THE CHELTON AVENUE CORRIDOR SEE  
SLIDES # 23 - # 27 —



"Benj. C. Blaw, Carpenter" (former garage) - 15 E. Maryland Ave., Chestnut Hill

- For additional views of the "Applied Building Arts District" see slides #8-#11.-





— "MT. PLEASANT GARAGE, LINCOLN DRIVE NEAR MT. PLEASANT AVE., MT. AIRY —

— FOR ADDITIONAL VIEWS OF SCATTERED SITE REPAIR GARAGES SEE  
SLIDES #12 + #13 —  
AND  
#7

#### **D. Community Development Corporation For Germantown Avenue in Germantown and Mt. Airy**

Non-profit Community Development Corporations (CDCs) draw on funding from the city, sponsors, local corporations, and community investment to pursue development projects. A CDC focusing on distressed and problematic commercial and mixed-use properties along Germantown Avenue in Germantown and Mt. Airy could be a conduit for revitalization along the Avenue.

By purchasing and rehabilitating properties, a CDC could spur neighboring property owners to take advantage tax credits and rehabilitate their properties. The CDC could also provide educational assistance as a resource center for private-sector rehabilitation projects.

Redevelopment of mixed-use properties has been completed successfully by the Allegheny West Community Development Corporation at their N. 22nd Street project. (Between Lehigh and Somerset) This provides an excellent model for a mixed-use rehabilitation project on Germantown Avenue. The CDC acquired eight vacant mixed use buildings, creating seven first floor businesses, and sixteen second story apartments. The CDC obtained many of the properties from the City for \$1.00. While this is certainly an inexpensive way to obtain property for redevelopment, it can be a lengthy process, taking up to a year. When a building is in private hands, the CDC will not be able to pay much to acquire the property, and must explore methods such as purchasing the property by payment of the back taxes.

The CDC is involved in the marketing and initial management of its properties. Eventually however, it hopes to transfer the property to the tenants.

#### **Tax Incentives**

Tax incentives, in the form of either a state income tax credit for rehabilitation added to the federal rehabilitation tax credit, or a City property tax abatement or freeze for qualified rehabilitations would help

spur private rehabilitation activity. In Philadelphia, a property tax freeze at pre-rehabilitation values for 10 years or until sale of the property would encourage owners and investors to put money into their properties without fearing that they will be "penalized" by an increased investment. All city-certified buildings could qualify, provided the owner spent a certain percent of the value of the building value on improvements, including landscape, preferably.

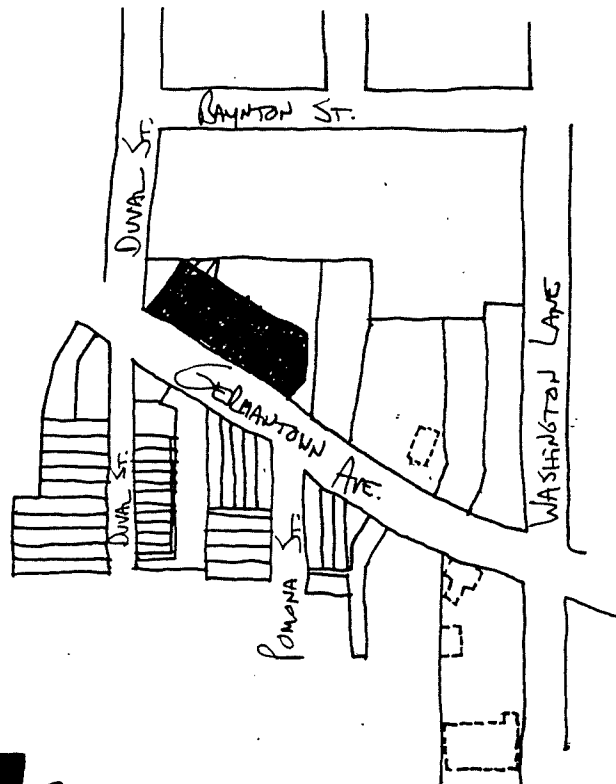
While the city is clearly desperate for revenue, such a tax program would not cause the city to loose any present revenue, and would bring properties back onto the tax rolls. Programs such as this have been widely and successfully used.in other states.

### **Transit Improvements as Incentives for Private Rehabilitation**

Strengthening existing public transportation services along the avenue could help small business by encouraging riders to make more linear trips along the avenue. SEPTA should consider better signage, bus shelters, creation of a thematic route, such as the 76 downtown, utilization of smaller, more frequent shopping shuttles, and free Saturday transit along key shopping routes.

# COMMUNITY DEVELOPMENT CORPORATION

## Germantown Avenue



■ POTENTIAL SITE  
FOR CDC PROJECT

CDC FOR GERMANTOWN AVE.

DEMONSTRATION PROJECT

PRESERVATION RESOURCE CENTER

TAX INCENTIVES

## **E Creation of Conservation Districts with Contextual Zoning Regulations**

While one finds scattered commercial and mixed use buildings all along Germantown Avenue, Germantown, Mt. Airy and Chestnut Hill each has a concentrated business core. These commercial cores need protection to maintain their characters while promoting use and growth. We felt that application of the traditional preservation tool--a historic district--was not appropriate due to the varied building integrity and owners' perceived need for flexibility. Instead, we looked for a tool which would fulfill the following criteria:

- allow for new construction in keeping with the stylistic character of the existing buildings
- provide a basis for general design review of the exterior envelope for both new construction and alterations
- retain the varied character of the area while giving owners flexibility in design and alteration

With these criteria in mind, we propose the creation of a zoning overlay district called a conservation district. The uses and density of the existing zoning for the designated area in would not be changed, but contextual zoning would be added.

Contextual zoning regulates the building envelope, the siting of the building on the lot, and the palette of surface materials. While contextual zoning is not as specific as design guidelines, provides parameters for the building design. Contextual zoning works best in areas where the existing buildings are of a similar massing and orientation to the street, creating a definable character, but do not have a unique historical character. New construction and alterations will be "in the spirit" of the area without being replicas of the existing buildings.

We propose the creation of three Conservation Districts, one in Chestnut Hill, one in Mt. Airy, and one in Germantown. The Chestnut Hill District will

include all properties adjoining Germantown Avenue from Chestnut Hill to Willow Grove Avenue. The Mt. Airy district will include all properties adjoining Germantown Avenue from Allen's Lane to Mt. Pleasant Avenue. The Germantown District will include all properties on Germantown Avenue from Price Street to Schoolhouse Lane, and Cheltenham Avenue from Kenyon Street to Wayne Avenue. Our preservation concerns were similar in both areas with each District incorporating the main business core of the two communities.

In the Chestnut Hill District most of the buildings are two story row buildings. Built to the edge of the sidewalk, they provide a continuous commercial backdrop for the street. These buildings incorporate a mix of commercial and residential uses. Parking is provided in metered spaces along Germantown Avenue, or behind the commercial buildings in shared lots accessed off the side streets. Signs on Germantown Avenue direct shoppers to the lots. The historic commercial buildings in this area have been greatly altered, which is further reason to utilize a conservation district rather than a traditional Historic District.

The Mt. Airy District, extending from Mt. Pleasant Avenue north to Allen's Lane, incorporates a mix of stores, offices, and restaurants, housed in early 20th century commercial buildings and mixed use buildings. Most of these buildings are city-certified historic structures. One of the finest buildings is the old movie theater, whose facade has been severely altered, however. Some street scape improvements have been made in recent years. However, the area is presently experiencing a high vacancy rate.

The Germantown Avenue District incorporates a varied collection of buildings ranging in construction dates from the late 19th Century to Post World War II. These structures reflect changing building technologies and approaches to commercial architecture. The buildings concentrated at the intersection of Cheltenham and Germantown Avenues tend to be larger department store scale structures, and the scale decreased as one moves away from the intersection. Row buildings similar in scale to those in the Chestnut Hill District are situated at the boundaries of this District and continue along Germantown Avenue. The buildings in this area extend to the

sidewalk with no setback. This area functions as a destination commercial center for many surrounding neighborhoods. Few residential structures are found within its borders. Parking can be found along the street, but several large parking lots west of Germantown Avenue and east of Chelton serve the area.

While a Conservation District does not change the zoning of an area, it does provide certain guidelines for the building envelope governing both new construction and alterations that occur within its boundaries. We propose the following general guidelines:

- The facades of all buildings must be built to the sidewalk with no side setbacks.
- The minimum building height will be determined by the buildings surrounding the site. Additional stories/height must be set back from the front facade and not exceed the height allowed by the current Zoning Code.
- The choice of materials must reflect the context.
- Parking shall be provided on the street or to the rear of the site, **not** within the front portion of the site.

Proposed construction projects will be reviewed by Licensing and Inspections with the assistance of the Historic Commission, but will not undergo specific design guideline review.

### **Parking and Transit**

Good public transit serves all these districts. While this is heavily used, particularly by shoppers in Germantown, private automobiles continue to be the dominant mode of transportation.

The requirement that parking be located behind structures within these particular Conservation Districts indicates that parking must be created in

alternative locations. New construction during the 1980s typically provided parking by setting the building back from the sidewalk and creating a parking lot along the street edge of the property. We feel that this diminishes the vitality of the street as a pedestrian commercial thoroughfare, and propose alternatives to this type of parking.

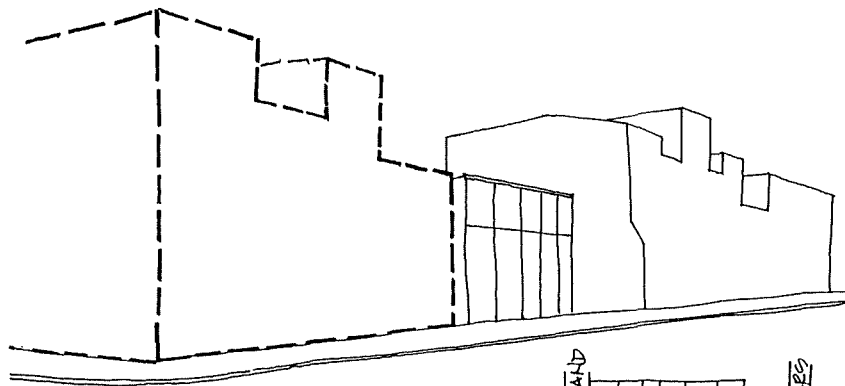
The Chestnut Hill community has created an organization called the Parking Foundation. This Foundation leases the rear portions of several continuous commercial properties to create communal parking lots accessed off side streets. Attendants staff these lots to collect fees and provide security. Participating businesses will validate parking tickets to offset the nominal fee. The Foundation maintains the lots, which appear clean and well used. Consistent signage on Germantown Avenue alerts the shopper to the existence of these parking lots and directs them to the entrances. Chestnut Hill appears to have found a successful way to provide secure parking while protecting the character of the street edge.

This type of program would be harder to achieve in Mt. Airy and Germantown, but could certainly serve as a model. Heightened concern about security in these areas and the fact that fewer deep rear lots are available for the creation of communal rear parking lots. An organization similar to the Chestnut Hill Foundation could create parking in Mt. Airy, or improve the large lots off Chelton by maintaining them, and providing better directional signage.



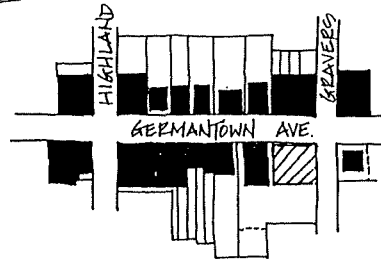
# CONSERVATION DISTRICT

## Chestnut Hill



### KEY

- ▨ STUDY AREA
- EXISTING BLDGS.



## CONTEXTUAL ZONING

- \* RETAIN SCALE AND MASSING
- \* NO BUILDING SETBACKS
- \* COMPATIBILITY OF MATERIALS



VIEW OF W. SIDE of 8600 BLOCK of GERMAN TOWN AVE., CHESTNUT HILL



NORTHWEST CORNER of CLARK'S LANE AND GERMAN TOWN AVE., CHESTNUT HILL

## IV. CONCLUSIONS

### A. Issues for future investigation

We would like to learn more about the relationship of existing commercial and industrial development programs and preservation. This would help us make additional suggestions about ways preservationists can build links with these activities.

We would also like to learn more about the impacts various existing projects and programs have actually had over time, since we were only able to study the area during a very small time frame, while considering projects that take a long time to organize and implement.

### B. Possible Design Projects

- \* A Small Business Incubator in the Industrial Heritage Corridor
- \* A conversion of mixed-use to residential, with parking solutions
- \* A mixed-use rehabilitation project involving the linking of internal spaces to create more flexible spaces
- \* An infill building on one of the vacant sites in the Chestnut Hill Conservation District
- \* An Interpretation Plan for the Industrial Heritage Corridor

# FIELD SURVEY NOTES

# Sample Sheet of Database for Commercial + Industrial Buildings

**address** 4900 block Wayne Ave., W. side  
**use** automotive  
**date** 1900  
**type** m  
**# stories** 2  
**condition** g  
**integrity** f  
**material** b

**address** 4900 block Wayne Ave., W. side  
**use** church  
**date** 1910  
**type** c  
**# stories** 2  
**condition** p  
**integrity** f  
**material** b

**address** 4900 block Wayne Ave., W. side  
**use** barber  
**date** 1910  
**type** m  
**# stories** 2  
**condition** g  
**integrity** g  
**material** b

**address** 4900 block Wayne Ave., W. side  
**use** bakery  
**date** 1900  
**type** m  
**# stories**  
**condition** g  
**integrity** f  
**material** b,st

**address** 4900 block Wayne Ave., W. side  
**use** grocery  
**date** 1900  
**type** m  
**# stories** 3  
**condition** g  
**integrity** f  
**material** b

**address** 5000 block Wayne Ave., W. side  
**use** medical  
**date** 1900  
**type** m  
**# stories** 3  
**condition** g  
**integrity** f  
**material** b

**address** 5002 Wayne Ave.  
**use** non-profit  
**date** 1900  
**type** m  
**# stories** 3  
**condition** g  
**integrity** p  
**material** b

**address** 5000 block Wayne Ave., W. side  
**use** restaurant  
**date** 1900  
**type** m  
**# stories** 2  
**condition** g  
**integrity** g  
**material** b

# Germantown Commercial/Industrial Building Survey

address	4900 Block W. Wayne	user	Garage	date	1900
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	br
address	4900 block W.	user	church	date	1910
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	br
address	4900 block W	user	bank	date	1910
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	br
address	4900 bl. W. Wayne	user	Bakery	date	1900
type:	comm. industrial mixed	# of stories		condition:	G F P
				integrity:	G F P
				material	br - stucco
address	4900 bl. W. Wayne	user	Rest. / Groc.	date	1900
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	br
address	5000 B. W. Wayne Ave	user	medical	date	1900
type:	comm. industrial mixed	# of stories	3	condition:	G F P
				integrity:	G F P
				material	br
address	5002 W. A.	user	S.W. GT Comm Dev. Corp.	date	1900
type:	comm. industrial mixed	# of stories	3	condition:	G F P
				integrity:	G F P
				material	br
address	5000 block W. Wayne Ave	user	Rest. / Paint / S/L / Barber	date	1900
type:	comm. industrial mixed	# of stories	2+3	condition:	G F P
				integrity:	G F P
				material	br
address	5100 W. A.	user	?	date	1920
type:	comm. industrial mixed	# of stories	3	condition:	G F P
				integrity:	G F P
				material	br
address	451 <del>Way</del> Ave. Queen Ln.	user	Spa Fixtures Garage	date	1890
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	br
address	<del>451</del> 460's Qu Ln.	user	Religious / Vac. / Auto parts	date	1900
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	br
address	340's-50's Sl. Qu. Ln.	user	Vac / bar / Groc.	date	1900
type:	comm. industrial mixed	# of stories	2+3	condition:	G F P
				integrity:	G F P
				material	br
address	200 Sl. Qu. Ln	user	bar	date	1900
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	br
address	306 Qu Ln.	user	Groc.	date	1900
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	br - stucco
address	280 Qu Ln.	user	Dry Clean	date	1900
type:	comm. industrial mixed	# of stories	3	condition:	G F P
				integrity:	G F P
				material	br - stucco
address	240's Qu. Ln.	user	Res.	date	1900
type:	comm. industrial mixed	# of stories	3	condition:	G F P
				integrity:	G F P
				material	br
address	5510 Wayne Ave	user	flour sh	date	1910
type:	comm. industrial mixed	# of stories	2.5	condition:	G F P
				integrity:	G F P
				material	frame
address	5520 W. Ave	user	frame shop	date	1900
type:	comm. industrial mixed	# of stories	2.5	condition:	G F P
				integrity:	G F P
				material	stone

# Germantown Commercial/Industrial Building Survey

address 135 W.C.A. user Liquor date 1960  
 type: comm. industrial mixed # of stories 1 condition: G (F) P integrity: G (F) P material br + stucco

address 137 A W.C.A. user Rest. date 1960  
 type: comm. industrial mixed # of stories 1 condition: G (F) P integrity: G (F) P material Alum.

address 139-BW.C.A. user Grocer date "  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material "

address 139 W.C.A. user Fashion date "  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material "

address 141 W.C.A. user Video (Vocars) date 1970  
 type: comm. industrial mixed # of stories 1 condition: G (F) P integrity: G (F) P material br.

address 143 W.C.A. user Rest - Bongo date 1970  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: G F (P) material stucco on brick

address 151 W.C.A. user Speedy Muttler date 1980  
 type: comm. industrial mixed # of stories 1 condition: G (F) P integrity: (G) F P material Conc. block

address 161 W.C.A. user Rest. - KFC date 1980  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material stucco

address 169 W.C.A. user Rest. - Burger King date "  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick

address 5603 GREENWOOD ST. user Beauty Salon date 1890  
 type: comm. industrial (mixed) # of stories 2.5 condition: (G) F P integrity: G (F) P material stone

address 5602 Gr. St. user Rest. date 1920  
 type: comm. industrial (mixed) # of stories 2 condition: (G) F P integrity: G (F) P material stucco structure

address 5600 Gr. St. user Beauty Salon date 1890  
 type: comm. industrial (mixed) # of stories 2 condition: (G) F P integrity: G F (P) material br + stucco

address 5532 Gr. St. user Dry cleaner date 1990  
 type: comm. industrial (mixed) # of stories 2.5 condition: (G) F P integrity: G F (P) material stone (br. stucco)

address 5530 Gr. St. user snacks date "  
 type: comm. industrial (mixed) # of stories 2.5 condition: (G) F P integrity: G F P material "

address 5528 Gr. St. user Real Estate date "  
 type: comm. industrial (mixed) # of stories 2.5 condition: (G) F P integrity: (G) F P material stone

address 5523 Gr. St. user Veterinary date 1900 1900  
 type: comm. industrial (mixed) # of stories 3 condition: (G) F P integrity: (G) F P material stone

address 5521 Gr. St. user Dentist date "  
 type: comm. industrial (mixed) # of stories 3 condition: (G) F P integrity: (G) F P material "

address 5519 Gr. St. user Art supply date "  
 type: comm. industrial (mixed) # of stories 3 condition: G (F) P integrity: (G) F P material "

5517 Gr. St. same but vacant

# Germantown Commercial/Industrial Building Survey

address	65 W.C. A.	user	Jeweler	date	1980
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	TC steel stud
address	67 W.C.A.	user	Gifts	date	1980
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	"
address	69-71 W.C. A.	user	Pharmacy	date	"
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	"
address	101 W.C. A.	user	optical	date	1940
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	Limestone clad
address	103 W.C.A.	user	Furniture	date	"
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	"
address	107 W.C. A.	user	Rest.	date	1970
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	br.
address	109 W.C. A.	user	Elect.	date	1970
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	br.
address	111 W.C. A.	user	Shoes	date	"
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	"
address	113 W.C. A.	user	Jeweler	date	1963
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	Con. steel clad
address	115 W.C. A.	user	5+10	date	1946
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	Concr. + br.
address	117 W.C. A.	user	Admanc	date	"
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	"
address	121 W.C.A.	user	bingo	date	1950
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	Limestone clad. on br.
address	123 W.C. A.	user	5+10	date	"
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	"
address	125 W.C. A.	user	Discount	date	1960
type:	comm. industrial mixed	# of stories	2	condition:	G F P
				integrity:	G F P
				material	br. + con. st. clad
address	127 W.C. A.	user	Electronics	date	1950
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	br + con. st. clad
address	129 W.C.A.	user	Wigs	date	"
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	"
address	131 W.C.A.	user	Jeweler	date	"
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	"
address	133 W.C.A.	user	P.O.	date	"
type:	comm. industrial mixed	# of stories	1	condition:	G F P
				integrity:	G F P
				material	"



# Germantown Commercial/Industrial Building Survey

address 5529 W. Ave. user Veterinary date 1960  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material br.

address 5532 W. Ave. user medical date 1970s  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material br.

address 5540 W. A. user Midas date 1970s  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material br.

address 23<sup>E</sup> Chelton Ave user Paint date 1950s  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material enamel coral

address 24 E. Ch. A. user Rest. date 1910  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material br.

address 19 E. Ch. A. user Bar date 1920  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material br.

address 17 E. Ch. A. user Shoe Rep. date 1970  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material br.

address 15 E. Ch. A. user Clothes date 1910  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material br. - A.S.D.

address 13 E. Ch. A. user Fish mkt. date 1910  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material br. - A.S.D.

address 11 E. Ch. A. user Shoes date 1940s  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material br., Sto., Concr.

address 5700 GT. A. user Furniture date 1930  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material concr. - Limestone

address 45<sup>W</sup> Chelton Ave. user H.K. Block date 1980s  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material LC

address 47 W.C. A. user Clothes date 1980s  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material br.

address 49 W.C. A. user Optical date 1980  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material br.

address 51 W.C. A. user Shoe Rep. date 1980  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material br.

address 55 W.C. A. user PECO date 1960  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material St. Concr.

address 59 W.C. A. user Card + Gifts date 1980  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material T.C. tile + stucco

address 61-3 W.C. A. user Clothes date   
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material TC tile + stucco

# Germantown Commercial/Industrial Building Survey

address 6300 Chew. user Mixed retail date c. 1960's-70's  
 type: comm. industrial mixed # of stories 4 condition: (G) F P integrity: (G) F P material brick.

address C-821? E Washington Ln (3 bldgs.) user Bennis Fuel Oil. date C. 1830-1860?  
 type: comm. industrial mixed # of stories 1-3 condition: (G) F P integrity: (G) F P material Stone (Schind.)  
*next to Septa tracks.*

address 61-- Bellfield. 2 garage/ind. user various <sup>welding serv.</sup> ~~empty~~ date c. 1960 c. 1920's.  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material concr brick.

address Septa + Chew. Gas Sta. user empty date C. 1940's-1960's  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material ?

address Bellfield + High - Complex btwn Bellf. + RR. user Tague Lumber date 1960's - (1980's)  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material Aluminum  
*ret + wks. full*

address E High St. Bellf to Septa low rise ind user Supply <sup>JMS.</sup> date 1920's  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick.

address 859 E HIGH ~~Bellfield~~ ? <sup>blde oriented to RR</sup> user Crain Machinery Equip date C. 1850-1880  
 type: comm. industrial mixed # of stories 2-3 condition: (G) F P integrity: (G) F P material brick + schist  
*Very big complex on RR + TOWER + stack. windows bad.*

address 60--~~over~~ Bellfield. 2 empty bldgs user Auto <sup>both empty</sup> + other date C. 1900-1920  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick  
*auto.*

address 60--~~over~~ Bellfield <sup>next to (empty A field) (RR + HIGH)</sup> user Phila Electric. date C. 1970's.  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick.

address 6041 + block Bellfield to SEC. Walnut user Bar + Grocery date \_\_\_\_\_  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G F P material \_\_\_\_\_

*otherwise spec. park*  
 address 59-- ~~at Bellfield~~ <sup>Musgrave</sup> Harris to Rittenhouse? user Crain Fuel + Snyder Doors/IS Industries date (1930-70's, 1960's-70's)  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material concr. / stucco.

address 56-- ~~even~~ Musgrave. N.W. Woodlawn user ? Part of St Vincent - <sup>825 E Chelton</sup> ~~empty~~? date C. 1860-80's.  
 type: comm. industrial mixed # of stories 1 1/2 condition: (G) F P integrity: (G) F P material Schist.

address Chew. (Coast - Chelton) user Many retail + 5-10% vacant date C. 1920's.  
 type: comm. industrial mixed # of stories 2-3 condition: (G) F P integrity: (G) F P material brick etc.

address 519 E Chelton. user wks. + Supplies date C. 1940's-1960's.  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material concr

address 5700<sup>th</sup> - 5710 Magnolia St. <sup>Chelton to</sup> at RR user Church <sup>(de, Paue) - use? adapt. - Pres + Reg. + ?</sup> date C. 1860 + 1900.  
 type: comm. industrial mixed # of stories 4 condition: (G) F P integrity: (G) F P material Schist + brick.  
*met type. + along Chelton*

address 5701 Magnolia at RR user Furniture outlet date C. 1950's.  
 type: comm. industrial mixed # of stories 2 condition: (G) F P integrity: (G) F P material concr.

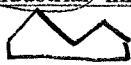
address 3-- <sup>odd</sup> E Price St. <sup>Area across st from RR</sup> user 1/2 mfg. date C. 1940's?  
 type: comm. industrial mixed # of stories 3 condition: (G) F P integrity: (G) F P material brick / concrete pier

address 5701 Baynton St. at RR. user ? empty but "SOLD" date C. 1940's  
 type: comm. industrial mixed # of stories 4 condition: (G) F P integrity: (G) F P material brick + conc. pier

11/16

# Germantown Commercial/Industrial Building Survey

address Corner Lena / ? Aramat user vacant?? date 1910  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brck

 address Lena user Wegmann date 1940?  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material Cinderblock  
*Shed industrial - boarded up*  
*Phone Co. on S. side*

address Church Lane. user Germantown Fireproof Storage date ?  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brck

address Church/Lena SE corner user Hamill Mill date ?  
 type: comm. industrial mixed # of stories 4 condition: G F P integrity: G F P material brck  
*resid.*

address SW corner of Church/Lenz. user Philips Casting - art. date c. 1900  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material stucco...  
*used*

address 5422 Lena next to empty lot user ? empty. date ? c. 1900  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material stucco  
*3 garage bay @ 1st floor*

address 5423 Lena user available date c. 1900  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material brck

address G town, Coltr user ? date ?  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brck

address 38-40 E Schodhouse user ? - used office, ship date 1920  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material brck  
*nic bld*

address Complex - either side Aramat near G. town user C.A. Asher date 1892  
 type: comm. industrial mixed # of stories 1-4 condition: G F P integrity: G F P material brck  
*concrete piers + brick infill.*  
*vacant lots between it: next street*

address ? user John DiRosato Plumber date 1920?  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brck

address Chelton RR user Jesus Whisner date ?  
 type: comm. industrial mixed # of stories 3-4 condition: G F P integrity: G F P material stone  
*Gosport*  
*how many? old mill complex*

address 5316? user Furniture storage? date 1930?  
 type: comm. industrial mixed # of stories 6 condition: G F P integrity: G F P material brck  
*used comm.*

address 5223-27 user Typesetter/Vacant/ant date 1940  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brck

res. address 5229 user resid. date 1870  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material brck

address 5231-5 user Progressive Plank/Vacant date 1900?  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material brck  
*Firehow? stable? Masonic?*

address 5237, 39, 41 user salon, vacant, vacant date 1906  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material brck  
*Birmingham*

address 5243? user Economy Plumbing date 1930  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brck  
*industrial ong.*  
*lots brcked in*

# Germantown Commercial/Industrial Building Survey

- address 5243-45 *only mixed, adapted from SFD* user Anisus, Deli date 1910  
 type: comm. industrial (mixed) # of stories 3 condition: G (F) P integrity: G (F) P material brck
- address 5241? user Thrift Store date 1920?  
 type: comm. industrial mixed # of stories 1 condition: G (F) P integrity: G (F) P material concrete
- address 5249 Grumbelthorpe user \_\_\_\_\_ date \_\_\_\_\_  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G F P material \_\_\_\_\_
- address 4600 G. lawn two pools user vacant? date 1900  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brck
- address Corner Stanton & G. lawn user vacant? date brck  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G (F) P material brck
- address Stanton 4600 to Wynona user Mark V etc date late 1910  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G (F) P material \_\_\_\_\_
- address 1710, 1722 Richardson user \_\_\_\_\_ date \_\_\_\_\_  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G (F) P material \_\_\_\_\_
- address \_\_\_\_\_ user \_\_\_\_\_ date \_\_\_\_\_  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G F P material \_\_\_\_\_
- address 224 Barbary user \_\_\_\_\_ date 1910  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material \_\_\_\_\_
- address \_\_\_\_\_ user Marble Falls date 1920  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G (F) P material \_\_\_\_\_
- address 130 W. Pine user Woolly Milk Co date 1910  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G F P material brck
- address 113 W. Pine user Salisbury date vacant  
 type: comm. industrial mixed # of stories 3 condition: G F (P) integrity: G F P material \_\_\_\_\_
- address 179 W. Pine user Order Savings date 1920s  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G (F) P material brck
- address 179 W. Pine user Max body date 1902  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G (F) P material brck
- address \_\_\_\_\_ user \_\_\_\_\_ date \_\_\_\_\_  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G F P material \_\_\_\_\_
- address \_\_\_\_\_ user \_\_\_\_\_ date \_\_\_\_\_  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G F P material \_\_\_\_\_
- address \_\_\_\_\_ user \_\_\_\_\_ date \_\_\_\_\_  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G F P material \_\_\_\_\_
- address \_\_\_\_\_ user \_\_\_\_\_ date \_\_\_\_\_  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G F P material \_\_\_\_\_

# Germantown Commercial/Industrial Building Survey

Chew Commercial & Industrial Building Survey  
 (Original w/ registration in Vermont, Phil Elera)

address 6747 Chew user Chew Transmissions date c. 1950s  
 type: (comm) industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick

address 6709 Chew user 7-Eleven date c. 1970's-80's  
 type: (comm) industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick

address 6707(?) Chew user Coin Laundry date c. 1920s  
 type: (comm) industrial mixed # of stories 1 condition: G (F) P integrity: G (F) P material brick/tile roof

address 6701? Chew NEC Phil Elera user Andy's Food Mkt date c. 1920s  
 type: (comm) industrial mixed # of stories 1 condition: G (F) P integrity: G (F) P material brick

address 6698 Chew SWC Phil Elera user JFK Auto Parts date c. 1960-70s  
 type: (comm) industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick/block

address 6653 Chew NEC Horner user Emmanuel Home Funeral date late 19c  
 type: (comm) industrial mixed # of stories 3 condition: (G) F P integrity: G (F) P material Stone structures (Former road. McDonald)

address 6648 Chew NWC Horner user Mary Sander's Barber Shop date c. 1920s  
 type: comm. industrial (mixed) # of stories 3 1/2 condition: (G) F P integrity: (G) F P material brick

address 6643 Chew SEC Horner user Drug store date c. 1920s  
 type: comm. industrial (mixed) # of stories 2 condition: (G) F P integrity: (G) F P material brick (tile roof)

address 6641-6625 Chew (continuation of Row) user 3 returns + 1 stone front chuch + 3 empty date c. 1920s  
 type: comm. industrial (mixed) # of stories 2 condition: (G) F P integrity: (G) F P material brick/tile roof

address 6618 Chew SWC Montana user Empty date c. 1920s  
 type: comm. industrial (mixed) # of stories 2 condition: (G) F P integrity: (G) F P material brick

address 6613 Chew (former 7-11?) (Cap Sta) user Family Medicine date c. 1970s  
 type: (comm) industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick

address 6600 + 6598 corner stones -> residences user res date c. 1920s  
 type: comm. industrial (mixed) # of stories 2 condition: (G) F P integrity: (G) F P material brick

address 6601-6611 Chew user cleaner, haircut, & liquor food, Deli. check cashing date c. 1920s  
 type: comm. industrial (mixed) # of stories 2 condition: (G) F P integrity: (G) F P material brick

address 650 block. Big School (Ember) user  date   
 type: comm. industrial mixed # of stories  condition: (G) F P integrity: (G) F P material

address 6325 Chew user Automotive Garage date ?  
 type: (comm) industrial mixed # of stories 1 condition: (G) F P integrity: G F P ? material Stone & concrete

address 6323 - ? Chew empty lot user - date   
 type: comm. industrial mixed # of stories  condition: G F P integrity: G F P material

address 6301 Chew user Texas Sta date c. 1970s-80's  
 type: (comm) industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material ? alum?

address 6299 Chew user Mobil date c. 1970s-80's  
 type: (comm) industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick

# Germantown Commercial/Industrial Building Survey

- address 308 Quaker Ln. user Carrollmont date c. 1905  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brick w/ wood
- address 237 Quaker Ln. user Starrs Fish + Produce date c. 1910  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material brick + wood
- address 5300 - 5308 Wayne user Katherine Lynn date c. 1910  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material brick + wood
- address 5525 Wayne user Daniel Nissbaum date c. 1970  
 type: comm. industrial mixed # of stories 2 1/2 condition: G F P integrity: G F P material stone + brick
- address 5350 Wayne Ave. user Vernon - formerly Unions date c. 1910  
 type: comm. industrial mixed # of stories 2 1/2 condition: G F P integrity: G F P material brick + wood
- address 5400 Wayne user Oscar Rindel Home date c. 1890  
 type: comm. industrial mixed # of stories 2 1/2 condition: G F P integrity: G F P material stone
- address 5523 Wayne Ave. user "Wool Adjustment Center" date c. 1970  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brick w/ metal strip
- address 20 - 24 T. Channon Ave. user "Vintage Thrift Store" date c. 1950  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material yellow brick w/ stone
- address S.E. Cor. of Channon Ave. - Gtz. Ave. user Farmor (A. Roush) date 1950  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brick
- address 00 - 12 W. Channon Ave. user Unions date c. 1940  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brick + stone
- address 20 W. Channon Ave. user "New York Home of Beauty" date c. 1930  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material brick w/ stone
- address 12 - 24 W. Channon Ave. user Base of PA date c. 1925  
 type: comm. industrial mixed # of stories 5 condition: G F P integrity: G F P material brick w/ stone
- address 16 - 28 W. Channon - "Singer Unit." user Singer date c. 1949  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material brick w/ stone
- address 30 - 56 W. Channon user "Elva Army Corps" date c. 1947 - 1975  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material brick
- address 5 - W. Channon Ave. user "Eurogram" date c. 1970  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material brick w/ stone
- address 60 W. Channon user "Zavari's Transfers" date c. 1905  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material brick w/ stone
- address 62 - 64 W. Channon Ave. user Fayva Stairs date c. 1927  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material brick
- address 100 - W. Channon Ave. user "Fayva Stairs" date c. 1935  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material brick w/ stone

(Offices w/ upper 2 floors)  
 (Crossroads for the Comm. College of Phila.)

"Mesa Verde"  
 "McClary Stairs"

# Germantown Commercial/Industrial Building Survey

address 4800 - 4811 Wayne <sup>Residential Above</sup> user Pharmacy / Vacuum Storage date c. 1910  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material Brick + Wood

address 4813 - 4815 Wayne <sup>Residential Above</sup> user Light Manufacturing date c. 1920  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material Brick + Cast Stone

address 4827 - <sup>Residential Above</sup> user Residence / Bar date c. 1910  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material Brick + Stone Veneer

address 4904 - <sup>Mixed Use: Grocery - Res. Retail - 3 stories</sup> user Food Stores / General date c. 1910  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material Brick w/ Wood Siding

address 4931 - <sup>Res. Retail Above</sup> user Residence / Warehouse date c. 1910  
 type: comm. industrial mixed # of stories 2-3 condition: G F P integrity: G F P material Brick + Wood

address 4937 - <sup>Residential Above - 3 stories - Occupied Residential Above</sup> user PA Services date c. 1970  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material Brick + Wood

address 5001 Wayne Ave. <sup>Residential Above</sup> user Warehouse date c. 1870  
 type: comm. industrial mixed # of stories 2 1/2 condition: G F P integrity: G F P material Brick + Wood

address 5005 - <sup>Residential Above</sup> user Warehouse (Vacancies) / Storage date c. 1910  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P materials Brick + Wood (Various)

address Stewart Circle <sup>TO Pool</sup> user Warehouse date c. 1870  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material Brick + Wood Trim

address S.E. Corner of Wayne Ave. - Main St. user Auto Shop / Garage (Automotive) date c. 1880  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material Brick + Stucco

address 501 King St. <sup>Residential Above</sup> user Warehouse - Commercial date c. 1920  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material Brick + Cast Stone

address 535 King St. <sup>4th Fl. Above</sup> user Food Store - Food Warehouse date c. 1925  
 type: comm. industrial mixed # of stories 4 condition: G F P integrity: G F P material Brick + Stone Trim

address 404 Queen W. <sup>4th Fl. Above</sup> user Vacant (Formerly Commercial) date c. 1925  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material Brick w/ Stone Trim

address 427 Queen W. <sup>Commercial/Office/Thursdays</sup> user Garage date c. 1885  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material Brick w/ Stone

address 353 Queen W. <sup>Residential Above</sup> user Cloudy Storage date c. 1925  
 type: comm. industrial mixed # of stories 2 1/2 condition: G F P integrity: G F P materials Brick + Marble

address 350 - 346 <sup>Residential Above</sup> user Former Cloudy Storage - Handy date c. 1885  
 type: comm. industrial mixed # of stories 2 condition: G F P integrity: G F P material Brick - Various Mark

address 338 Queen W. <sup>Residential Above</sup> user Former Doctor's Office date c. 1910  
 type: comm. industrial mixed # of stories 1 condition: G F P integrity: G F P material Brick + Stone

address 325 - 328 <sup>Res. Retail - Above + Barrio Fort</sup> user Office date c. 1885  
 type: comm. industrial mixed # of stories 3 condition: G F P integrity: G F P material Brick + Wood w/ Stucco Corner

# Germantown Commercial/Industrial Building Survey

- address 7063 Lincoln Dr. - Glen Echo 2 bldgs user Chuck's Towing + 4 ramps date 11/16 1960s colonial  
 type: comm. industrial mixed # of stories 1 condition: (G) F P integrity: G F P material 50s?  
*towed car storage*
- address Mt. Pleasant Garage 7080 Lincoln user Cottman Transmissions date \_\_\_\_\_  
 type: (Comm.) industrial mixed # of stories 1 condition: G (F) P integrity: G (F) P material stone tile decor  
*stone - inlaid tile two terra cotta bays facade over older building. and had pumps*
- address SE corner of Lincoln/Mt. Pleasant user SUNOCO date 60s?  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G F P material \_\_\_\_\_  
*100 100 100 100*
- address 7080 Lincoln SW corner user Lincoln Dr. Deli date 1920s  
 type: comm. industrial (mixed) # of stories 2 condition: G (F) P integrity: (G) F P material stone/brick/tile roof  
*deli?*
- address NE corner Lincoln user Lincoln Dr Pharm. Lincoln Pizzeria, Pizzeria date 1920s ↑  
 type: comm. industrial (mixed) # of stories 2 condition: (G) F P integrity: (G) F P material brick/tile  
*occupied*
- address NW corner Dr user Dry Cleaner / Video date ?  
 type: (comm.) industrial mixed # of stories 1 condition: G (F) P integrity: G (F) P? material stucco...  
*over windows*
- address 7060 Gtown user Cooperman Pharmacy date 1950s  
 type: (comm.) industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick/stone
- address - user Postoffice date 1960?  
 type: (comm.) industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick
- address SE corner user Jamies Hair salon date 1920s + addition  
 type: comm. industrial (mixed) # of stories 1/3 condition: G (F) P integrity: G (F) P material stone, wood  
*addition*
- address S side next to P.O. user Fyfe Miller date 1920s + addition  
 type: comm. industrial (mixed) # of stories 3 condition: (G) F P integrity: (G) F P material stone + wood
- RES. address \_\_\_\_\_ user SFD date 1880?  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: (G) F P integrity: (G) F P material stucco...
- address \_\_\_\_\_ user ACME date 1970?  
 type: (comm.) industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material brick etc.
- address 6630/90 user Holley's Fumer date \_\_\_\_\_  
 type: comm. industrial (mixed) # of stories 3 condition: G (F) P integrity: (G) (F) P material W.S.
- address 6622-4 user Pelham Prog. Dr. Therapist, Dentist date 1980s  
 type: (comm.) industrial mixed # of stories 1 condition: (G) F P integrity: (G) F P material cinder block  
*in front of*
- address 6620 user Taylor Radiology date 1900?  
 type: comm. industrial mixed # of stories \_\_\_\_\_ condition: G F P integrity: G F P material \_\_\_\_\_  
*'Flemish Revival' originally mixed*
- RES. address 6616 user Vacant date old  
 type: comm. industrial mixed # of stories 2 condition: (G) F P integrity: (G) F P material stucco?
- RES. address 6614? user Vacant date 5  
 type: comm. industrial mixed # of stories 3 condition: G F (P) integrity: G F (P) material cinder block/stone  
*bad shape.*
- address 6612 user PLUGH DOWNED date 1920s  
 type: comm. industrial (mixed) # of stories 3 condition: (G) F P integrity: G (F) P material \_\_\_\_\_  
*10- Fumer!*

easy in front of church

RES. ST

under const.

RES.

RES.



# Germantown Commercial/Industrial Building Survey

address 6608 G. town user General Auto Repair date 1940?  
 type: (comm) industrial mixed # of stories 1 condition: G (F) P integrity: G (F) P material porcelain panels

address 6501 G. town Corner Sharpack user Lumber Co. date 1920s  
 type: (comm) industrial mixed # of stories      condition: G F (P) integrity: G F (P) material brick  
*looks like industrial => movie house*

address 6627/29 user Medical offices date 1870  
 type: comm. industrial (mixed) # of stories 3 condition: G (F) P integrity: G (F) P material brick - stucco  
*above first*

Inst. address 6525 user Project Learning date 1880-90  
 type: comm. industrial mixed # of stories 3 condition: (G) (F) P integrity: (G) F P material brick

address 6519 user ? well forkford date Adams Famesque  
 type: comm. industrial (mixed) # of stories 3 condition: G (F) P integrity: G F P material     

address 6517- user 5 ~~stores~~ barber, shoes date 1910?  
 type: comm. industrial (mixed) # of stories 2 condition: G (F) P integrity: G (F) P material       
*bricks*

RES. address 6505 G town. City Landmark # 134 user Res. date 1760?  
 type: comm. industrial mixed # of stories 2 1/2 condition: (G) F P integrity: (G) F P material stone

address 6381 SE user vacant date 1870  
 type: comm. industrial (mixed) # of stories 2 1/2 condition: G F/P integrity: G F/P material ? stucco  
*orig. res.*

address 6379? user vacant/res date 80s-90s  
 type: comm. industrial (mixed) # of stories 3 condition: G F/P integrity: G (F) P material stucco  
*converted.. 1920s?*

address 6379 user vacant/res. date 1820  
 type: comm. industrial (mixed) # of stories 3.5 condition: G (F) P integrity: G F P material stucco/stone  
*originally?*

address 6375 user all residential? date 1890s  
 type: comm. industrial (mixed) # of stories 3 condition: G (F) P integrity: (G) F P material brick  
*as built*

address 6373 user E.T. Travel / Income Tax date 1890s/90s  
 type: (comm) industrial (mixed) # of stories 2 condition: G (F) P integrity: G F (P) material brick  
*built*

address 63 user Nostalgia Salon date 1860s  
 type: comm. industrial (mixed) # of stories 3 condition: G F (P) integrity: G (F) P material stucco  
*peeling*

address 6368 user House of Kumba date       
 type: comm. industrial mixed # of stories 2 condition: G (F) P integrity: G (F) P material stone

address 6365 user Bddury/Salon date 1920s  
 type: comm. industrial (mixed) # of stories 5 condition: G (F) P integrity: (G) F P material brick  
*always 2 store 4 store*

RES address 6363 user Res? date 187  
 type: comm. industrial mixed # of stories 2 condition: (G) F P integrity: (G) F P material stone

address 6350s- 4 stores user salon.?? Church date 1890-1900  
 type: comm. industrial (mixed) # of stories 3 condition: G (F) P integrity: G (F) P material brick  
*corner building built now divided*

address      user      date       
 type: comm. industrial mixed # of stories      condition: G F P integrity: G F P material

SLIDE LIST: Group "G"--Commercial & Industrial Sites & Districts  
in Germantown/Mt. Airy/Chestnut Hill

- #1. Intersection of Germantown Ave. & Bethlehem Pike: Vacant Gas Station.
- #2. Intersection " " " " " " : Germantown Ave. Streetscape Looking South.
- #3. Intersection of Highland Ave. & Germantown Ave.: View of W. Side Streetscape of Germantown Ave.
- #4. Intersection of Gravers Lane & Germantown Ave.: View of Proposed Development Site on Northwest Corner.
- #5. Intersection of Gravers Lane & Germantown Ave.: View of W. Side Streetscape of Germantown Ave.
- #6. Same as #6.: View of Southwest Corner.
- #7. "Norwood Garage," 197 Benezet St., Chestnut Hill.
- #8. "B. Marcolino & Sons, Tile & Marble Works," 7788 Winston Rd., Chestnut Hill.
- #9. Former Kurtz Construction Co. Bldg.--Now "Frank Buono, Wood Worker & Carpentry," 10 E. Moreland Ave., Chestnut Hill.
- #10. "Filippi Bros. Ornamental Iron Works," 7722 Winston Rd., Chestnut Hill.
- #11. Former Garage, Now Carpenter's Workshop, 15 E. Moreland Ave., Chestnut Hill.
- #12. Former Garage, now "Willow Grove Self-Storage," 12 W. Willow Grove Ave., Chestnut Hill.
- #13. "Roanoke Garage," Northeast Corner of Willow Grove Ave. & Roanoke St., Chestnut Hill.
- #14. "Mt. Airy Wellness Center," 333 W. Mt. Pleasant Ave., Mt. Airy.
- #15. W. Side of 6300 Block of Germantown Ave. near Intersection of Duval St., Mt. Airy.
- #16. Same as #15: E. Side.
- #17. W. Side of 6600 Block of Chew Ave., between Hortter & Phil-Ellena Streets, Mt. Airy.
- #18. Factory Bldg. at 559 High St. near Belfield Ave., Germantown.

- #19. N. Side of 100 Block of E. Cheltenham Ave., Germantown.
- #20. Industrial Bldgs. at 5545 & 5529 Lena St., Germantown.
- #21. 4900 Block of Germantown Ave. between Seymour St. & Garfield Ave., Germantown.
- #22. E. Side of 5600 Block of Germantown Ave. between Schoolhouse Lane & Cheltenham Ave.
- #23. Former C.A. Rowell Department Store, Southeast Corner of Germantown and Cheltenham Aves., Germantown.
- #24. "Modell's Sporting Goods," 138 W. Cheltenham Ave., Germantown.
- #25. Branch of Provident Bank, 150 W. Cheltenham Ave., Germantown.
- #26. Retail/Office Bldg. located at Southwest Corner of Cheltenham & Wayne Aves., Germantown.
- #27. "Sizes Unlimited" Retail Store, 56 W. Cheltenham Ave., Germantown.
- #28. 5000 Block of Germantown Ave. at Intersection of Garfield Ave., Germantown.
- #29. 5000-5020 Germantown Ave., Seymour to Manheim Streets, Germantown.