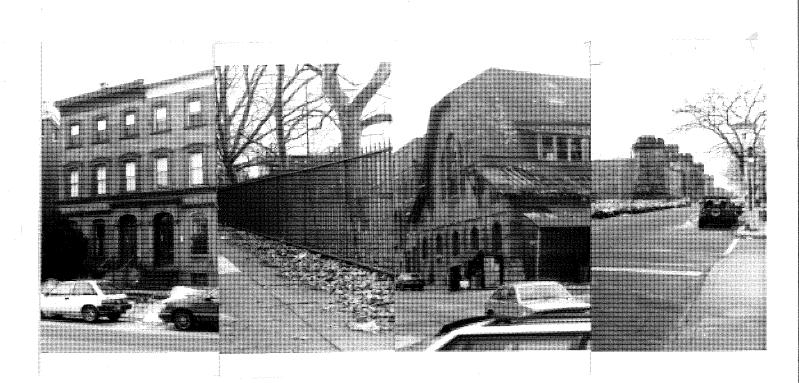
CONSERVATION AND DEVELOPMENT OF THE FAIRMOUNT AND FRANCISVILLE NEIGHBORHOODS: CURRENT CONDITIONS, PLANNING STRATEGIES, AND PRELIMINARY PROPOSALS



University of Pennsylvania
Graduate Program in Historic Preservation
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Project Participants

The class was divided into four groups of three team members:

Group one: Lorraine McVey, Kellie Phipps, Catherine Turton (Boundaries, description and

existing land uses; educational and recreational facilities)

Group two: Evan Kopelson, Debora Rodrigues, Christeen Taniguchi (Summary of statistical

data; funding programs; commercial activities)

Group three: Amy Cole Ives, Andrea Strassner, Robin Weidlich (Utilities and transportation;

significant buildings and townscape values; open areas)

Group four: Kecia Fong, Jay Platt, Jessica Sloop (Building types; housing)

The first part of the study involved collecting information about the facilities and conditions in the study area (such as land use, ownership, transportation, and building types). Each group selected an individual block to assess its prevailing conditions. In the second and third parts of the study, each group focused on the target issues noted above, looking first at policies and then investigating conservation strategies. For the final assignment, Amy Cole Ives from Group three worked with Evan Kopelson on proposed zoning as well as conservation and development measures. Debora Rodrigues and Christeen Taniguchi compiled the work into this report, with the assistance of Mr. Kopelson.

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Introduction

A study of certain sections of Philadelphia's Fairmount and Francisville neighborhoods, this report is the product of a seven-week studio in urban conservation planning, conducted by the University of Pennsylvania's Graduate Program in Historic Preservation. It was undertaken by twelve students, divided among four teams, with each team analyzing a particular thematic issue.

The areas of Fairmount and Francisville selected for study do not correspond precisely with Philadelphia's pre-established city planning divisions. South College Avenue formed the northern boundary of our study area; Fairmount Avenue, the southern boundary; 23rd Street, the western boundary; and Ridge Avenue, Francis Street, and one block of Shirley Street, the eastern boundary. (For some portions of the study, the western boundary was extended to 24th Street.)

The study area includes representative blocks for both the Fairmount and Francisville neighborhoods. These blocks were chosen because they border the sort of street ideal for defining boundaries. However, unlike the northern boundary--excluding from the study area the major monument of nearby Girard College--the study area's southern boundary was drawn to include Eastern State Penitentiary, an important monument for both the neighborhood and the entire city.

The chosen blocks compare two neighborhoods which, although located next to one another and with similar building stock, have evolved in different ways. Both neighborhoods are primarily residential; but while Fairmount's buildings are in generally good condition, Francisville is in a state of disrepair, with poorly maintained vacant lots and abandoned buildings.

The report consists of two parts: the first presents an analysis of the study area, and the second discusses strategies and proposals. The first part of the report required the collection of information about local facilities and conditions. Both neighborhoods were examined in order to assess the prevailing levels of ownership, land use, utilities, transportation, and building type. Each of the study teams also selected two blocks within the neighborhoods, investigating more detailed information such as exterior building conditions and alterations.

For the second part of the report, the researching students investigated the results that would likely follow from each of various methods of preservation planning. After each team had weighed the priority of certain goals for the examined areas--housing, commercial activities, educational facilities, and open areas--the investigators combined to recommend a series of proposals revitalizing the neighborhoods.

These proposals for Fairmount and Francisville must be taken as preliminary given the relatively short time allotted for completion of this report. Detailed proposals for commercial activities, for example, could not be included. Within its limits, however, the report presents what the investigators believe are important and practical techniques for achieving the sort of growth and reform these Philadelphia neighborhoods require.

PART ONE: ANALYSIS

1. Historical Development of the Fairmount and Francisville Areas

Early Development: Roads

The Fairmount and Francisville areas of Philadelphia have been the site of European habitation since the earliest years of the region's settlement. Undoubtedly, the Lenape and perhaps other indigenous peoples made their homes there for hundreds of years preceding the footfall of the first European. One element remaining from these early periods of development is Ridge Avenue.

Ridge Avenue slashes diagonally across the generally relentless grid of Philadelphia streets. As if this shock to Penn's surveyor's rectilinear system was not enough, Ridge does not even follow a straight line. It meanders a bit, deviating from a straight line with a sequence of dips and jogs. It does this because it follows the line of an ancient Indian path and thus reflects elements of the terrain that are invisible to us today, but were certainly evident to those who traversed its course through empty countryside on foot. Over the years Ridge Avenue has been known by many names; the first, a Lenape name, was Manatawney. This was followed in succession by Plymouth Road (or the Great Road to Plymouth), Wissahickon Road, Ridge Road (also Ridge Turnpike), and finally Ridge Avenue. The present name stems from the original path having followed the crest of a ridge between the Schuylkill River and Wissahickon Creek.

Ridge Avenue is the only street in the study area which can be said with certainty to date before the first available maps. The Scull & Heap map of 1752 [See Fig. 1.1.] depicts Ridge in much its current configuration. By the time of this map, the area had already undergone a number of ownership changes. It originally was part of the Penn family land holdings. William Penn and his heirs owned a tract of 1,040 acres which spread north of the present Fairmount Avenue and ran between the Schuylkill River and Ridge Road. The use of Fairmount as a boundary establishes that it existed for a considerable time before 1752, although it does not appear on the map from that year. It was on this land that Penn had established vineyards with the intention of producing wine. Vineyard Street in Francisville is testament to the original land use of the area under study. It appears that much of this parcel was divided and sold off sometime in the early 1700s. As with most of the outlying areas of eighteenth century Philadelphia, country homes and farms began to dot the landscape. Three of these homes lay just south of our study area: Springettsbury, the home of Thomas Penn, was built around 1739; Bush Hill, the home of Andrew Hamilton (who later built The Woodlands), was built around 1740 on 153 acres bought from the Penn family [See Fig. 1.2.]; and Plumstead, about which nothing is known, although a Plumstead Street now found in the general area may indicate a prominent family.

The 1794 Davies map shows little additional development in the area, but a 1796 Varle map shows a considerable increase in the number of houses north of the city. Many of these are drawn so close together that they can no longer be called country homes; urbanization appears

to be spreading northward.¹ More streets are branching off of Ridge including Hickory and New Hickory Lanes, which now constitute Fairmount Avenue.

By the early nineteenth century, the Fairmount/Francisville area began to develop in a way that is recognizable today. The skewed street grid seen in today's Francisville was first laid out in 1805 (it was also known as Vineyard originally, the name Francisville has been seen in print only as early as 1839, Vineyard has been found only in secondary sources). This six block area was formed from the estate of Tench Francis (1730-1800) who had been an agent for the Penn family and a cashier at the Bank of North America. His father had been Attorney General of the colony. The land had originally been acquired by Jonathon Dickinson in 1718 before passing into Francis family ownership.

The streets of Francisville, which now seem strangely at odds with the dominant street pattern of the city, were quite rational at the time as they ran perpendicular from and parallel to the main road, today's Ridge Avenue. This configuration is first seen on the Paxton map of 1811 [See Fig. 1.3.]. Two of the blocks on this map are bisected by Grape Alley--possibly indicating that development in Francisville had reached a point where it was in someone's interest to increase the housing density. Francis and Vineyard Streets today retain their names from this period. The Fairmount neighborhood sees its earliest development on this map which shows a city hospital near 19th Street and Francis Lane (formerly Hickory, later Coates Street, and now Fairmount Avenue), an early sign of the city's interest in this area for institutional use. In 1811, Ridge Road became the Ridge Turnpike after it was paved with stone and gravel from 9th and Vine to the town of Perkiomen. This undoubtedly hastened the development of the area, although an attempt to establish a village at Peel Hall (on the site of Girard College) failed in the same year.

Early Development: Institutional and Residential

The institutional development of the Fairmount area took off in the early 1820s with the building of Eastern State Penitentiary, which opened for customers in 1829. Eastern State appears skewed on today's street grid, but it is actually one of the only buildings in the city with a true north-south orientation, which made sense when it was built out in open fields. Without so much as a zoning code or a land use map, this nearly rural area around the penitentiary became one of the city's first choices to house those not wanted in the heart of town: the sick, the dangerous, the indigent, the delinquent, the orphaned, the aged, the consumptive, and even "friendless children." Fairmount was home to this motley assortment over the years, but by mid-century it was also home to those who worked in these institutions, as well as to those who moved in as the city's growth swallowed up the area's available open space.

A map of 1834 [See Fig. 1.4.] shows Eastern State and the House of Refuge (a.k.a. Juvenile Hall) in place with some sporadic development of what appears to be single family homes in their

¹The danger of making such inferences based on often inaccurate early map data is duly noted.

vicinity. In Francisville, there is no shading of the blocks to indicate buildings, as is common on other sections of the map. It is still, however, the most highly developed and seemingly urban street pattern north of Vine Street--19th Street has even been extended up into and through the diagonal grid. This may provide a shred of evidence towards proving the belief held by some that Francisville was historically a black neighborhood. If so, it is conceivable that a mapmaker might not have considered it worthy of full documentation or that its buildings were of lesser construction than those denoted by shaded rectangles. In 1830, one in twelve Philadelphians was black, indicating that housing would have been needed for a sizable population which may not have been welcomed en masse in the city center. In 1847, abolition meetings were regularly held in Greenville, just north of Francisville, which possibly indicates the existence of friendly turf in the area for the movement. Finally, in 1932 Francisville and the area north of Ridge Avenue were primarily black, a possible reflection of historic demographic patterns (most likely, post-Emancipation patterns).

An 1839 Ellet map indicates that there was significantly more development. The grid of Philadelphia was spreading northward, now reaching above Francisville. Many blocks, including nearly all of Francisville, were completely built up (as indicated by the shading on the map). The opening of Girard College in 1833 continued the pattern of institutional development. By the 1850s, the lack of central authority over these sprawling outlying communities led to the Consolidation of 1854, in which all of Philadelphia County came under the control of city government. The Corinthian Reservoir was built to accommodate the needs of the growing city.

The residential development of the Fairmount and, to a lesser degree Francisville, areas began in earnest by the mid-1800s. Most of what we see in the neighborhoods today dates to the second half of the nineteenth century. An 1855 Scott map shows many individual buildings rather than the rows we are familiar with today. Development is heaviest towards the east, in Francisville and the area east of Ridge, which appears to be nearly fully developed. A lithograph of 1855 [See Fig. 1.5.] indicates more development around Eastern State than the map does; it is likely that the map is more accurate. With the advent of insurance maps in the 1860s, the accuracy level increased dramatically over earlier maps, and the data can be relied upon with some, although not total, certainty.

Later Development: Urbanization

On March 14, 1859, the first streetcars of the Girard College Passenger Line rolled onto the new tracks on Ridge Avenue. The line ran from 2nd and Arch Streets to the college. By early 1860, this line was extended to Manyunk by the Ridge Avenue & Manyunk Passenger Line. The availability of streetcar service was probably the key factor leading to the ever denser development of Fairmount and Francisville.

The Smedley Atlas of 1862 shows the street grid expanding to the west of Francisville in the areas north of Fairmount Avenue. Significant stretches of blocks, and often entire ones, are shaded in, possibly indicating rowhouse development. There was a great deal of building in the

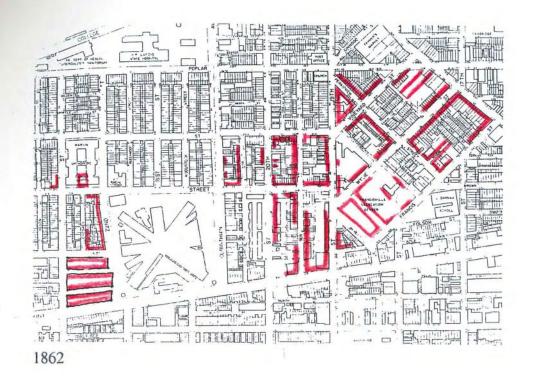
area west of the prison--the entire block that now stands vacant beside the west wall was divided up by small streets and was very densely built-up.

The Bromley maps of 1875 [See Fig. 1.6.] are the first to show the actual property lines of the houses on each block, which helps in the tracing of individual buildings as well as the general development of the area. Francisville lacks the regular pattern of lot plans seen in Fairmount. This indicates both the former's greater developmental span and its tendency towards smaller scale row development. The presence of the first public school in the area reflects the needs of the growing community. It stood alone on a block owned by the city. An 1895 Baist map shows that the block was completely developed; apparently, the city sold off the entire block sometime in the 1880s, judging by the consistent style of the buildings now standing. The needs of the city are also reflected in the addition of a new spoke to Eastern State's decidedly unfestive pinwheel. With the exception of the houses that would later be built on the site of the Corinthian reservoir [See Fig. 1.13.], the 1895 map shows the study area at its greatest level of building density. A few new building types become apparent on this map, particularly the large Keystone Watch Case Factory and the Ridge Avenue Farmers' Market. A 1910 Bromley map shows no major changes anywhere in the study area, a developmental saturation had been achieved.

Present Condition

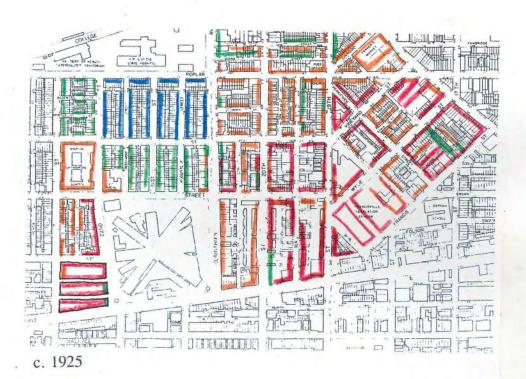
The density of the housing stock and the lack of open space evidently became a problem by 1922. The Bromley map of 1922 [See Fig. 1.7.] shows that three square blocks of dense housing were torn down to make way for the Francisville Playground. This represents the first net loss of housing seen in the study area, although soon after this map was published, the entire area of the Corinthian reservoir was developed with rowhouses.

The study area today bears a remarkable resemblance to its appearance of a hundred years ago. Many buildings have been, and continue to be, lost due to neglect; this is especially true in the in the Francisville section. Some of these have been replaced by various forms of infill housing, some more successful than others, and some await either rehabilitation or collapse. It is likely that Fairmount and Francisville will continue to slowly evolve, while maintaining much of the character they developed during the nineteenth century.









Development Dates

pre-1862



1862 - 1874



1875 - 1894



c. 1925

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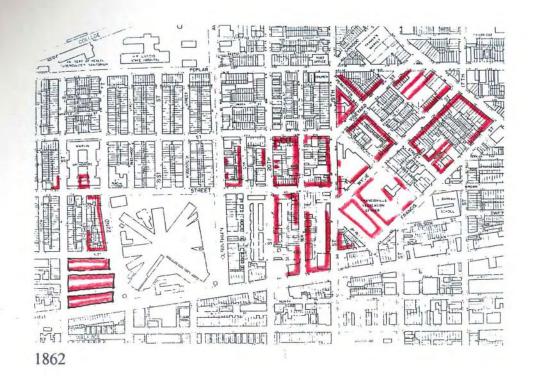
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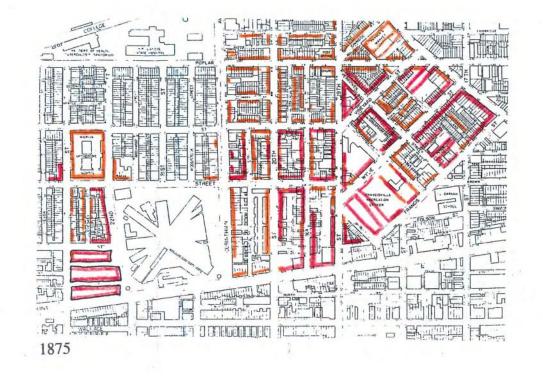
Project Area:

Project Area: Fairmount and Francisville Neighborhoods
Project Component: Historical Development
Title: Historical Development Dates

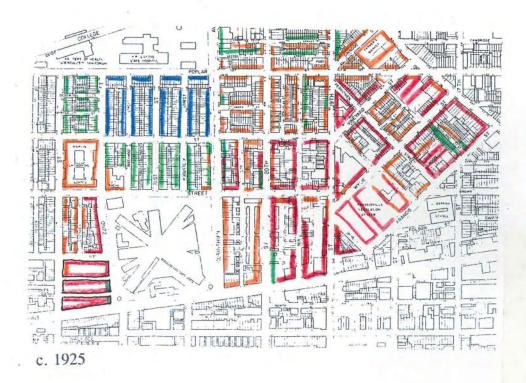
Team 4: Kecia Fong, Jay Platt, Jessica Sloop

1895









Development Dates



pre-1862



1862 - 1874



1875 - 1894



c. 1925

University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Preservation Areas

Map 1.1.

Project Area:

Project Area: Fairmount and Francisville Neighborhoods
Project Component: Historical Development
Title: Historical Development Dates

Team 4: Kecia Fong, Jay Platt, Jessica Sloop

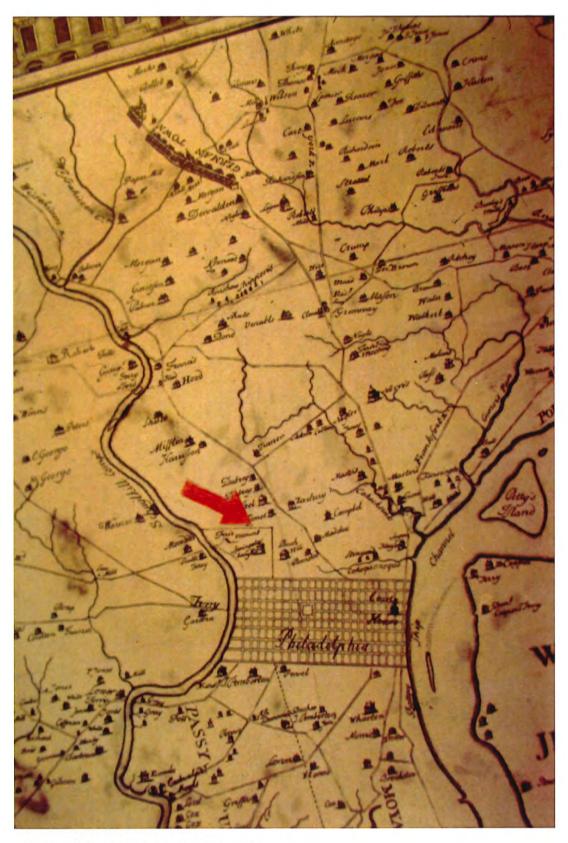
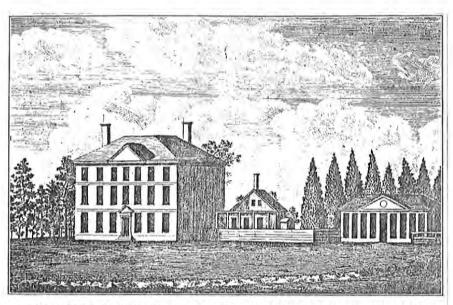


Figure 1.1. Scull & Heap Map, 1752.



"BUSH HILL." THE HAMILTON SEAT NORTH OF PHILADELPHIA Figure 1.2. Bush Hill.



Figure 1.3. Paxton's Plan of the City and its Environs, 1811.



Figure 1.4. Simons' Map of the City of Philadelphia, 1834.

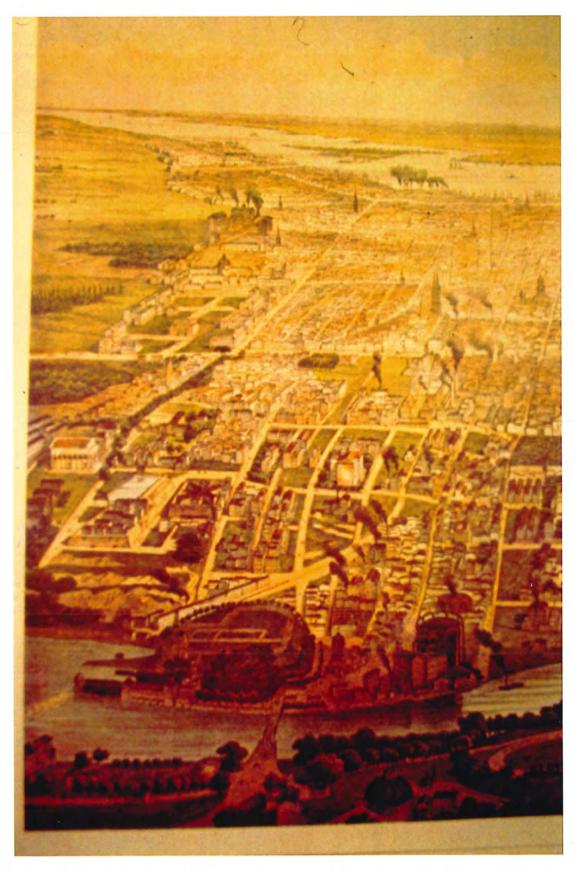


Figure 1.5. Asselineau lithograph, 1855.

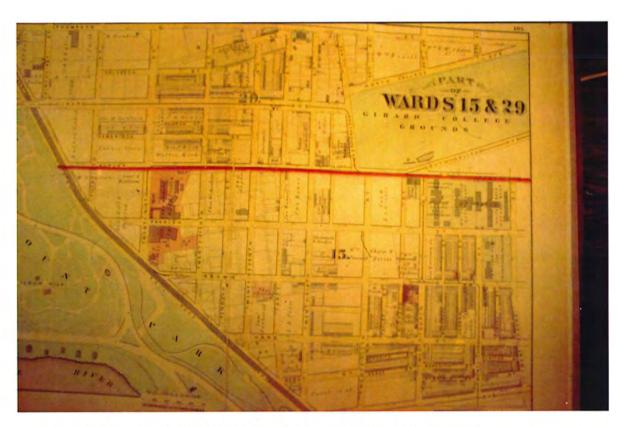


Figure 1.6. City Atlas of Philadelphia. By Wards. Volume 6, 1875.

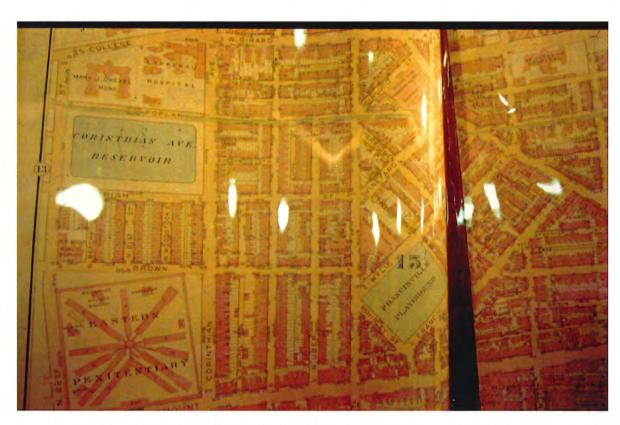


Figure 1.7. Bromley's Atlas of the City of Philadelphia (Central), 1922.



Figure 1.8. Northwest corner of Fairmount Avenue and 23rd Street in August of 1947. This building now houses London Grill, a neighborhood bistro. Note the street light in front of the building. (Folder No. 580, Philadelphia City Archives).

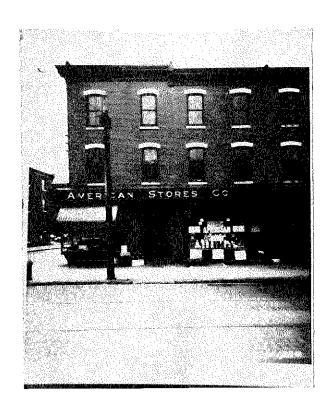


Figure 1.9. Southwest corner of Fairmount Avenue and 23rd Street in July of 1930. These buildings are gone and a Sunoco gas station now occupies this corner. (Folder No. 580, Philadelphia City Archives).



Figure 1.10. Northeast corner of Fairmount Avenue and 23rd Street in August of 1947. These buildings were demolished and the site is now vacant.

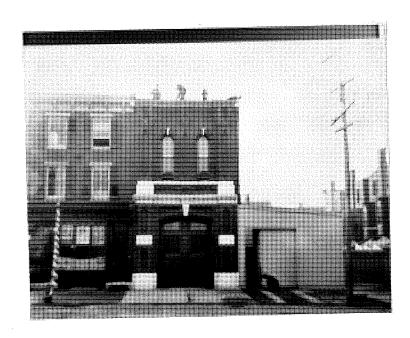


Figure 1.11. The Fairmount Avenue Firehouse in November of 1896. This building, which is directly across from Eastern State Penitentiary, now houses Jack's Firehouse Restaurant. (Folder No. 579, Philadelphia City Archives).

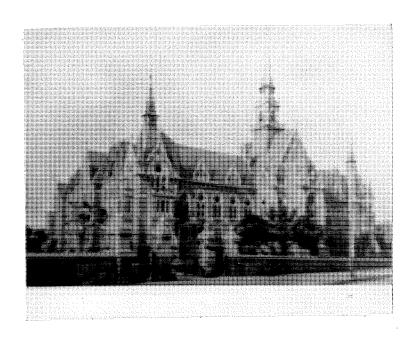


Figure 1.12. The Mary J. Drexel Home at 2100 South College Avenue in 1895. The building is gone but the stone and wrought iron fence still remain along Poplar Street and Corinthian Avenue. (Folder No. 437.01, Philadelphia City Archives).



Figure 1.13, Corinthian Reservoir in September of 1912. Note the Mary J. Drexel Home at the left edge of the photograph. (Folder No. 470, Philadelphia City Archives).

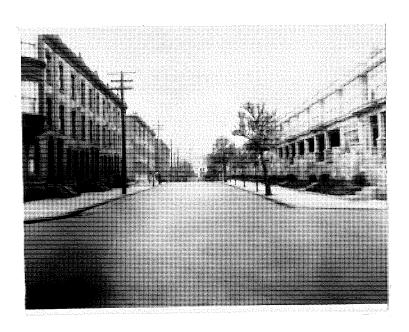


Figure 1.14, Looking north on 22nd Street from Parrish Street in May of 1927. The houses to the right were constructed in the mid-1920's and reflect where the Corinthian Reservoir had been located. (Folder No. 1951, Philadelphia City Archives).

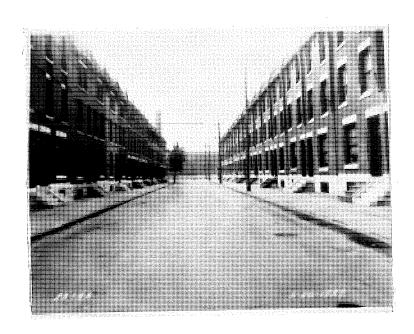


Figure 1.15. Looking south on 21st Street from Parrish Street in May of 1927. Note the wall of Eastern State Penitentiary at the end of the street. (Folder No. 1949, Philadelphia City Archives).

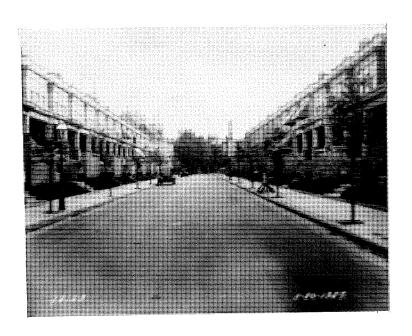


Figure 1.16. Looking north on 21st Street from Parrish Street in May of 1927. These houses were constructed where the Corinthian Reservoir had been located. Note the Mary J. Drexel Home in the upper left-hand corner and what appear to be gas street lamps.

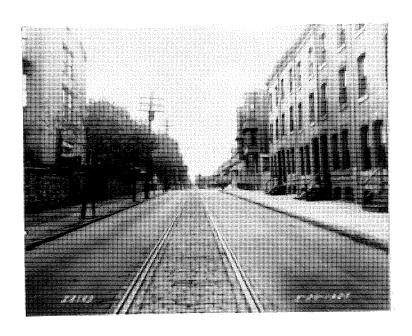


Figure 1. 17. Looking east on Poplar Street from 23rd Street in May of 1927. Note the trolley tracks and street pavers. (Folder No. 1242, Philadelphia City Archives).

2. General Assessment of the Study Area

2.1. Boundaries, Description, and Existing Land Uses

Site

The area of study includes sections of both the Fairmount and Francisville communities. In evaluation of existing land uses, the boundaries of the site are South College and Fairmount Avenue on the north and south, and 23rd Street and Ridge Avenue on the west and east. Eastern State Penitentiary is a dominate feature of both neighborhoods, and is a physical demarcation between Fairmount and Francisville. There exists a substantial discrepancy in the upkeep of the two neighborhoods: the Francisville community is faring much worse than the Fairmount community in that it has many vacant lots and abandoned buildings. However, the two neighborhoods border each other and are serviced by the same public and commercial services.

Existing Land Uses

The Fairmount community is predominantly residential. A few small stores are visible on the basement level of what are primarily corner lot residences. Despite an aggregation of vacant lots and buildings, Francisville is also primarily residential. Commercial activity is for the most part segregated to two retail corridors along Fairmount and Ridge Avenues. Aside from the hospital, both communities lack convenient health facilities and public services such as police and fire departments. Such facilities may exist in close proximity to the study area, however, surveying outside the given boundaries was beyond the scope of our observations [See Maps 2.1.a. and 2.1.b.].

The focus of each community's commercial center is on the pedestrian clientele. No paved parking lots can be found aside from the one next to the penitentiary. Patrons of local businesses and restaurants must either be pedestrians, or they must park and walk to the various stores along Fairmount and Ridge Avenue. Public transportation is also an option. Although this provides a comfortable pedestrian-oriented commercial district, the limited automobile access may discourage further development.

The streets intersecting the Fairmount neighborhood are more pedestrian friendly than those in the Francisville area. This may be attributed to the width of the streets in Fairmount, which are much narrower than those in Francisville. The intimate scale of the Fairmount streetscape is accentuated further by the trees that line its streets.

The overall character of the Francisville area is one of abandonment and disuse. Many of its remaining buildings show signs of neglect. However, efforts to promote a sense of community can be seen by the establishment of public gardens and murals.

Baptist churches in both neighborhoods are well attended on Sundays, but no other buildings for worship can be found. In addition to the churches, a few community centers or national leagues serve as meeting places for the communities.

The lots adjacent to the Ridge Avenue Farmers' Market, which are presently occupied by a Baptist church, a fish market, a deli, a laundromat, and some abandoned buildings, were at one time a theater, a hotel, and a garage. The plot now containing the Department of Health and the Landis State Hospital was originally the site of the Mary J. Drexel Home and the German Hospital. Below this site, bordered by Poplar and Parrish on the north and south, and Corinthian and 22nd on the east and west, was originally located the Corinthian Avenue Reservoir. Today this area is completely residential. The present site of the Martin Orthopedic School, located between Brown, Parrish, 22nd, and 23rd Streets, was once the site of the Northern Home for Friendless Children, a facility which physically segregated children by race and gender.

Several of the commercial facilities remaining in the Francisville area are difficult to distinguish from abandoned buildings [See map 2.1.c.]. Two such examples are New Janie's Lounge and a completely unidentified auto repair shop. Both buildings have been boarded up and are covered with graffiti. The community is aware of them, yet outsiders are not.

Francisville residents are not afforded the luxury of a wide variety of businesses and commercial services. A beauty salon, barber shop, doctor, dentist, plumber, income tax service, market, two bars, two restaurants, and two laundromats are the current extent of available goods and services in the area.

Development of Zoning Requirements in the Area

As defined by the Philadelphia City Planning Commission, zoning is the "exercise of a municipality's 'police power' to protect the public health, safety and welfare by placing bulk height and use controls upon buildings and land." Ideally, these controls are driven by the need to prevent overcrowding of land, congestion on the streets and sidewalks, undue concentration of population, and the unregulated mixing of incompatible land uses.

According to the commission, zoning should further "advance the welfare of the community by protecting and enhancing neighborhood stability, the economic base, the environmental balance, and the aesthetics and ambiance that are essential to any municipality." All segments of the community should be assured that areas exist within the municipality to accommodate their needs and values.

The zoning regulations instituted for the Fairmount and Francisville communities in 1933 have changed very little in the past sixty years. Commercial activity has been kept to a minimum throughout the area's history. There are a variety of uses which can be seen in early twentieth century maps, such as a watchcase or a shoe factory, and a bakery at the Wylie and 19th Street intersection--a site which remains zoned for industrial use. This block is primarily vacant, with the exception of a few residences which are in disrepair. Across from this site, on 19th Street,

stood a livery stable (now an auto repair shop). Most of the former retail corridor on Ridge Avenue is now vacant.

The zoning regulations for the Fairmount and Francisville areas were amended only in text in 1962, and most recently in 1994. At this time, many of the residences west of Corinthian Avenue were designated as single family dwellings. Zoning remapping proposals are usually initiated by community or neighborhood organizations. At the time of the last remapping, members of the Francisville community did not turn out to represent their interests. As of yet, none of the residences east of Corinthian Avenue have been rezoned for single family use.

The zoning map for Francisville has not been significantly updated for more than forty years and does not reflect community goals. The community requires a new zoning map to reduce allowable density, protect existing residential uses, encourage single family housing development, and eliminate excess commercial zoning.

The Francisville Community

A distinct disparity exits between the predominantly well maintained Fairmount and the obviously deteriorating Francisville neighborhoods. The following explanation seeks to describe the various circumstances which, in combination, have created this polar condition. The Francisville section of North Philadelphia has had to contend with a crumbling house stock, drugs, crime, poverty, and litter for years. The area began as a small village aligned with Ridge Avenue, and later became a thriving neighborhood. Ridge Avenue was a vital main drag for the African-American community in the 1950s. Commercial needs were well attended and residents had little need to leave the neighborhood. In the 1960s, riots broke out in North Philadelphia. These, in addition to looters on Ridge Avenue, frightened many of the businesses away. The riots, unemployment, and the refusal of banks to lend money for mortgages and improvements in the city's poorer neighborhoods transformed Ridge Avenue into a row of vacant shops, broken up periodically by the presence of bars and churches. As homeowners died and landlords walked away from dilapidated properties, more and more houses were lost. During the last forty years, Francisville has lost more than half its population due to the collapse of the manufacturing base of the local economy. The depopulation of the area left the neighborhood with thousands of long term vacant houses. Rehabilitation and development efforts did not begin until the late 1970s.

A growing disparity exists between the family income levels in the west and south ends of the neighborhood where there has been housing investment, and income levels east of 19th Street and north of Poplar Street where little investment has occurred. Overall levels of poverty have remained relatively unchanged in the Francisville neighborhood since 1970. The percentage of persons living in poverty has decreased substantially in the west end of the neighborhood in response to publicly assisted housing reinvestment. The level of poverty has increased substantially, however, in the north and east section of the neighborhood, where public and private disinvestment has contributed to community decline, housing abandonment, population loss, and declining incomes.

Despite a successful neighborhood development effort, many vacant houses, businesses, and lots remain. John Kromer, Executive Director of the city's Office of Housing and Community Development, feels that the neighborhood needs new housing facilities that can compete with the suburbs--complete with garages and yards. Una Vee Bruce believes they need to build a "family of residents." The community is proud of its history, and wants to preserve its urban character. The efforts of a community organization to enhance the neighborhood are strengthened by the understanding that if one house falls, the whole block will suffer.

Francisville Housing Competition

The Francisville Housing Competition gave architects the chance to design subsidized housing for Francisville and brought together community, city, and federal organizations seeking creative alternatives to high density public housing. A plan consisting of continuous buildings, both on main streets and the alleys behind, was chosen as the winning design. Backyards would be shared by four families, increasing community while reducing clutter. The design was praised for its emphasis on security and flexibility.

Behind the competition was the belief that the lives of area residents can be enhanced through the development of lower density housing, which would allow a larger area of distressed neighborhood to be repaired, increased amenities, and a rebuilding of the fabric of the existing community.

Land Use: Current Issues and Prospects

Future development plans by community organizations such as the Francisville Community Development Corporation are striving to build an economic base for the communities by creating strong commercial corridors along Ridge and Fairmount Avenues. Ideally, the community would like any future commercial development to take place along these routes, which are already zoned for commercial use.

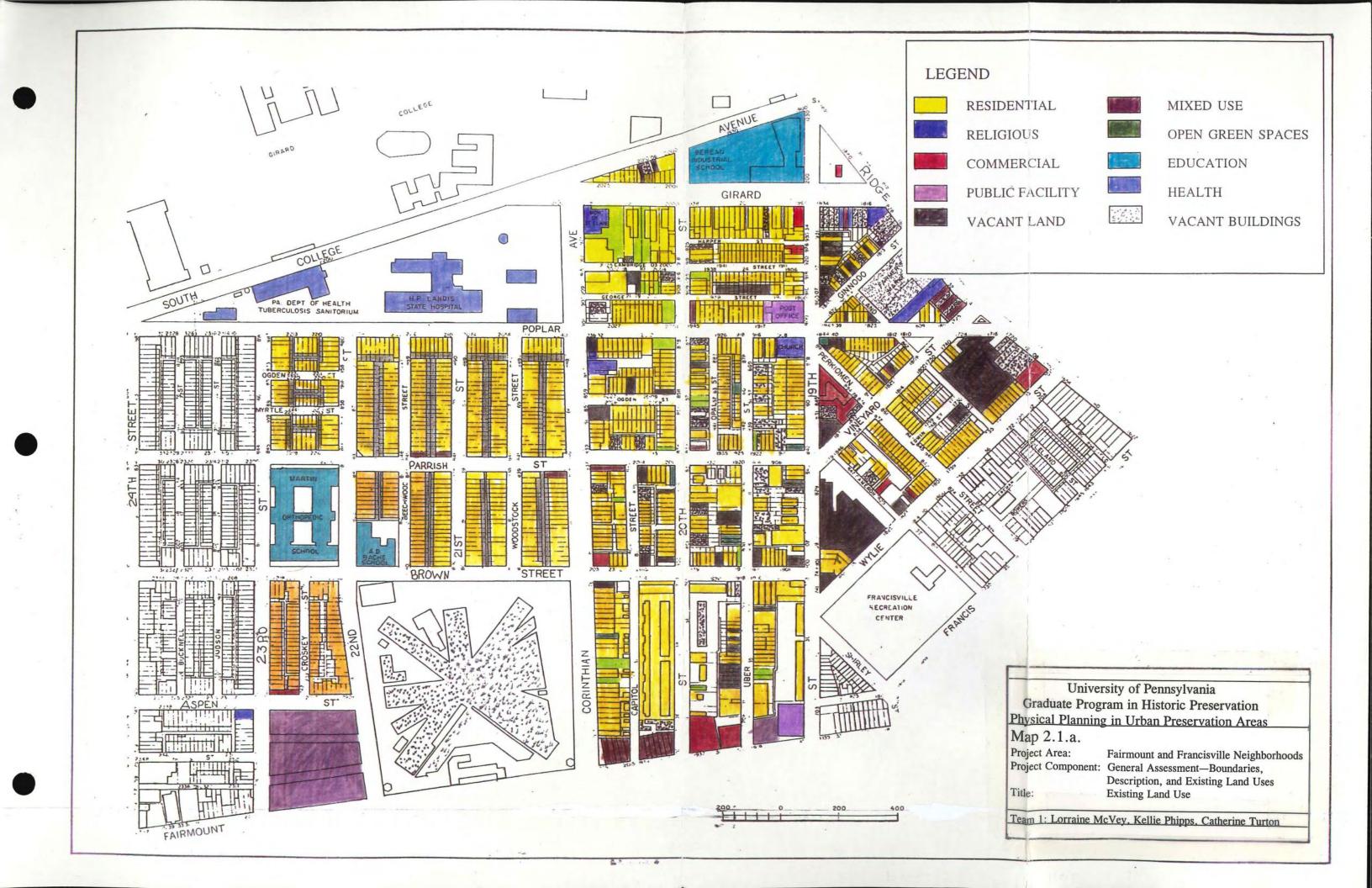
The section of Francisville west of 19th Street is a designated city Neighborhood Strategy Area, and has been the location of targeted public sector housing investment over the last fifteen years. This area is predominantly residential with few vacancies and limited intrusion of conflicting commercial uses, enhancing the character of the neighborhood.

The segment of the Francisville population included in this survey does not appear to act as a cohesive unit. Efforts seem to have been made to enhance the sense of community through the development of neighborhood gardening projects in otherwise vacant lots. Many formerly vacant parcels of land have been adopted by a community garden project known as Greene Countrie Towne. The existence of a large number of murals, depicting both locally familiar and pastoral scenes on the walls of buildings adjoining vacant lots, also seems to represent at least the desire to strengthen the bonds of the community and hope.

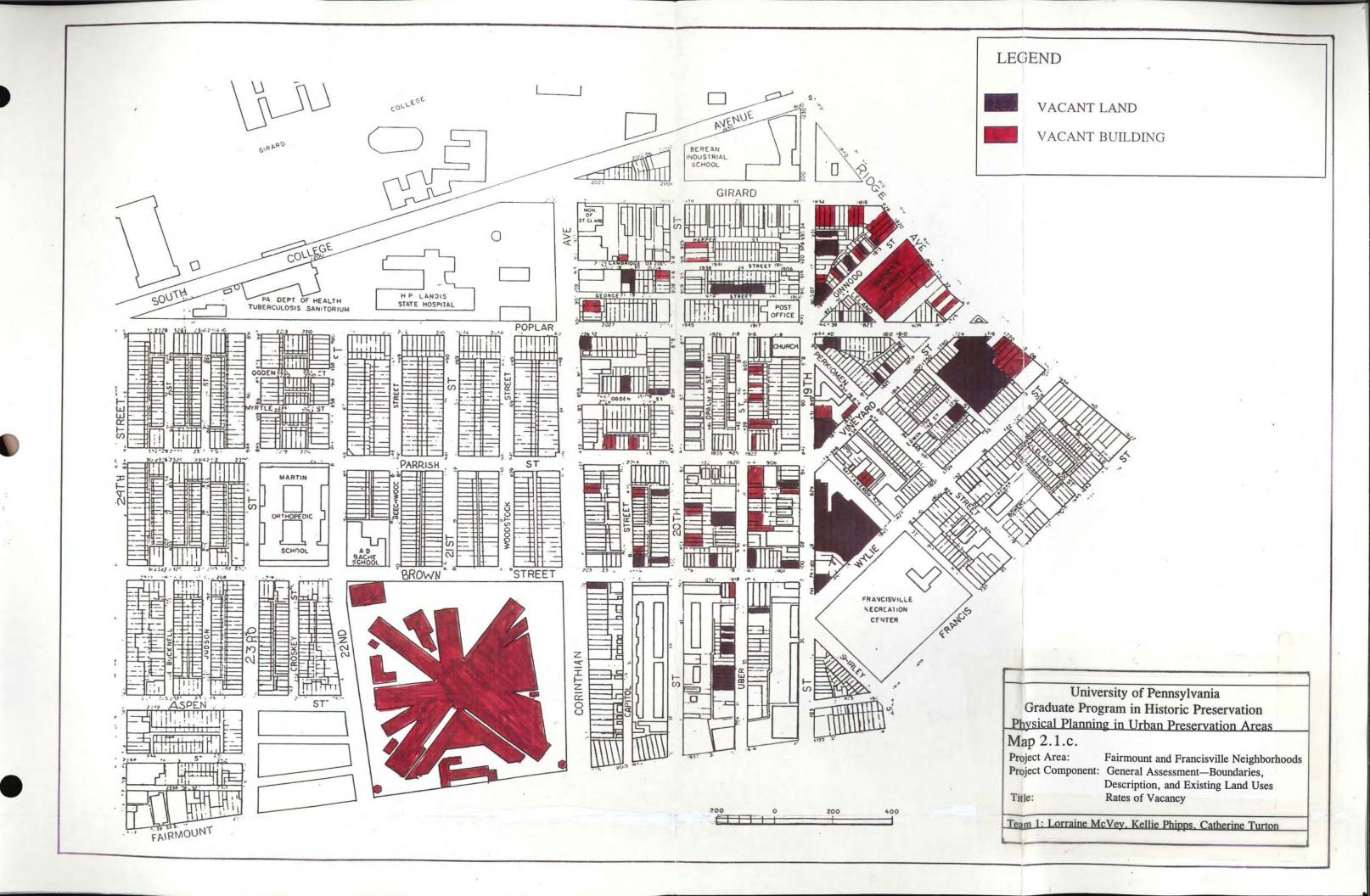
Area residents, along with the Francisville Development Corporation, have attracted organizations such as Community Ventures, Tripersons, and Rutberg Apartments to the neighborhood. Federal and city grants, tax credits, and Core States Bank have aided in the construction or rehabilitation of more than one hundred units of housing. Most are priced to remain within reach of the area residents. In the west end of the neighborhood, a Philadelphia Housing Authority Turnkey project at 20th and Brown was developed in the late 1970s. Many of the eighty two story townhouse units which have been sold to residents are well maintained and make a positive contribution to the neighborhood. The Philadelphia Housing Development Corporation rehabilitated twenty-six formerly vacant rowhouse structures in the Neighborhood Strategy Area west of 19th Street with Community Development Block Grant Funds in the late 1970s and early 1980s. These were sold to moderate income families.

Certain needs have been identified by the Fairmount and Francisville communities. Both areas lie within the same school district, but the residents of the Francisville community in particular have expressed a need for more schools. At present, there is only one primary school in the area, but plans are in progress for a school at the site of 19th and Cameron. This 1.3 acre site, formerly the site of an industrial mill complex, has recently been proposed by Una Vee Bruce in conjunction with the Board of Education as the site for a much needed institution for preschool through fourth grade.

Major parcels of vacant land and buildings provide the opportunity for redevelopment. One of these areas is the vacant City Department of Public Property parking lot at Ridge and Poplar Streets. Originally, this lot served the Ridge Avenue commercial area. It is no longer needed for this purpose. The City of Philadelphia is presently involved in a lawsuit with the landowner over ownership rights. The Community Development Group bought the land from the city to be used for housing development. The owner has argued that the city had no right to sell them the land. Although such plans would have further strengthened the central section of the neighborhood and reinforced the positive impact of the existing development immediately to the south, plans for housing development have been shelved at this time. The Ridge Avenue Farmers' Market is a unique and integral physical feature of the Francisville community. The community hopes for restoration of the building and commercial development to support residential growth in the neighborhood.







2.2. Summary of Statistical Data: Densities, Ownership, Tenure, Tax, and Income Levels

Sources of Data

Using statistical data to generate overall patterns and trends within an area is one way to better understand the population and built environment of the study area. By examining the different types of ownership and levels of real estate values, the distribution of housing unit, and patterns of population density levels, general trends can be formulated to characterize an area and specific exceptions can be noted. This information can then be used to develop strategies for the redevelopment of an area. Using municipal and federal records, statistical information was collected for the Fairmount/Francisville study area in order to provide background data of the current conditions. The borders of the study area are 23rd Street on the west, Poplar Street and South College Avenue on the north, Ridge Avenue, Francis Street, and Shirley Street on the east, and Fairmount Avenue on the south.

Information about land ownership and real estate tax levels was collected for each property within the Fairmount/Francisville study area in order to determine which locations are predominantly privately owned and which are publicly owned, and what are the assessed values of properties throughout the area. Current data is available in the public records room of the Board of Revision of Taxes, a municipal agency. The owner for each property was recorded. Land ownership was divided into private and public. Private ownership was further subdivided into individual, business or corporation, religious, and public lands recognized by the governmental level. The taxable or exempt tax amounts were used to find the real estate tax level. The market value for each property was also recorded. The type of ownership, tax levels, and market values for each property in the study area are listed in Appendix 1.

Data for population density and land tenureship, derived from the 1990 Federal Census, is necessary for charting the general characteristics of the existing conditions in the study area. The Fairmount/Francisville study area roughly corresponds to census tract 135, which is bound by 23rd Street on the west, Poplar Avenue on the north, Ridge Avenue, Francis Street, and 17th Street on the east, and Fairmount Avenue on the south. The area north of Poplar Avenue and west of 19th Street is part of census tract 139, and the area north of Poplar Street and east of 19th Street lies in census tract 140. These divisions have been constant since at least 1970, so estimates of changes over time can be made by examining older census records. Each census tract is divided into block groups, and each block group further divided into blocks. There are eight block groups in census tract 135. With the exception of three blocks in block group two and one block in block group three, all of the blocks of census tract 135 are within the Fairmount/Francisville study area. Excluding block 306 (Girard College), all of block group three of census tract 139 falls within the limits of the study area. Three blocks of census tract 140, blocks 404, 408, and 503, are part of the study area. The information used for deriving current population densities and land tenureship ratios is available for individual blocks.

Information about city, state, and government community development programs which apply to the study area is used to plan strategies for rehabilitation for the neighborhood. For the most part, these programs involve partnerships between federal, state, municipal, and community bodies, and so information about them is available for many sources. Federal agencies such as the Department of Housing and Urban Development, and municipal departments such as the Office of Housing and Community Development were used to compile background information on community revitalization programs which apply to the study area.

Population Density

The population density within the Fairmount/Francisville study area was calculated in two ways: the number of people per unit of area and the number of people per housing unit [See Map 2.2.a.]. There are 4,689 people living in the study area over an area of almost 0.5 square kilometers according to 1990 census data. The population density by area does not appear to follow any general patterns. It would be expected that the block group with the highest density would have the most renter-occupied housing units, and the area with the lowest density would have the highest owner-occupied versus renter-occupied ratio. The latter case is in fact true in census tract 135. However, the other block groups do not seem to fit this pattern and there are many other factors which affect population density by area. For example, the block group with the lowest density is also largely comprised of the block containing Eastern State Penitentiary, whose human population is zero.

Population density based on the number of people per housing unit tends to correspond more closely with location and the ratio of owner-occupied housing unit to renter-occupied housing than to other factors such as building type. The population density per unit of housing is lowest in the southwestern census block groups and highest in the eastern areas of the study area. There are generally two or less people per housing unit for those block groups with a greater number of owner-occupied units than renter-occupied units. In those block groups with more than three people per housing unit, the ratio of owner-occupied to renter-occupied units is generally less than 1:2. Using past census data for tract 135, there is a sudden decrease in the number of people per housing unit since 1980. In 1970, the unit density of census tract 135 was 2.76 people per housing unit and in 1980 it was 2.79. However, by 1990, the number of persons per housing unit had declined to 2.40 for the same area.

Distribution of Ownership and Real Estate Tax Levels

Analysis of Ownership in Overall Study Area. The table below shows the percentage of properties that are owned by different types of owners. The study area consists of a total of 1,689 properties. A large majority of the ownership is at the private individual level. These are generally smaller properties with largely three story residences. At a distant second, there are municipally owned properties. The post office is the only example of a federally owned property.

Ownership Levels	Number of Owners	Percentage of Total	
Federal	1 - 4 1	0.06%	
State	2	0.12%	
Municipal	273	16.16%	
Private Individual	1295	76.67%	
Private Business/Corporation	106	6.28%	
Private Religious	12	0.71%	
Total	1689	100%	

There are some larger examples of buildings or complexes of buildings which take up one or more block space, most notably Eastern State Penitentiary and the Francisville Recreation Center. These are all owned by either municipal or state organizations [See Map 2.2.b.].

Analysis of Ownership in Fairmount versus Francisville. The data used above was further analyzed in order to make a comparison of land ownership levels between the two neighborhoods.

Ownership Levels	Percentage of Total				
`	Fairmount Owner	Fairmount Percentage	Francis. Owner	Francis. Percentage	
Federal	0	0%	1	0.09%	
State	1	0.18%	1	0.09%	
Municipal	8	1.42%	266	23.67%	
Private Individual	548	97.00%	747	66.46%	
Private Business/Corporation	7	1.24%	98	8.72%	
Private Religious	1	0.18%	11	0.98%	
Total	565	100%	1124	100%	

There are nearly two times the amount of sampled properties in the Francisville area as compared to Fairmount. Still, the figures above are reflective of the land ownership levels. A large percentage of Fairmount is composed of residential buildings owned by private individuals. About half of the properties owned at the municipal level are larger spaces such as Eastern State Penitentiary and its adjoining parking lot. Although there is still a large number of individually

owned properties in Francisville, there is also a significant number of properties owned by the city through the Philadelphia Housing Authority (PHA), the Philadelphia Housing Development Corporation (PHDC), and the Redevelopment Authority of Philadelphia (RAP). There is also a large number of private business or corporation-owned properties in this area, especially east of North 19th Street. Many of these are owned by community-based organizations such as Francisville Limited and Community Ventures.

Ownership and Real Estate Tax Levels. Just as the private individual building ownership level decreases in the eastern portion of the study area, the market value and tax level of the properties also decrease. For example, the common market value of a property with a three story residence on North 19th Street is \$25,000 with a tax level value of \$661. In contrast, the market value of a similar property on North 23rd Street is \$65,000 with a tax level of \$1.719.

Similarly, on east/west oriented streets such as Poplar and Brown Streets, the tax level changes. For example, east of Corinthian Avenue, the market value of a three story residence owned by private individuals averages from about \$15,000 to \$25,000 with tax levels from about \$397 to \$661. West of Corinthian Avenue, the range is from about \$47,500 to \$90,000 for market values and \$1,256 to \$2,380 for tax levels.

Land Tenureship

From the 1990 Census data, there is a noticeable gradient of land tenureship across the Fairmount/Francisville area [See Map 2.2.c.]. In census tract 135, the ratio of owner-occupied housing to renter-occupied housing is greatest in the southwest corner of the area and in the western half of the census tract. There are more owner-occupied units than renter-occupied units in this area. Conversely, in each of the five block groups east of Corinthian Avenue, there are more renter-occupied housing units than owner-occupied units. North of Poplar Avenue, there is also a majority of renter-occupied units. Overall, approximately 56% of the housing units in census tract 135 are owner-occupied. This represents a sizable increase in the number of owner-occupied units from 1970 when the ratio of owner-occupied units to renter-occupied units was about 3:4 for census tract 135.

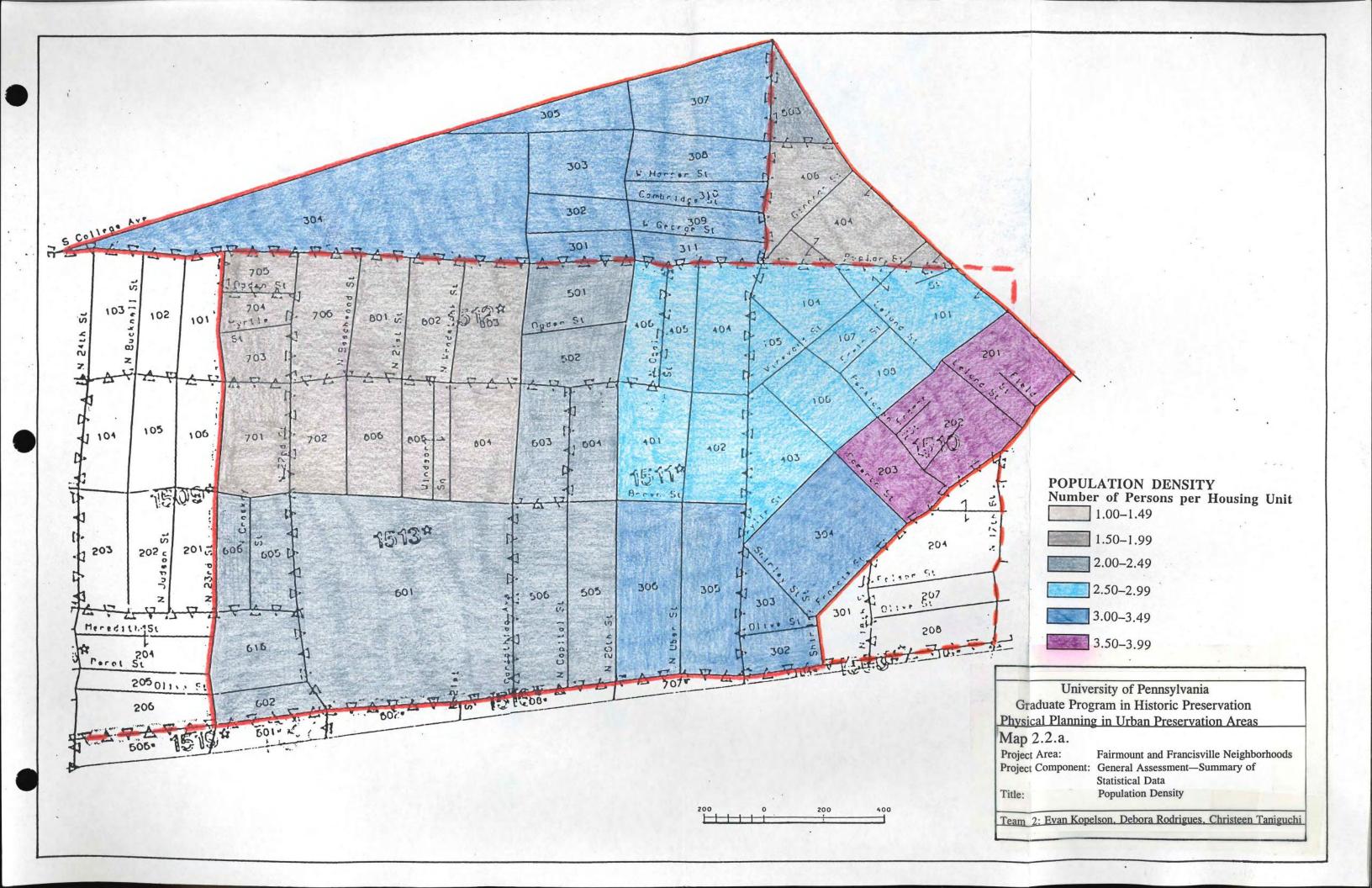
Vacancy Rates in the Area

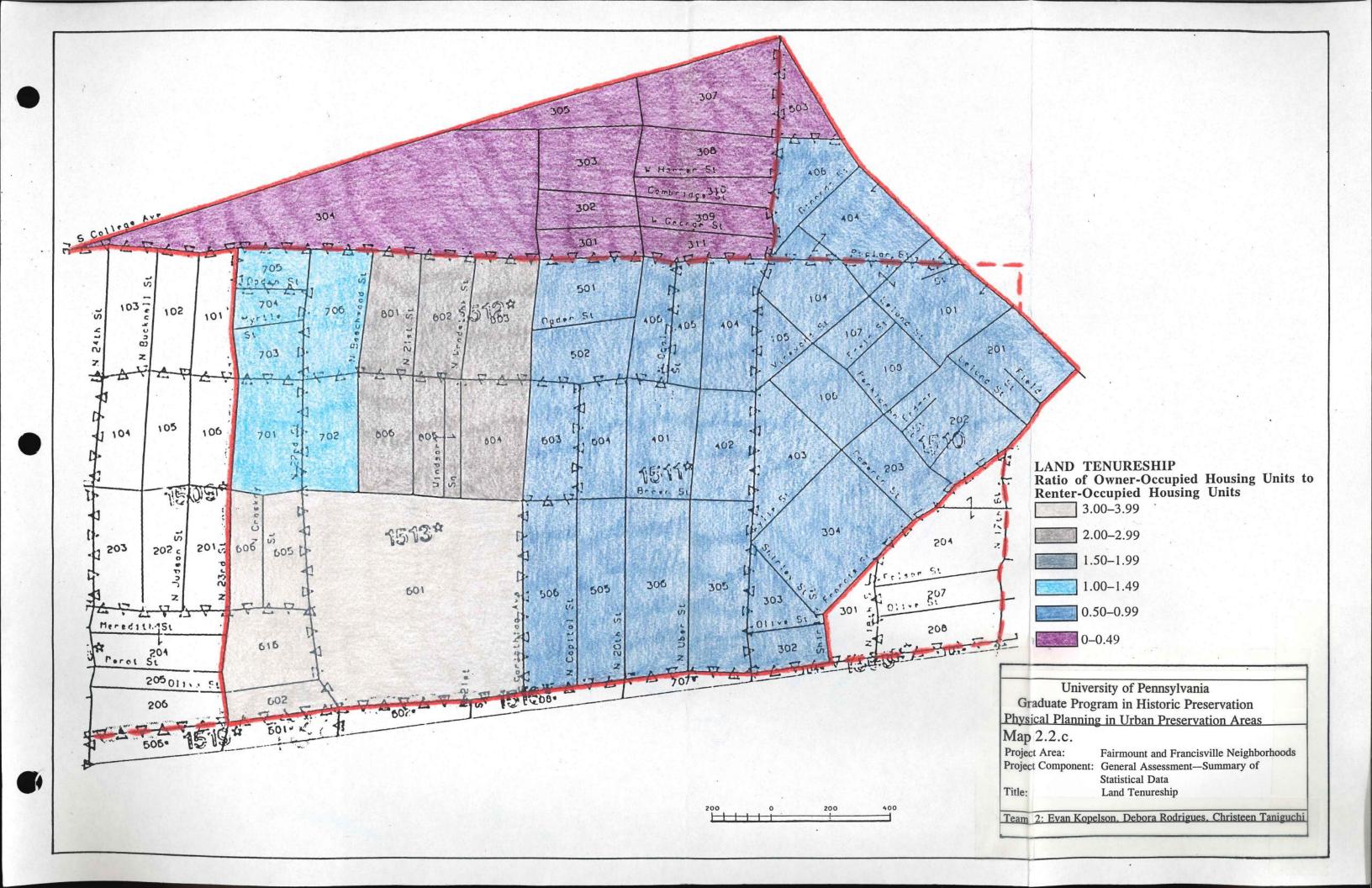
The percentage of total housing units per block group which are vacant ranges from 0% in block 503, where there are only two housing units, to over 50% in the two blocks just south of block 503. Between these two extremes, the same general pattern which can be seen in population density and land tenureship is evident. The block groups west of Corinthian Street have between 5 and 21% vacancy. Vacancy rates gradually rise in block groups to the east of Corinthian, ranging between 12 and 55%, and reaching 47% in block group two, and 55% in the two blocks of block group four of census tract 140. The study area has an overall average vacancy of 17%.

1990 Census Data

Census Tract-Block Group	Density by Area (persons/km²)	Density by Unit (persons/ housing unit)	Owner- occupied: Renter- occupied (housing units)	Unoccupied Housing Units (percentage of total number)
135-1	285/0.038= 7500	285/110= 2.59	42:47 (0.89)	19%
135-2 (201, 202,203)	461/0.028= 16464	461/118= 3.91	28:34 (0.82)	47%
135-3 (all except 301)	382/0.050= 7640	382/124= 3.08	48:62 (0.77)	12%
135-4	415/0.046= 9022	415/154= 2.69	50:72 (0.69)	20%
135-5	694/0.052= 13346	694/287= 2.42	108:144 (0.75)	12%
135-6	213/0.076= 2803	213/103= 2.07	78:20 (3.9)	5%
135-7	386/0.037= 10432	386/219= 1.76	113:89 (1.27)	7%
135-8	788/0.051= 15451	788/397= 1.98	265:94 (2.82)	10%
139-3 (all except 306)	889/0.097= 9165	889/284= 3.13	69:154 (0.45)	21%
140-4 (404, 408)	172/0.014= 12286	172/87= 1.98	19:20 (0.95)	55%
140-5 (503)	4/0.003= 1333	4/2= 2.00	0:2	0%
averages for study area	4689/0.492= 9530	4689/1885= 2.49	820:738 (1.11)	17%







2.3. Utilities and Transportation

The utilities and traffic situations in the Fairmount and Francisville neighborhoods around Eastern State Penitentiary have been investigated to determine whether or not there are any problems or deficiencies regarding the utilities, transportation, and parking controls within this area. Following a brief look at these issues, the utility companies were consulted to determine whether or not there were any plans to complete work in these neighborhoods [See Map 2.3.a.].

Utilities

The Philadelphia Electric Company (PECO). The electrical lines in this area of Philadelphia are confined to above ground wiring. We were not able to determine if there were any significant problems regarding the electricity, but it seemed as if everything was in good working condition. Paul Cell from Community Relations at PECO did not know of any plans to do any work in these two neighborhoods.

Philadelphia Gas Works (PGW). The gas lines are run below ground and it is therefore difficult to see any obvious signs of deficiencies in this quarter. At this time, there are no plans to install new gas lines in any of the buildings within this area. However, there are plans to work on some of the gas lines that are running below the streets. Brian Schenk at the Distribution Department at PGW said that there are plans to work on the gas lines on Cameron Street between Francis Street and Wylie Street. This was the only future work site within our area of study. This work may provide us with the opportunity to incorporate changes in the streetscape when the repaving occurs.

The Philadelphia Water Department. There are some small problems concerning the water lines in these neighborhoods, which the Water Department plans to complete work on in the next three to five years. These repairs will be centered around replacing water lines and some of the sewer systems in seven segments within our area of study. There is also recent work being done in this neighborhood due to a water main break on October 19, 1995, at the intersection of 22nd and Myrtle Streets. Following this water main break, an extensive survey of the water lines and sewers was conducted to determine the condition of the water lines in this neighborhood. They were found to be in good condition and no leaks were reported. The Philadelphia Water Department is also responsible for the fire hydrants throughout Philadelphia [See Fig. 2.3.b.]. While the caps are missing on several of these hydrants, they are in good working condition as long as the nozzles are not damaged. The Fire Department has an annual inspection of all of these hydrants, but the Water Department is ultimately responsible for their repair.

Sanitation. The Sanitation Department is a division of the Streets Department. The trash is collected once a week. Collection takes place on either Thursday or Friday, depending on where one lives within this area. The public schools have their trash collected on a daily basis, unless weather conditions make this too difficult. There are some problems concerning the trash collection [See Fig. 2.3.c.]. The Bache-Martin Schools do not have a dumpster in which to

deposit their trash. Therefore, there is a great deal of bagged trash for the Sanitation Department to pick up. However, these bags often get torn, resulting in trash being left on the sidewalks. The local residents seem to be discontent with this trash removal system and are hoping that a dumpster will eventually replace the unsightly broken bags of trash. There also seems to be trash along the streets and sidewalks near Eastern State Penitentiary and in the Francisville neighborhoods. Some of the vacant lots have been used as dumping grounds and large quantities of trash have accumulated in these areas.

Telephone Service. The telephone lines run above ground for the most part. There do not seem to be any problems with the telephone services where the wires are situated above ground. However, Una Vee Bruce of the Francisville Community Development Corporation said that in areas of new construction, the telephone wires were being run below ground. These wires are more easily damaged and people have lost their telephone service temporarily due to this problem.

Transportation

The Streets Department controls the various departments that are responsible for the streetscape of Philadelphia.

Traffic Engineering. There do not seem to be any deficiencies in these neighborhoods concerning the flow of traffic. The streets are mainly one-way streets with traffic lights at the major crossroads and stop signs at many of the remaining intersections. The traffic flows smoothly, even at rush hour, and there do not seem to be any overly congested sections within these neighborhoods. According to this section of the Streets Department, there are no plans to alter any of the street directions or traffic signals. They conduct regular checks for maintenance and replace street and traffic signs when they are noted as being missing or damaged.

Survey and Design. The streets seem to be in average condition. Bob Wright of the Survey and Design Department indicated that the Streets Department resurfaces the roads on an ongoing basis. They do not follow any particular plans, but repair the roads on a need basis.

Parking. The parking in these neighborhoods is predominantly on-street parking. Some of the houses have garages or driveways for their own vehicles. There are a few lots which are utilized by both residents, patrons, and students. There is a vacant lot to the west of the prison which is used for parking, although it is not officially considered a parking lot. This lot is generally filled to approximately one-half of its capacity. On average, there are 150 vehicles which are concentrated along Fairmount Avenue and 23rd Street. When the Bache-Martin Schools are in session, the parking situation is quite cramped and alternate areas may need to be developed. The parking conditions are also crowded around the post office at 19th and Poplar Streets.

Public Transportation. There are five SEPTA buses that operate within these neighborhoods [See Fig. 2.3.a.]. For the most part, the routes are located around the perimeter of the area. The Broad Street Subway is also easily reached by the residents of Francisville.

UTILITIES and TRANSIT MAP KEY TO SYMBOLS Street Directions Bus Routes [Number indicates bus line] Parking Deficiencies Parking Lots Telephone Lines - Problem Areas Sanitation - Problem Areas Water Main & Sewer - Future Replacement Site HP LANDIS PA. DEPT OF HEALTH TUBERCULOSIS SANITORIUM Gas Line - Future Replacement Site POPLAR BROWN FRANCISVILLE SECREATION CENTER University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Preservation Areas Map 2.3.a. Project Area: Fairmount and Francisville Neighborhoods Project Component: General Assessment-Utilities and Transportation Utilities and Transit Team 3: Amy Cole Ives, Andrea Strassner, Robin Weidlich



Utilities and Traffic

Figure

2.3.a. Five SEPTA bus lines service the study area.



Figure

2.3.b. Fire hydrants appear to be in good working order.



Figure

2.3.c. Trash is an issue in certain areas of the study area.

2.4. Building Types

A survey of the major building types was carried out in the study area to determine their relative distribution and occurrence [See Map 2.4.a.]. Fairmount and Francisville are composed primarily of rowhouses--the quintessential Philadelphia housing type. Rowhouses have dominated the cityscape since the late eighteenth century; by 1893, they were so synonymous with the city that an example of one was Philadelphia's official exhibit at the Columbian Exposition. They are an unintended consequence of the grid system laid out for the city by Penn's surveyor in 1683. The large blocks, which were to contain a limited number of houses surrounded by plots of land (hence the fabled and orthographically-challenged Greene Countrie Towne), could not accommodate the city's rapid population growth during the mid-1700s. New streets divided the original blocks into smaller sections to allow for more housing; developers began building speculative rows based on English precedents of the seventeenth and early eighteenth centuries. Rowhouses were ideal for the city's economically diverse population, as variations in the size and detailing of the houses in a row could meet the needs and expectations (both inherent and imposed) of most residents. As the city grew beyond its original borders, rowhouses continued to dominate many of the new sections--as they still do today in the Fairmount/Francisville study area.

Rowhouse development represents a method of building in which a number of houses with shared side walls are built at the same time, each more or less identical to its neighbor. Within this basic construction framework, many different building typologies can exist. Fairmount and Francisville provide an excellent example of the historic resiliency of rowhouses, examples range in date from the 1850s to the present, and of their ability to accommodate several different building typologies.

The majority of the study area consists of residential housing, almost all of which is in the form of rowhouses. Because of this preponderance, the present typological survey focuses on recurring types among the residential building stock of the study area. The less frequent occurrences of building types are considered "unclassified" not because they are unimportant to the neighborhood and our understanding of its development, but because their rarity prevents their placement in a broad developmental context. Churches, schools, industrial buildings, carriage houses, the Ridge Avenue Farmers' Market, as well as some modern infill housing, are all of critical importance, but are too typologically esoteric to be included in this section. Unclassified has been further divided into subcategories of traditional and contemporary.

Six different rowhouse types have been isolated in the study area; of these, only one type is from the contemporary period. Generally, a type takes up a contiguous section of a street and in many cases takes up an entire block. Cornice lines usually match up and the ornamentation of each grouping tends to be identical or complementary. The blocks toward the west tend to be the most consistent typologically, to the east there is greater juxtaposition of different types.

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Type I: Three Story, Two Bay, Raised Basement, 1850-1900



This is by far the predominant type in the study area [See Figs. 2.4.a. through 2.4.g.]. The building is constructed of brick, but the facade is sometimes faced with stone (generally schist or brownstone). The building fronts directly onto the street, with no front yard. Three residential floors sit on top of a partially raised basement. The front steps are on one side and lead up to a small stoop. The front door is usually surmounted by a transom. Two windows are alongside the doorway and are positioned above the two basement windows at sidewalk level. The second and third levels each have two windows which are placed symmetrically on the facade rather than over the first floor openings. The cornice can consist of corbelled brick, wood, or

pressed metal depending on the style of the building. There is often a raised finial or some other decorative element at the junction between adjoining cornices.

The footprint of these houses resembles a narrow L. The front rooms at the bottom of the L are as wide as the street facade. The rear rooms are narrower, facing onto an open space shared with the next house that allows light and air to reach all of the rooms. The first level of the original floorplans usually contained a side hall, one or two parlors, a dining room, and a kitchen. In some cases, the kitchen may have been in the basement or in an attached one story L at the rear of the house. A privy would have been in the rear garden, which was reached through a rear kitchen door and also, perhaps, via a parlor door that opened onto the lightwell. The main stairs ran in straight flights along the side wall between the floors. A tight winding stair often ascended from the rear kitchen area on the same wall as the main stair. The upper floors contained bedrooms and sitting rooms and there was no attic. Buildings of this type usually occupy 70 to 80% of their lot.

Many stylistic variations of this building type are found within the study area. While these do not change the type or function of the building, they give us clues about the time of construction as well as basic development patterns in the area. These variations apply only to the facades and probably to the interior finishes. The footprints and floorplans can be assumed to be the same. These styles often cover entire blocks or large sections thereof, although more isolated groupings of several styles are common. Among the variations observed are:

- Heavy, rusticated stone lintels which run across the entire facade above the door and first floor windows. The rusticated base of the house is also of rough-hewn stone (1875-95).
- Smooth finished individual lintels over the door and all windows. Often accompanied by an arched doorway and transom, usually of brick (pre-1862) [See Fig. 2.4.b.].
- As above, but with heavy marble banding around door openings with an oversized keystone (1862-75) [See Fig. 2.4.c.].

- Segmental arches above doorway and windows with rusticated voussoirs (1875-95) [See Fig. 2.4.d.].
- Shallow hoods above the doorway and windows, generally of brownstone and inscribed with curlicues and stylized flowers in the Victorian manner (1875-95) [See Fig. 2.4.e.].
- Furnessian High Victorian Gothic with brown brick steeply sloped window sills, terra cotta and molded brick string courses, prominent corbelling, and sharply raked slate cornices (1875-95) [See Fig. 2.4.f.].
- Moorish first floor tripartite windows and pointed arch transoms. These arches are echoed in a decorative frieze below the cornice (1875-1895) [See Fig. 2.4.g.].

Type II: Two Story, Two Bay, Raised Basement, 1850-1895



Variations of Type I above, these houses were clearly once a less expensive variation on the three story model [See Fig. 2.4.h.]. Within the study area there is little difference between these houses. There are a few exterior differences between these and Type I, aside from the obvious lack of a third floor. The front doorways are consistently squared off at the top rather than rounded, there is only one window on the first level, and they are always of brick without any stone facing. There is little stylistic variation; the cornice is usually of decorative corbelled brick or pressed metal and there are often short finials at the roofline between adjacent houses. The stylistic decoration of these houses is identical to that of one of the Type I variants. The interiors

are somewhat different in that they have only one front parlor and most likely have only one straight staircase rising up from the side hall, with no kitchen winder. Rows of these houses tend to be on smaller streets, with smaller lot sizes. Consequently, they may occupy the same percentage of their lots as the Type I houses.

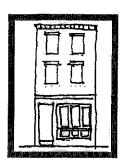
Type III: Three Story, Three Bay, Raised Basement, Attic, 1875-1995



These houses were clearly built for a wealthier clientele than either of the previous types [See Fig. 2.4.i.]. Very similar to Type I, these houses have finer finish details, grander proportions, and their facades are of brownstone. They have a wider street frontage (22' versus 17') and rise higher above street level. Thus, the rooms are both wider and taller. Several critical factors set these apart typologically: they have small front yards, there are attic levels (invisible from the street, they are concealed beneath low gabled roofs), and they are actually duplexes rather than continuous rowhouses. Because of this last feature, they are more private and brighter than either of the above types. Their footprints and floorplans, however, are similar to those previously

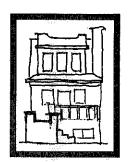
described. These houses doubtless contain two interior stairwells as mentioned as a possible feature of the Type I houses.

Type IV: Three Story, Two Bay, First Floor Commercial, 1850-1895



The form of this type is similar to that of Type I except that the first floor is designated for commercial purposes [See Fig. 2.4.j.]. This use calls for a much more open ground floor plan, large street facade windows and separate entrances for residential and commercial access. Type IV most commonly appears on the main thoroughfares of Ridge and Fairmount Avenues with a few examples of "corner store" buildings within the interior of the neighborhoods.

Type V: Three Story with Porch, c. 1925



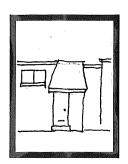
These houses are the earliest extant twentieth century rowhouses in the study area and represent a dramatic shift away from the earlier rowhouse typologies [See Fig. 2.4.k.]. Most prominently, they break up the flatness of the old rows by having more articulated facades both vertically and horizontally. They also are the first buildings to reflect the advent of the automobile. All houses of this type within the study area were built on the site of the Corinthian Reservoir.

The ground levels are of, or faced with, random or coursed ashlar schist. On the street facades, this level is a half story high; a short staircase parallel to the street leads to a covered front porch and the front door on the main level. In many cases, these porches were later enclosed. There is a small garden area adjacent to the stairs. At the rear elevation, the grade is lower, allowing vehicular access to ground level garages. The top floors are distinguished by shallow, squared-off bays projecting over the porches below. The cornice line of each block is broken up by the rhythmic placement of gables over some of the bays. All of the bays were originally of wood and featured raised, Colonial Revival style decorative swags and garlands. In many cases, these details have been covered with various types of siding. The original wooden porch railings have often been replaced by wrought iron.

The ground level interior contains a one car garage at the rear and a utility room towards the street. This room has a small window which faces onto the street. This window is seen next to the porch stairs when viewed from the street; many of them have been replaced with glass block subsequent to construction. The main level contains the primary communal spaces: living room toward the front, dining room, and kitchen at the rear, as well as a bathroom. The top floor contains the bedrooms and another bathroom. Correspondence between all levels is via a side stairwell with straight flights. The footprint of these houses is rectangular rather than L-shaped. It is likely that a small lightwell is shared by every other house but this could not be verified. The houses take up almost 100% of their lot, with only the small front garden and the potential lightwell reducing the buildings' lot coverage. In all cases, what would be the backyard is given

over to driveways. It is possible that these common drives are actually deeded to the individual owners, theoretically decreasing the lot coverage of each house.

Type VI: Two Story, Modern Infill, 1980s



These houses were built with federal housing funds as the Turnkey 3 Project [See Figs. 2.4.l. and 2.4.m.]. As with the other types these are rowhouses, but they differ from them greatly. There are three variants of this typology, but they are being grouped together for the purposes of this report because their similarities in layout and use outweigh their more superficial exterior differences. The houses are of wood frame construction and are covered with stucco, although brick is used in some sections. The street elevation reveals a one story structure while at the rear two stories are visible. Rows of this type back up onto similar rows which front onto the next street over. The grade level between the two rows was lowered to allow the two story rear

elevations. These houses are split-level rather than the traditional two story configuration. The communal living spaces are a half-flight down from street level and are on grade at the rear. The three bedrooms are a half flight above the street entrance (one variant contains a fourth bedroom that may be up a few steps from the others). These homes cover much less of their lot than any previously described and are well within the zoning requirements for lot coverage. Each variant has a small front yard and a larger rear yard. The three variants are described below, all are believed to have the same rear elevation:

- One story visible is from the street. The front door is surmounted by a shallow, decorative pent roof. Two windows, placed high on the wall face the street, indicate the bedroom level. Parking is provided in front of the house on two concrete strips in the front lawn; a third strip provides a walkway to the front door [See Fig. 2.4.1.].
- The same facade (minus the pent roof) is surmounted by a small second floor room, cubic in shape, that projects forward from the main facade and is held aloft by a metal column at one of its forward corners and a brick wall along one side. The space below this room is used as a carport [See Fig. 2.4.m.].
- Same as variant two but the second floor is in line with the main facade. In these rows, the second floor room of each house butts up against its neighbor's second floor room. These are held aloft by a wall running between the properties, which serves as the divider between adjacent carports which, again, are under the second floor rooms. This variant contains four bedrooms [See Fig. 2.4.n.].

Type VII: Apartment Building

The apartment building is a rare occurrence in the study area. They are included as a separate type rather than as "unclassified" because they represent another mode of housing in this residential area. All but one of the examples date from the nineteenth century and share many

visual qualities of the Type I houses [See Fig. 2.4.p.]. The exception is a five story twentieth century building which varies significantly from all other housing forms in the area [See Fig. 2.4.o.].

Type VIII: Unclassified, Traditional

Several building types occur too infrequently for the use of typological classifications to make sense in this study. The unclassified traditional category contains buildings built through approximately the 1920s. Included are: two story, two bay, front porch residences; churches, schools, industrial buildings, carriage houses, and non-residential commercial structures [See Fig. 2.4.q.].

Type IX: Unclassified, Contemporary

This category is represented by only a few examples. Included are several non-residential commercial buildings as well as a few examples of recent infill housing that are rarely encountered but are significantly different than Type VI above [See Fig. 2.4.r.].



Figure 2.4.c.



Figure 2.4.d.



TYPE I. 3-story, 2-bay, raised basement.

Figure 2.4.a.



Figure 2.4.b.



TYPE I. 3-story, 2-bay, raised basement.

Figure 2.4.a.



Figure 2.4.b.

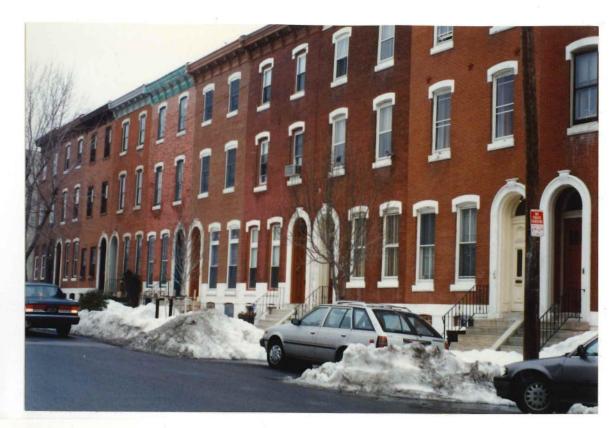


Figure 2.4.c.



Figure 2.4.d.

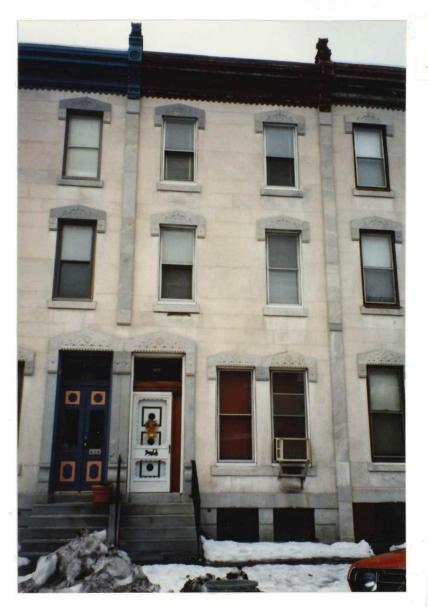


Figure 2.4.e.





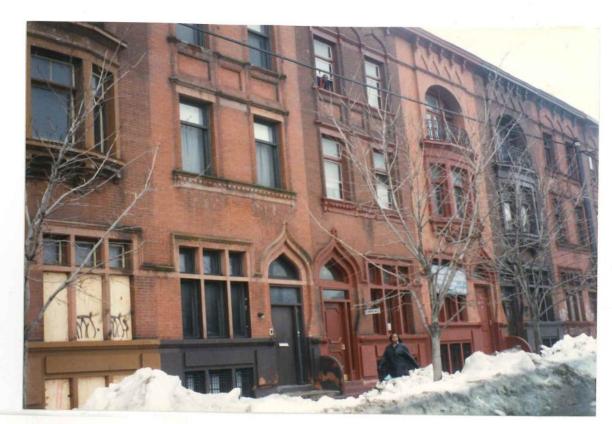


Figure 2.4.g.



TYPE II. 2-story, 2-bay, raised basement.

Figure 2.4.h.



TYPE III. 3-story, 3-bay, raised basement, attic.

Figure 2.4.i.



TYPE IV. 3-story, 2-bay, first floor commercial.

Figure 2.4.j.



TYPE V. 3-story, porch. Figure 2.4.k.



TYPE VI. 2-story, modern infill.

Figure 2.4.1.



TYPE VI. 2-story, modern infill (modification).

Figure 2.4.m.



TYPE VI. 2-story, modern infill (modification).

Figure 2.4.n.

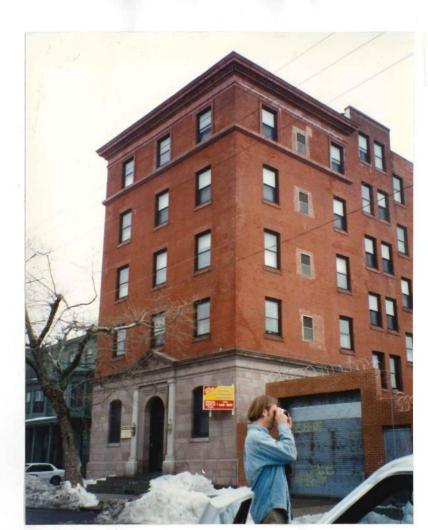


Figure 2.4.o.



TYPE VII. Apartments.

Figure 2.4.p.



TYPE VIII. Unclassified, traditional.

Figure 2.4.q.



TYPE IX. Unclassified, contemporary.

Figure 2.4.r.

2.5. Significant Buildings and Townscape Values

There are several elements which contribute to the definition of the Fairmount and Francisville neighborhoods [See Map 2.5.a.]. Historically, this was an area of institutions, such as the Northern Home for Friendless Children and the House of Refuge. The only remaining institutions within the area are Eastern State Penitentiary, Girard College, and the Church of the Gesu. Today, the penitentiary is the only one of the remaining institutions which is open to the public. Once having an interactive relationship with the surrounding communities, Eastern State Penitentiary is currently viewed as a physical landmark with little connection to the neighborhoods which encircle it.

Instead, Fairmount and Francisville are defined by both the positive and negative forces within them. For instance, there are positive elements such as well maintained, continuous facades and developed green spaces which enhance and bind together the communities that are being studied. However, the negative elements, such as vacant buildings and lots and concentrations of trash and graffiti, are just as defining. Our assessment of the neighborhoods has focused more on the positive aspects of the communities. The following components have been defined to aid in the understanding of our appraisal of the study area.

Monuments

There are two monuments within the Fairmount and Francisville neighborhoods of Philadelphia. They are the Eastern State Penitentiary [See Fig. 2.5.a.] and Founders Hall of Girard College [See Fig. 2.5.b.]. They are considered monuments because of their dramatic impact on the landscape, their large scale, the ability of the community to identify with them, and their visual significance. Eastern State Penitentiary, built in the late 1820s, has been an integral part of these communities since its conception. Founders Hall, built by Thomas Ustic Walter, lies just outside of the boundaries of this area, but is considered a monument due its impact on its surroundings. They are both National Historic Landmarks.

Historically Designated Buildings

There are thirty-four historically designated buildings within these two communities, thirty of which are on Girard Avenue. This label indicates that they are listed on the National Register of Historic Places, the Philadelphia Register of Historic Places, or are National Historic Landmarks [See Figs. 2.5.c. through 2.5.f.]. Some of these historic structures are listed on more than one register. This section of Philadelphia also contains the Girard Avenue Historic District which extends along Girard Avenue between 20th and Broad Streets.

Significant Buildings

Significant buildings are defined as buildings that are readily distinguishable from their immediate surroundings. These buildings are all candidates for historic preservation, but are not currently

designated. They include such structures as carriage houses, commercial buildings, and residences. There are twenty-eight significant structures within the study area [See Figs. 2.5.g. through 2.5.j.].

Continuous Facades

Continuous facades are considered to be significant because they represent a whole, intact block of buildings that have kept their original exterior configuration and maintained their height, fenestration, cornice line, and architectural detailing [See Figs. 2.5.k. through 2.5.n.]. We recognize that there are numerous continuous facades that have significant architectural merit, however, we feel that they are better defined in this manner than by being singled out as notable structures. The significance and impact of these continuous facades is rooted in the visual expression of rhythm and continuity rather than architectural details on individual structures. There are various instances of continuous facades throughout these two neighborhoods. For instance, the 1900 block of Cambridge Street along the north side has a continuous facade of two story brick rowhouses that are common in this area. Another example is the stretch of two story rowhouses with identical porch fronts along Beechwood Street.

Architectural Details

Several structures within the Fairmount and Francisville neighborhoods have significant architectural elements which are ornamental in nature and help define the facade of the individual buildings. These architectural details include such elements as gates, cornices, brick patterns, and porches [See Figs. 2.5.o. through 2.5.r.].

Streetscape Elements

These are elements which enhance and define the space between the street and the buildings. Some of the defining streetscape elements within our area of study are murals, trees, fences, and planters [See Figs. 2.5.s. through 2.5.v.].

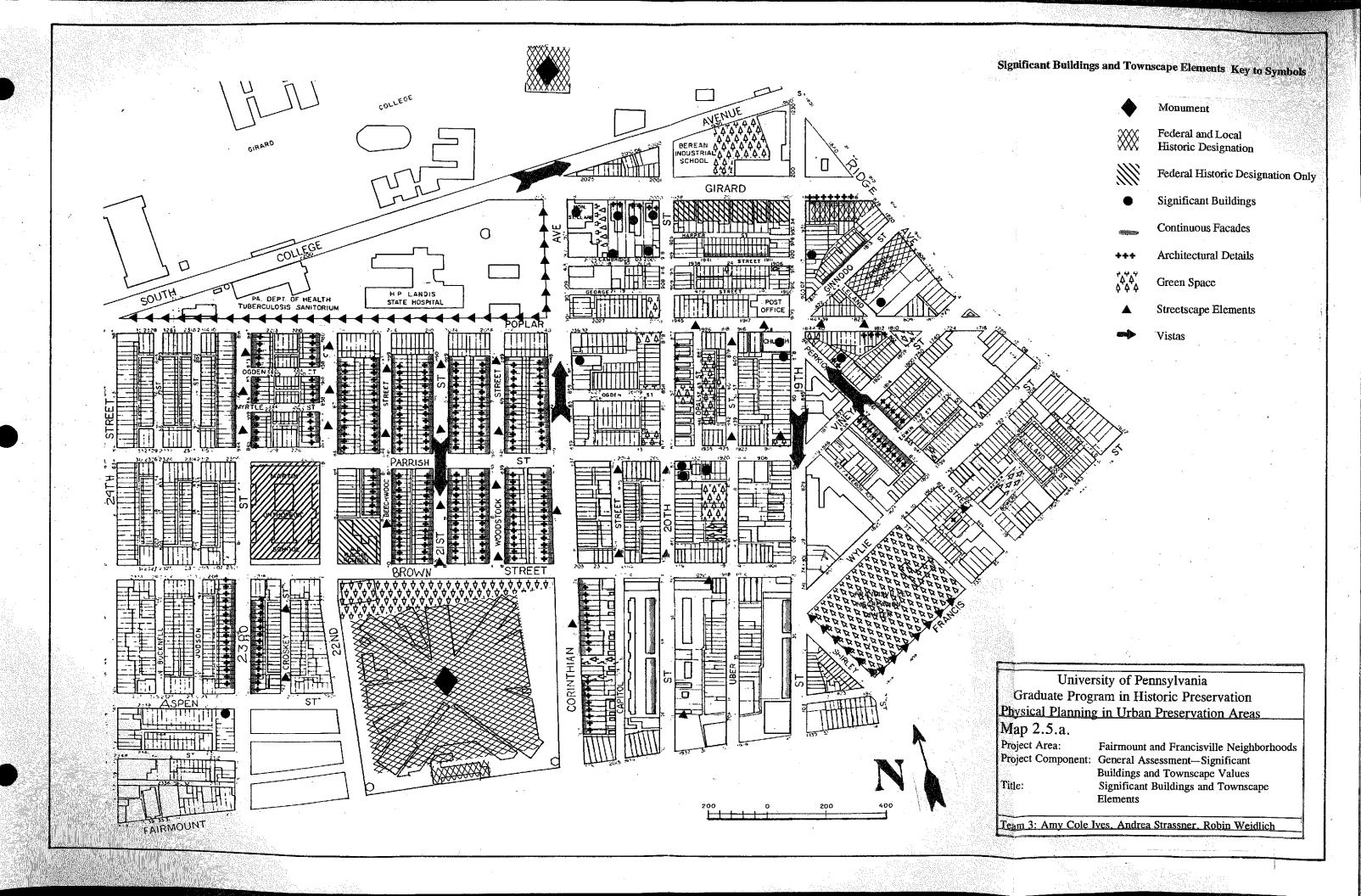
Green Spaces

Green spaces are defined as organized and developed open spaces which contain at least one of the following elements: gardens, benches, trees, planters, fences, murals, park-like settings, and paths [See Figs. 2.5.w. through 2.5.z.]. Francisville was the fourth Greene Countrie Towne to be created in the city of Philadelphia. As such, it focuses on developing green spaces. According to Una Vee Bruce of the Francisville Development Corporation, vacant lots are often used as gardening space until other plans can be drawn up. These gardens are then considered positive green spaces. There are also many murals on the side walls of the rowhouses in this community that contribute to these green spaces. They were painted in an effort to combat graffiti, and in many cases, have become the backdrop for the gardens and parks within Francisville. Perhaps the best example of a green space within this community is "Memory Lane" which is located on what was once Opal Street [See Fig. 2.5.z.]. The street has been

closed and developed into a park which evokes memories of how the neighborhood once looked. The gateway is an arbor under which one can enter to walk along the paths that are lined with trees and planters.

Vistas

Vistas are defined as a view down one street with a building or complex of buildings as the focal point. There are a few significant vistas within this area of study. For instance, by looking down 19th Street, one can see a spectacular view of Center City Philadelphia [See Fig. 2.5.dd.]. However, this vista was not planned, but was created by the demolition of buildings at 19th and Wylie Streets. The remaining vistas seem to have been intentional in their creation, with their focus on buildings such as Eastern State Penitentiary, Founders Hall, and the Church of the Gesu [See Figs. 2.5.aa. through 2.5.cc.].



Monuments and Landmarked Buildings

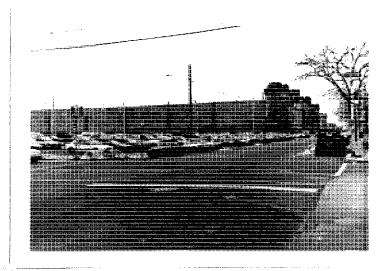
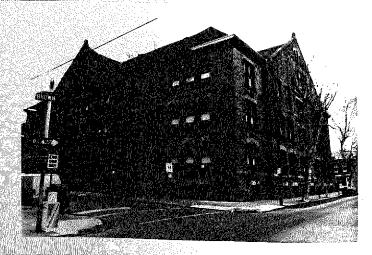


Figure 2.5.a. Eastern State Penitentiary, with its imposing walls and massive scale, has a dramatic impact on the landscape. The penitentiary is a centerpoint where three neighborhoods converge. Eastern State is a National Historic Landmark.

Figure 2.5.d. Both Bache-Martin School buildings are listed on the National Register of Historic Places. The A. D. Bache building is pictured here.



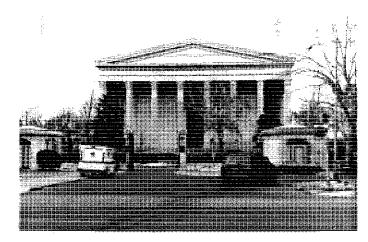
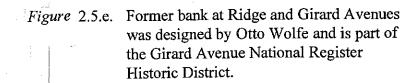


Figure 2.5.b. Located on the perimeter of the study area, Founder's Hall at Girard College is a significant structure, both visually and historically. Founder's Hall is a National Historic Landmark.



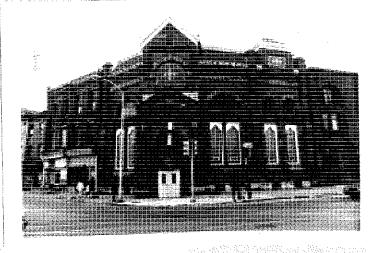
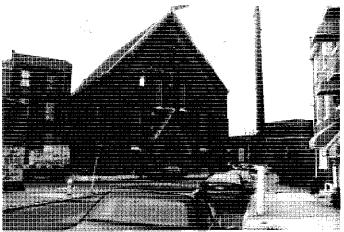




Figure 2.5.c. The row houses in the 1800 block of Girard Avenue are part of the Girard Avenue
National Register Historic District and are also listed on the Philadelphia Register of Historic Places.

Figure 2.5.f. The Ridge Avenue Farmers' Market is included in the Girard Avenue National Register Historic District and is also listed on the Philadelphia Register of Historic Places.





Significant Buildings

These buildings are readily distinguishable from their surroundings and are not historically designated.

Figure

2.5.g. This church at 19th and Poplar Streets has a dramatic impact on the townscape due to its considerable bulk and configuration.



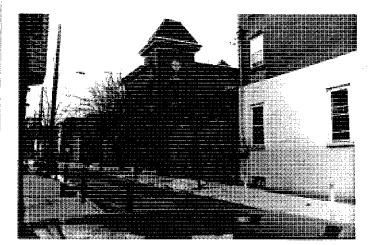
Figure

2.5.h. Small scale religious institutions similar to this church at 20th and Parrish Streets anchor many street corners throughout Fairmount and Francisville.



Figure

2.5.i. Large, duplex brownstones, such as these on Girard Avenue between 20th and Corinthian, are not prevalent within the study area.



Figure

2.5.j. There are a few carriage houses in the Francisville section of the study area, such as this one on Cambridge Street between 20th and Corinthian.

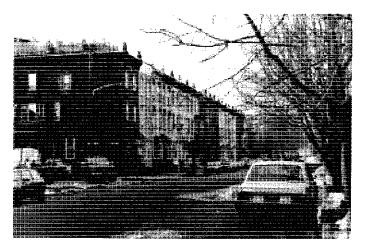


Continuous Facades

These represent whole, intact blocks that have retained their original configuration and express a strong sense of rhythm and continuity.

Figure

2.5.k. Three-story row houses line both sides of Perkiomen Street between Edwin and Vineyard Streets.



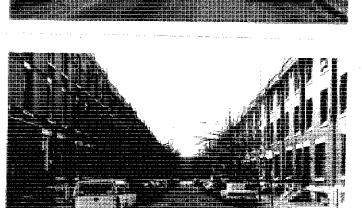
Figure

2.5.1. Three-story row houses line the west side of Corinthian Avenue between Brown and Parrish Streets.



Figure

2.5.m. Two-story row houses line both sides of North 23rd Street between Aspen and Brown Streets.



Figur

2.5.n. Three-story row houses line both sides of North 21st Street between Brown and Parrish Streets.



Architectural Details

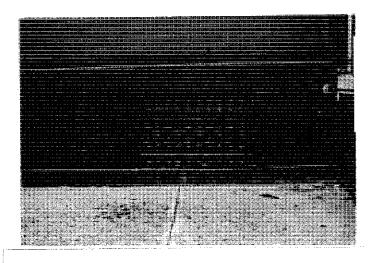
These details are ornamental in nature and help define the facade of the structure. Figure

2.5.o. Decorative brickwork can be found on many buildings throughout both neighborhoods. This striking brickwork is located on 877 - 879 Perkiomen Street.



Figure

2.5.p. Original cornices, such as this one in the 1900 block of Girard Avenue, are a common row house feature.

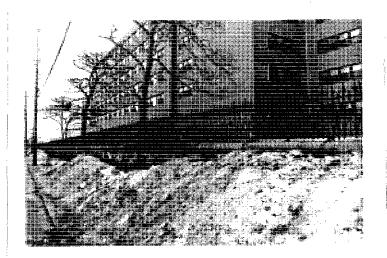


Figure

2.5.q. Wrought-iron window grilles add an extra layer of detail to many structures in the study area. This basement grille is on Vineyard Street.



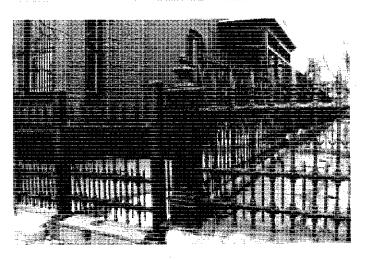
2.5.r. These original doors at 826 - 828 North 21st Street are an example of a disappearing detail.



Streetscape Elements

These elements enhance and define the space between the street and the buildings.

2.5.s. This wrought-iron and stone fence along Poplar Street and Corinthian Avenue originally surrounded the Mary J. Drexel Home, one the various institutions that used to be located in the area.

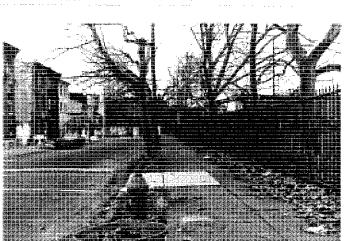


Figure

2.5.t. This wrought-iron fence lies on the 2000 block of Girard Avenue.



2.5.u. A wrought-iron fence surrounds the school yard of the A.D. Bache School.



2.5.v. A wrought-iron fence surrounds the Francisville Recreation Center.

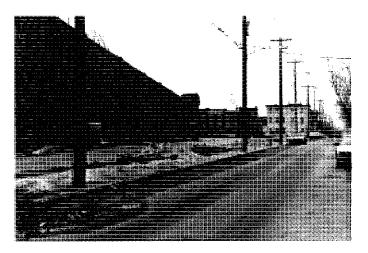


Green Spaces

These are organized open areas that are viewed as positive semi-public spaces.

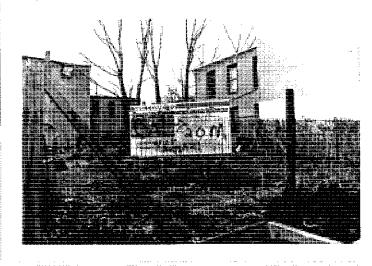
Figure 7

2.5.w. A green space at Perkiomen and Wylie Streets contains picnic tables and benches.



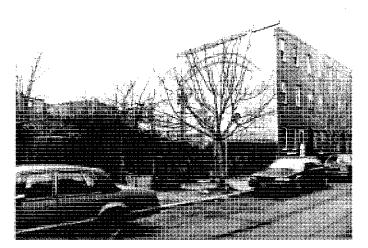
Figure

2.5.x. Work is progressing on Windsor Square Park along Brown Street.



Figure

2.5.y. Murals and gardens are often grouped together such as this green space at 19th and Parrish Streets.



Figure

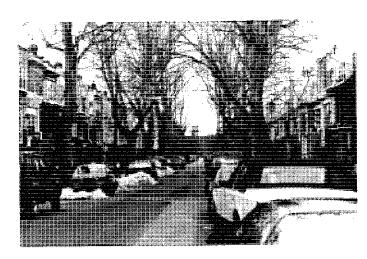
2.5.z. The green space and mural between Uber and Opal Streets has been named "Memory Lane."



Vistas

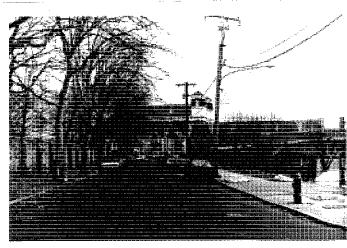
Generally, vistas are a view down one street with a building or complex of buildings as the focal point. Vistas can be both planned and unplanned.

2.5.aa. North on Corinthian Avenue towards Founders Hall at Girard College.



Figure

2.5.bb. South on 21st Street towards tower of Eastern State Penitentiary.



Figure

2.5.cc. Northeast on South College Avenue towards Church of the Gesu.



Figure

2.5.dd. Southeast on 19th Street towards Center City.



2.6. Funding Programs and Initiatives in the Study Area and Surrounding Neighborhoods

In describing the current conditions of the Fairmount/Francisville area population and organization, it is necessary to include information about existing programs which affect the housing and commercial character of the area. These programs are determined by statistical data on land ownership, tax levels, housing tenureship, and population density. Three important funding programs which influence the dynamics of the study area are the Community Development Block Grant Program, the HOME Investment Partnerships Program, and the Empowerment Zone program. These are federal programs whose range is based on census data. The entire study area is eligible for Community Development Block Grants and the small section lying within census tract 140 is also part of the Philadelphia/Camden Empowerment Zone.

Community Development Block Grant (CDBG) funds are federal grants which are administered locally by the Office of Housing and Community Development. They provide the majority of Philadelphia's funding for housing and community development programs. CDBG funds are allocated to community development corporations which can use the grants for housing, community development, and economic development activities. The development projects must meet Department of Housing and Urban Development (HUD) requirements and tend to benefit low- and moderate-income residents.

A federal funding program similar to the CDBG initiative is the HOME Investment Partnerships Program. Like CDBG funds, this HUD administered program is carried out locally by the Office of Housing and Community Development. However, to receive grants, the city must provide matching funds. HOME funding is generally used for the construction of affordable housing and assistance to home renters.

A small section of the Fairmount/Francisville area is also part of the Philadelphia/Camden Empowerment Zone, one of six such urban development areas in the country. This federal program initiated in 1993 is a ten year plan designed to endow community-based agencies with the necessary funding and assistance in order to revitalize neighborhoods. The program involves partnerships at the federal, state, and local levels. Communities and states develop comprehensive plans and nominate eligible areas to be part of the program. To be eligible, the area must be no larger than twenty square miles, must have an overall poverty level above 20%, and a population between 50,000 and 200,000 based on census data. HUD designates areas to be part of the program and provides funding and coordination between participating agencies. Funds take the form of wage tax credits and finance incentives for businesses and social services block grants for job training, child care, transportation services, and educational programs.

The necessary partnerships between community organizations and municipal agencies are already in place to take advantage of these federal funding programs. The effects of the programs has already been felt in the Francisville area where grant money has been used to construct housing units and rehabilitate residential structures. Additional needs of the area can be addressed through

further funding and assistance, especially as part of the Empowerment Zone. This program encourages commercial revitalization and social services growth, which are greatly needed in the Francisville area. Other funding available as Community Development Block Grants can also be used for commercial revitalization as well as to increase home ownership and building conditions.

3. Block Assessments: Prevailing Conditions and Transformations

Each of the groups involved with this study selected two representative adjacent blocks in order to analyze their existing physical characteristics. These include building conditions and alterations. Group one chose blocks in Fairmount, while the remaining three groups chose locations in Francisville. An overall comparison with current zoning requirements was also made. This planning analysis has examples which specifically apply to the Block Two survey. However, the information contained within this investigation is general enough so that it can be implemented in all four block groups.

Planning Analysis

The blocks surveyed by the four groups were zoned either as C-2 Commercial Districts or R-10 Residential Districts. Residential areas are the more highly represented of the two. Most of 19th Street is zoned commercial, except for the southeast corner of 19th Street and Girard Avenue. The corner plots on Ridge Avenue are also zoned as commercial districts.

R-10 Residential Districts

Use Regulations. A majority of the buildings in the study area zoned as residential districts appear to be used as attached single family and attached duplex residences. This is especially evident on Cambridge Street where all of the buildings in use are attached single family rowhouses.

There are, however, some examples of other uses which follow under the zoning guidelines. For example, 1822 Girard Avenue is used as a doctor's office on the first floor. The uses of the upper floors are unknown, but they appear to be residential, thus conforming to the code which states that such uses must primarily be residential.

This building also meets the regulations for signage. There is a small sign near the door which does not exceed of maximum allowable the 150 square inches.

Area Regulations. The maximum height allowed for this zone is thirty-five feet above the average ground level at the base of the building, and in no instances above three stories. Most of the buildings in this area are three stories tall, thus taking advantage of the maximum allowable space. Only one building at 1920 Girard Avenue did not conform to the code. It has a fourth garret story.

Maximum usage of space is also evident with the front of the structures. Since building set-back lines and front yards are not required, each building has been built up to the property lines. Rear yards, on the other hand, are required for these buildings. All of the buildings seem to conform to the open space requirements.

The building outlines in these residential districts probably have not changed since they were originally built. They still conform to today's zoning codes and are generally used for the purposes for which they were zoned. The residential zoning does not need to be altered.

C-2 Commercial Districts

Use Regulations. Many of the buildings in this district have been abandoned or are under-used. The buildings on 19th Street have minimal commercial activity. For example, 923-31 are either vacant or used for unknown purposes.

Of the buildings which are being used, some follow the codes, while others do not. For example, on 19th Street, 919 and 921 are attached buildings used solely for dwelling purposes, a use the zoning codes do not allow. Welding activities are performed at 924-26 19th Street. This use is not covered under the zoning regulation. The religious use of the Smith Chapel Baptist Church at 1828 Ridge Avenue is not covered under the zoning regulations for this commercial district. Its use would better apply under the adjoining R-10 Residential District. The original use of this building as a bank, however, would have conformed to the zoning code.

Other buildings are being used for the purposes for which they are allowed. There is, for example, one eating establishment in the neighborhood which is allowable under use regulations without certificates. The building on the southwest corner of Girard Avenue and 19th Street is being used as a delicatessen on the first floor. The rest of this block is not being used.

Area Regulations. Unlike the residential districts, with the residential districts in the study area, not all of the buildings in this commercial area meet area regulations.

For example, the zoning code notes that the occupied area should be no more than 75% of the lot area on intermediate lots and 80% on corner lots. There are a few instances, however, where this is not the case. The buildings on 1900 Girard Avenue and 1822 Ridge Avenue, for example, take up their entire lots. It is assumed that this is so because most of these buildings were erected before zoning regulations were put into place.

As with the residential districts, the commercial districts do not require building set-back lines. All of the buildings have made maximum usage of the space.

No building is to be over thirty-five feet or three stories high in both commercial and residential districts. The buildings all conform to this regulation. Commercially zoned buildings, however, are allowed to be higher, provided they are set back from the lot line.

With so few buildings in active commercial use, there are few signs in the study area. Some, such as 1822 Ridge Avenue, have no signs indicating the establishment within. The church at 1828 Ridge Avenue uses only one side of its street line for signage.

The buildings in the commercial districts tend to be less frequently used for the purposes for which they were zoned than those in the residential districts. There is minimal commercial activity.

The C-2 zoning is, however, perhaps the most appropriate for this area. Ideally, Ridge Avenue would be revitalized commercially to again serve the needs of the community. The C-2 zoning would also allow for possibly needed residential uses.

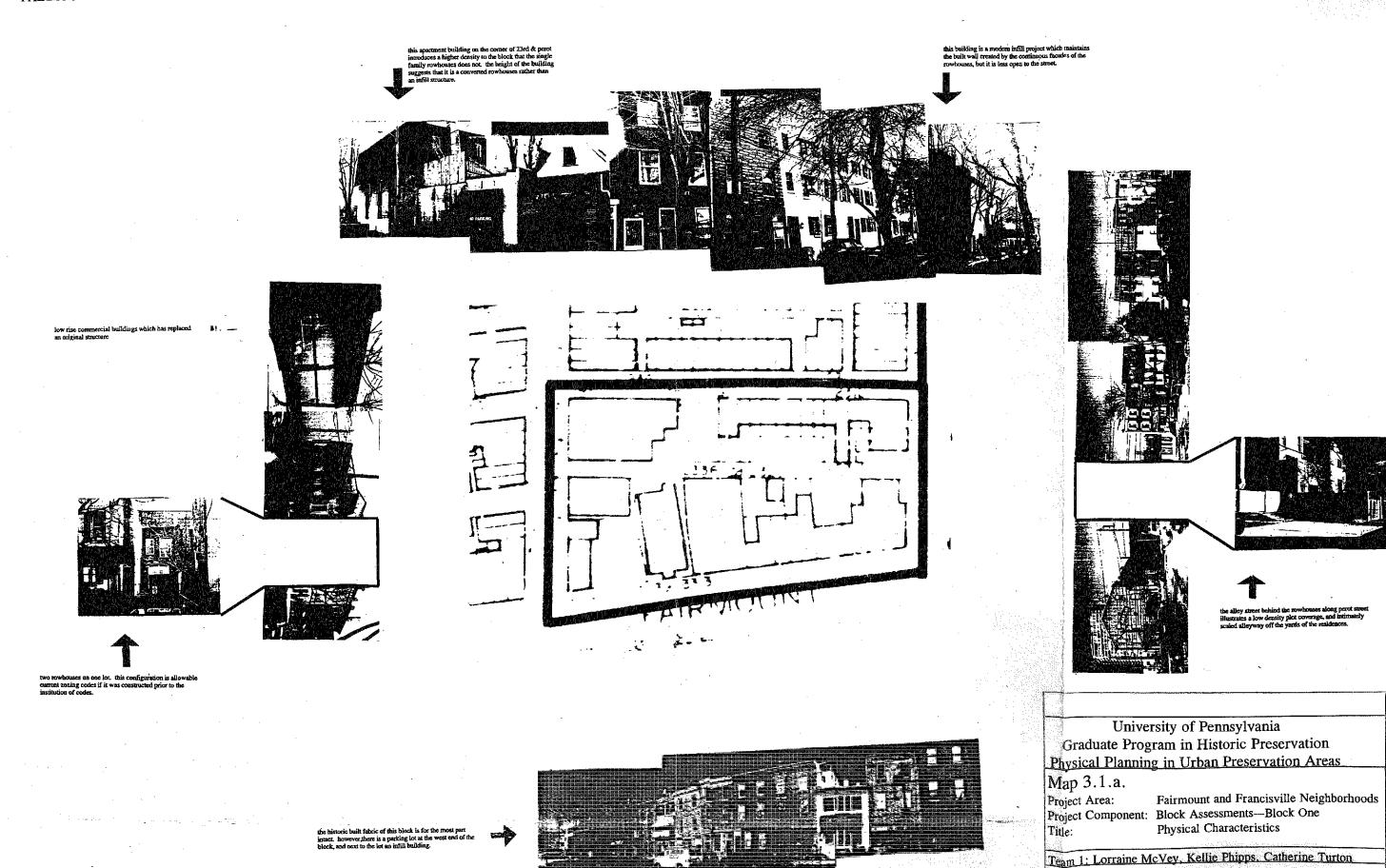
3.1. Block One

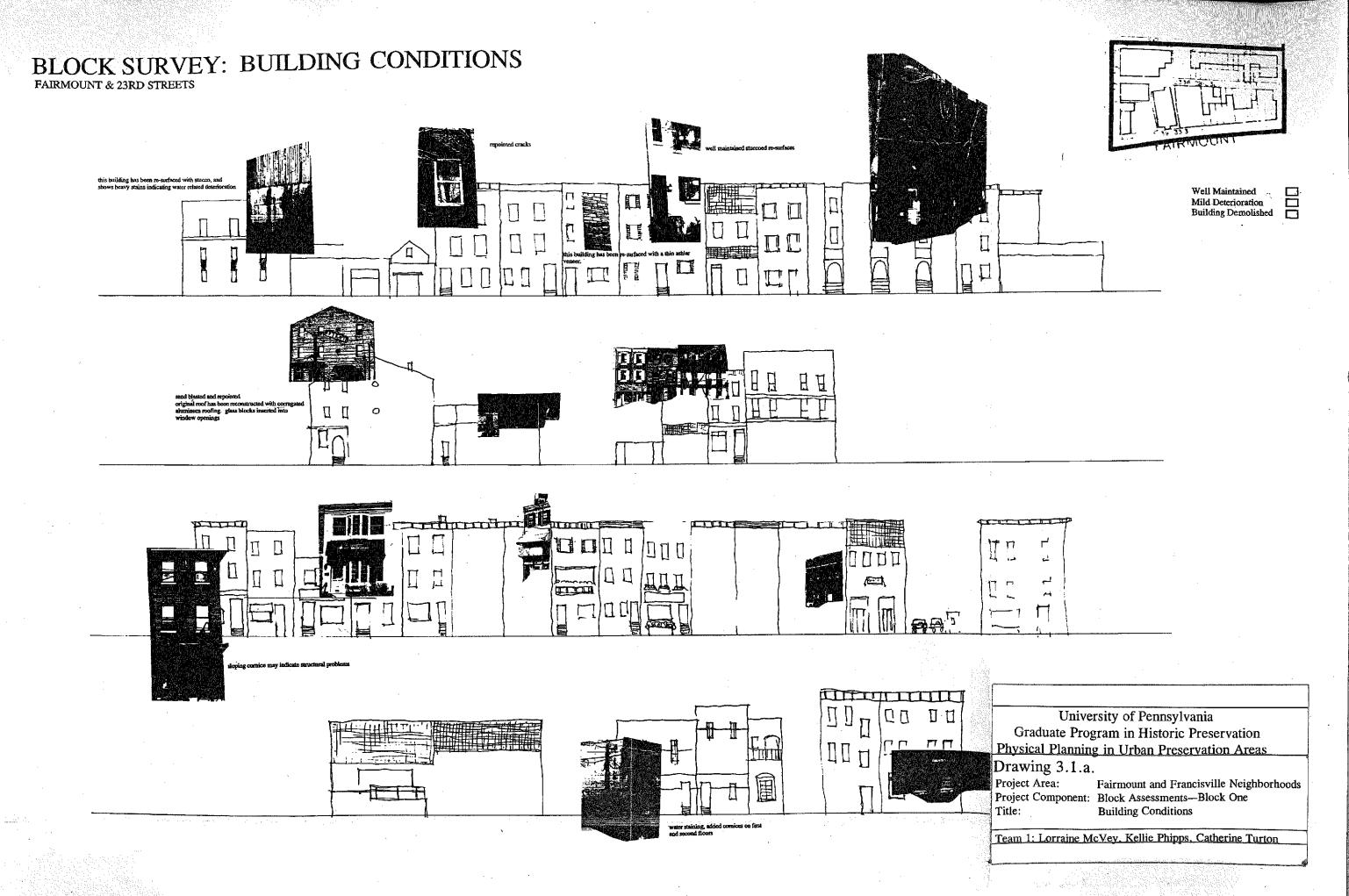
For the purpose of studying in depth one block in the site area, we chose the block bordered by Fairmount Avenue and Perot Street to the south and north, and 23rd and 24th Streets to the east and west [See Maps 3.1.a. and 3.1.b.]. The original buildings on the majority of each side of the block remain close to their original configurations, and in a well maintained condition. The function of the buildings on Fairmount Avenue consists of a mixed commercial and residential use. The facades along this street create a continuous street wall with the exception of a parking lot at the west side of block. There are needed general maintenance repairs, but the overall character of the street is one of good condition. The typology of the buildings along Perot is primarily single family residential.

There have been some changes in the facades of the rowhouses, mainly surface finishes in the form of stucco, but the physical organization of the facades and the scale of the street does not appear to have changed over time. This street is extremely well maintained, and any signs of building deterioration in the forms of cracks or spalling is most likely not structural. Along 23rd and 24th Streets, there are only four structures on each street respectively. These buildings are both commercial and residential, and have had greater alterations over time than the structures along Fairmount Avenue and Perot Streets. Again, these buildings are in good condition with only minor signs of deterioration. There is no graffiti on any of the blocks, and the maintenance of all of the buildings seems to have a very positive effect on each other. There is a general domino effect of maintenance along each of the blocks.

BLOCK SURVEY: PHYSICAL CHARACTERISTICS

FAIRMOUNT AND 23RD STREETS





3.2. Block Two

The following blocks were surveyed: A) the block bound by Girard Avenue, 19th Street, Cambridge Street, and 20th Street, and B) the block bound by Girard Avenue, Ridge Avenue, Ginnodo Street, and 19th Street. Both blocks are eligible for Community Development Block Grants. In addition, Block B is also part of the Philadelphia/Camden Empowerment Zone. These particular areas were selected for the survey in order to determine how the different levels of federal funding can affect two adjacent blocks. Part of the block survey included conducting a broad check of each block's exterior building condition, as well as recording the principal types of changes and reoccurring alterations which have taken place. The characteristic conditions and alterations to buildings are shown in Drawing 3.2.a., an elevation of the east side of the 900 block of 19th Street.

Exterior Building Conditions

Exterior building conditions have been determined as being the following:

- Well kept: a structurally sound building with evidence of maintenance
- Deteriorating: a building with no obvious or serious structural defects but with evidence of neglect
- Poor: a building with serious structural defects

As can be seen in Map 3.2.a., the majority of buildings in these two blocks are well kept, especially those found on residential streets such as Cambridge, Girard, and Ginnodo. In contrast, the condition of buildings on commercial streets, such as Ridge Avenue, are generally poor. This is also true for 19th Street which, although not a commercial street, includes a welding company and a warehouse. These buildings often have boarded up windows and doors and peeling paint. They are usually covered with graffiti and suffer from some type of structural damage. Many are either minimally used or, as is the case with the building at 1820 Ridge Avenue, abandoned altogether. This naturally leads to poor or nonexistent maintenance, which makes the building more susceptible to vandalism and decay. The buildings which have been classified as deteriorating are scattered throughout the two blocks. They are generally located next to abandoned buildings or vacant lots, and the biggest problem tends to be graffiti.

Although Block A is eligible for Community Development Block Grant funding and Block B is also eligible for CDBG grants and is part of the Philadelphia/Camden Empowerment Zone, this does not appear to be a critical determinant of building condition. The location of particular streetscapes and their zoning determinations play a greater role in affecting building condition. Those buildings zoned for commercial use tend to be in a more deteriorated and poorer condition than those in the residential areas. This is perhaps due to more strict regulations in areas zoned for commercial purposes.

Exterior Building Alterations

Exterior building alterations and additions have been divided into the following categories:

- Modifications to windows and doors
- Modifications to architectural details such as cornices or handrails
- The application of inappropriate finishes to the facades
- Modifications to multiple features
- Modifications to multiple features as well as the application of inappropriate finishes

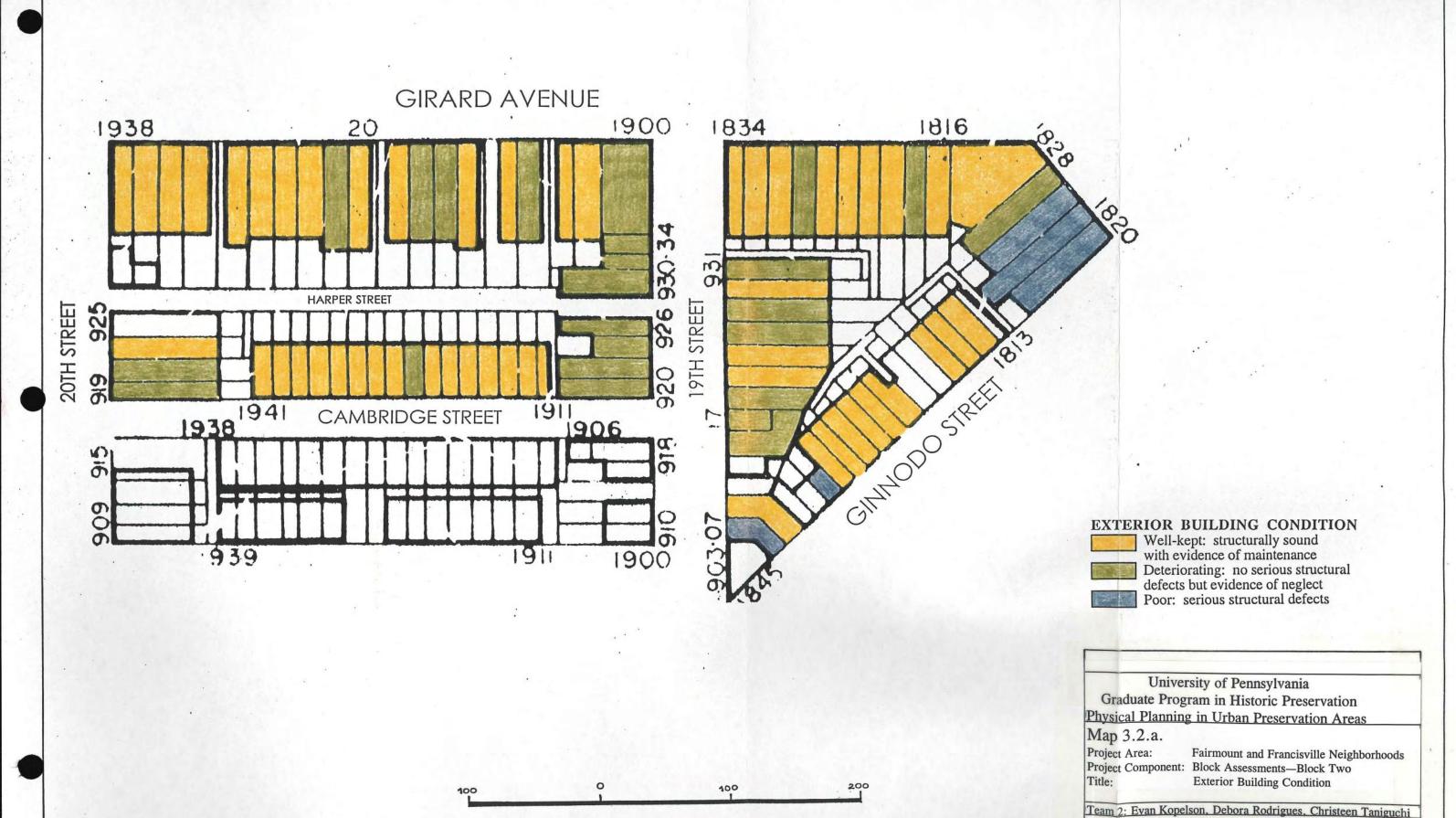
As can be seen in Map 3.2.b., most of the buildings in each of the surveyed blocks have undergone some sort of alteration, with the rare exception of one or two buildings which have retained all original elements. Virtually all buildings have had exterior modifications to either windows, which have been replaced with aluminum frame, or door frames, which are often reduced. Examples of modification to architectural details are evident in the 19th Street section of both blocks, with the addition of security gates and bars to doors and windows.

There are a couple of houses in Block A, as well as the Smith Chapel Baptist Church on the corner of Ridge and Girard Avenues, located in Block B, which have covered their cornices with a vinyl material. In most cases, though, the original cornices tend to be visible and in good condition.

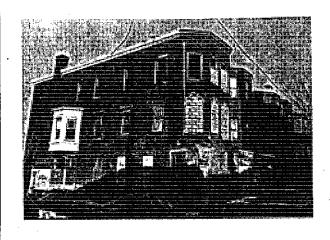
Multiple changes can be seen in a couple of houses located on Cambridge. Number 1923 has new vinyl siding that covers the entire building, including the cornice. It also has the addition of awnings to the first and second floors. The porch of number 1911 is covered with astroturf. Despite these drastic alterations to the two houses, the overall historic appearance of the block has remained intact.

Blocked basement windows can be seen throughout the two blocks, and there are a few houses which have new handrails. The application of inappropriate finishes is especially evident on 19th Street: the welding manufacturer as well as the warehouse across the street both have stuccoed facades.

There are two buildings in Block A which have had major alterations in their height. Number 1920 Girard Avenue has a garret floor which was added some time ago, and the third floor of the building of number 920 19th Street was removed. But, despite these additions or alterations, most buildings in these two blocks have managed to maintain their historical character.







blocked basement windows







Project Area:



GINNODO STREET

Fairmount and Francisville Neighborhoods

Elevation of East Side of 19th Street—Block

Project Component: Block Assessments—Block Two

Conditions and Alterations

Team 2: Evan Kopelson, Debora Rodrigues, Christeen Taniguchi



new door

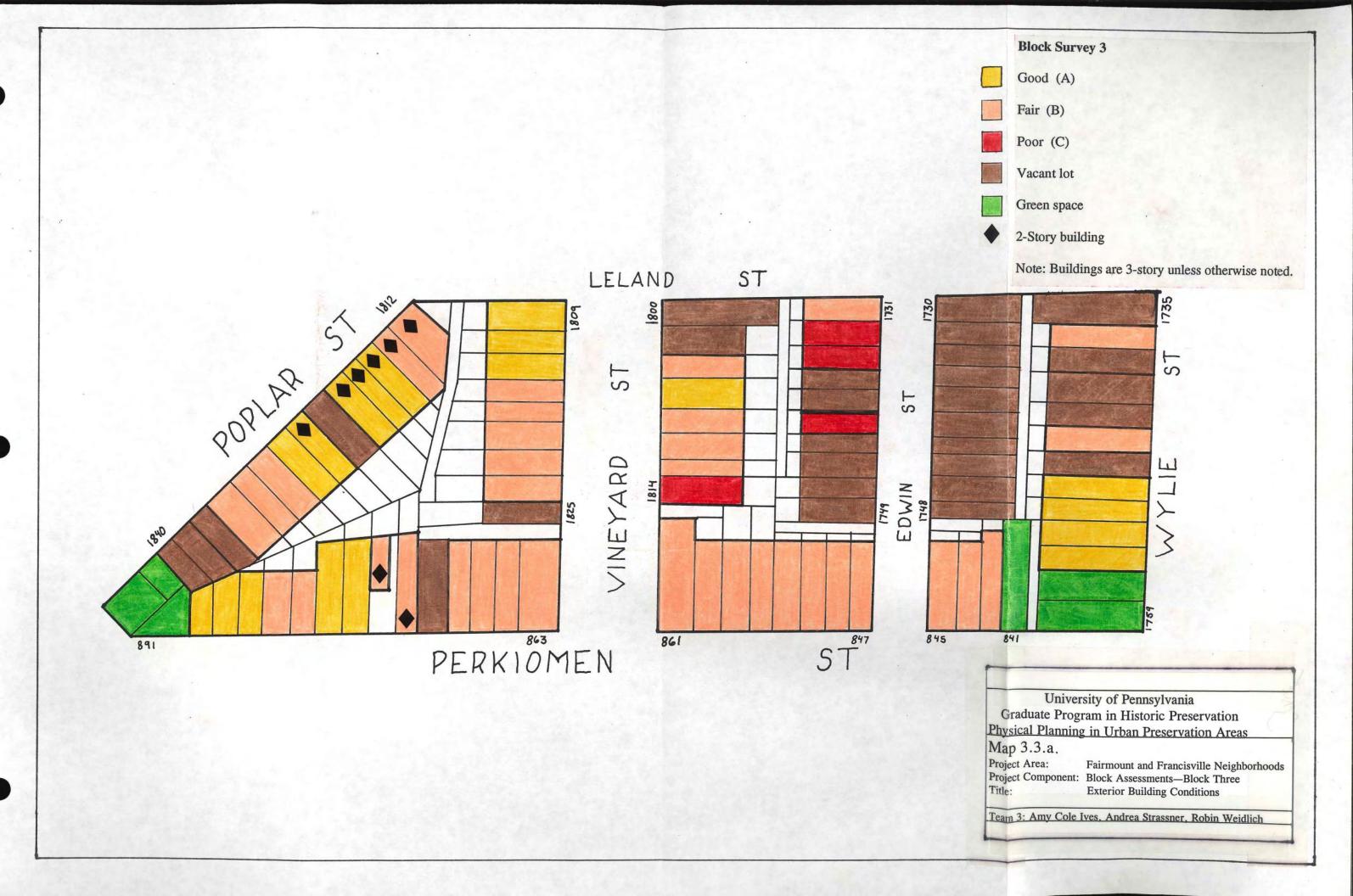
new handrail

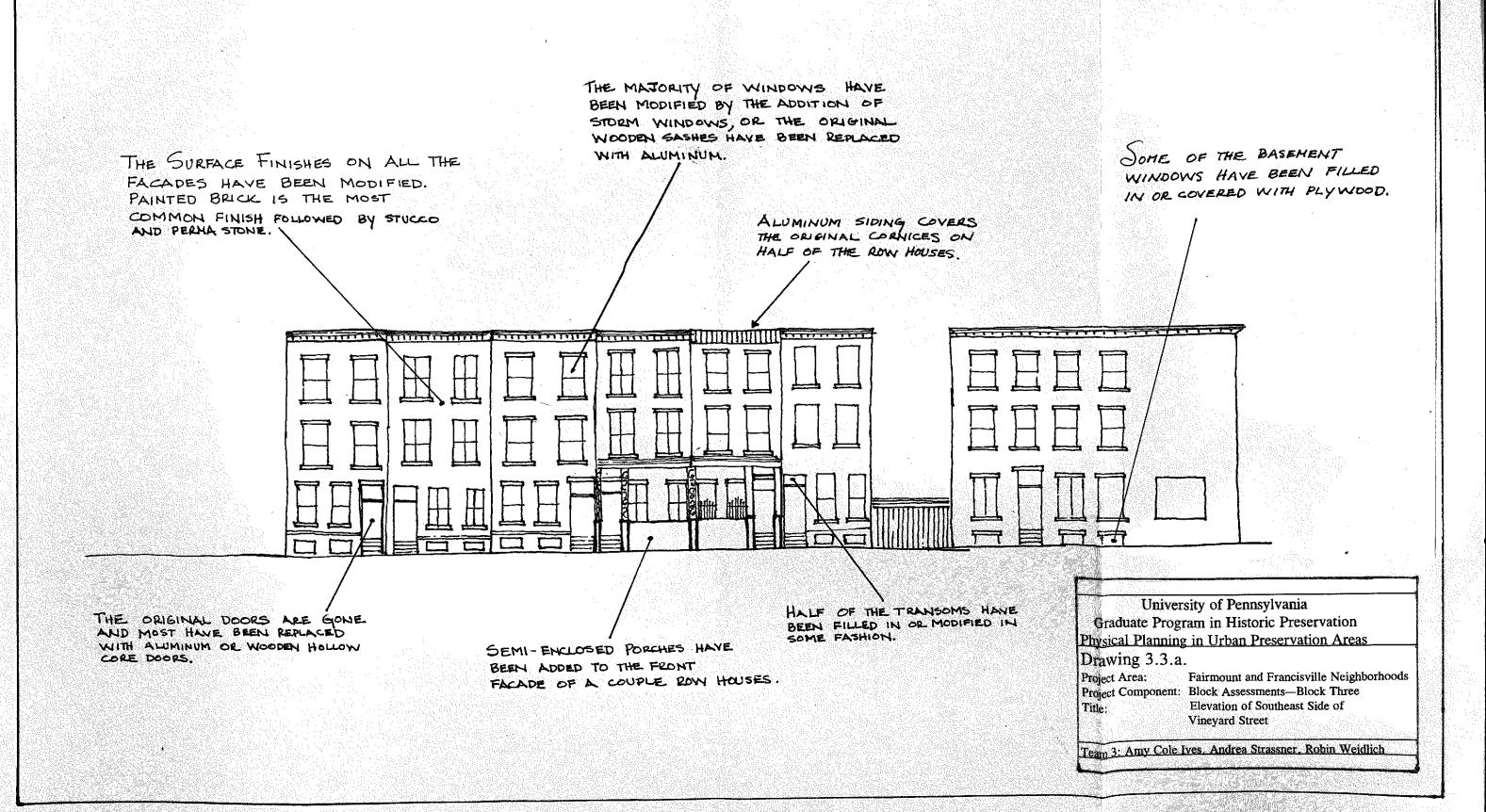
3.3. Block Three

The three blocks that are bounded by Leland and Perkiomen Streets on the east and west and by Poplar and Wylie Streets to the north and south were chosen as representative blocks of the Francisville neighborhood and surveyed to determine the existing physical condition of the building [See Map 3.3.a.]. Each building was rated as being in either good, average, or poor condition and given a grade of A, B, or C respectively. "A" buildings are those which were considered to be in good condition and were well maintained. Buildings that are classified as "B" seemed to be in average condition, but needed some minor maintenance. Those that are labeled "C" buildings are in poor condition. Many of these seem to be vacant and the windows and doors have been boarded up. The majority of the rowhouses are three story and the few that are not have been indicated as such on the survey map. The vacant lots were also assessed to determine whether they are positive or negative green spaces. While the vacant lots were found to be primarily negative spaces, there are two examples of positive developed green spaces located at the corner of Wylie and Perkiomen Streets and at the intersection of Perkiomen and Poplar Streets.

A more detailed survey was conducted of the buildings on the north and south side of Vineyard Street between Leland and Perkiomen Streets. This street was chosen because it contains a sampling of the A, B, and C buildings and vacant lots in the three block area. The buildings are three story rowhouses primarily in average condition, with one being in poor condition and the vacant lots are negative spaces that have not been developed. The condition of the original material and subsequent modifications to the building facades were recorded and are summarized in Appendix 2.

Of the fifteen buildings on Vineyard Street, seven have their cornices in the original configuration and eight have been covered over. The surface finishes on all of the houses have been modified, with painted brick being the most common finish, followed by stucco and then permastone. There are no original doors remaining, however, half of the original door frames and transoms are visible and half of the transoms have been covered or modified. Only two houses do not have replacement windows, but three houses have original cellar window grilles. Finally, among other modifications, such as three porches and one awning, five of the buildings have had railings added to their front doors. An elevation showing modifications to the buildings on the southeast side of Vineyard Street is shown in Drawing 3.3.a.





3.4. Block Four

Existing Physical Organization

The two blocks surveyed are bounded by Francis Street, Perkiomen Street, Wylie Street and Ridge Avenue, split in the middle by Leland Street. The blocks consist of parts which are residentially zoned "R-10 Residential District" and others which are commercially zoned "C-2 Commercial District."

Exterior Building Conditions

The building conditions in the Block Four area range from an extremely well maintained and pristine state to a burnt out shell [See Map 3.4.a.]. These conditions are interspersed within the two blocks to the extreme that an excellent building may be next to a very poor building. To facilitate the understanding of the relative conditions of the buildings, a four tiered scoring system has been applied and recorded on a plan which follows. The four conditions are defined as follows:

Excellent:

- Near mint condition
- Facade clean and intact
- Fresh, well maintained paint
- No graffiti
- No broken windows
- Obviously maintained regularly

Good:

- Some signs of wear
- Well maintained with minor repairs necessary
- May need repainting or cleaning

Deteriorating:

- Rotten window and door surrounds
- Broken windows
- Peeling paint
- Brick deterioration, repointing needed

Very Poor:

- General neglect or abandonment
- Boarded up windows and doors
- Graffiti
- Broken windows
- Peeling paint

- Missing pointing, brick deterioration
- Rotten window and door surrounds
- Deteriorating or falling cornice
- Structural damage

Principal Types of Changes

There are several principal changes in the overall blocks. There are a few vacant lots which are not all treated similarly. Some are fenced in and appear to be used as side yards as opposed to a few which are neglected and collecting trash. The only severely ruined building is a burnt out shell of an industrial loft building on Erdman Street which appears to have been in a ruinous state for several years. Severely deteriorated or abandoned residential buildings are interspersed between other well or moderately well maintained buildings. The strip of commercial buildings on Ridge Avenue, however, is virtually all vacant, covered with graffiti, and deteriorating rapidly, making this area a blight on the neighboring residential neighborhood. Several new rowhouses have been erected on Francis and Perkiomen Streets as part of a Philadelphia Housing Authority initiative in conjunction with a local contractor whose offices are also located within Block Four. These houses are sympathetic in design and materials to the traditional rowhouses seen throughout the neighborhood.

Typical alterations made to individual buildings are divided into four areas: facades, windows and doors, stoops, and applied details. In each group, alterations noted are as follows:

Facades:

- Refaced with stucco
- Refaced with new brick
- Refaced with permastone siding

Windows and Doors:

- New aluminum or vinyl windows added
- Storm windows added
- Sizes of openings changed
- Sizes of windows within original openings changed
- Door replaced
- Transom filled in or covered

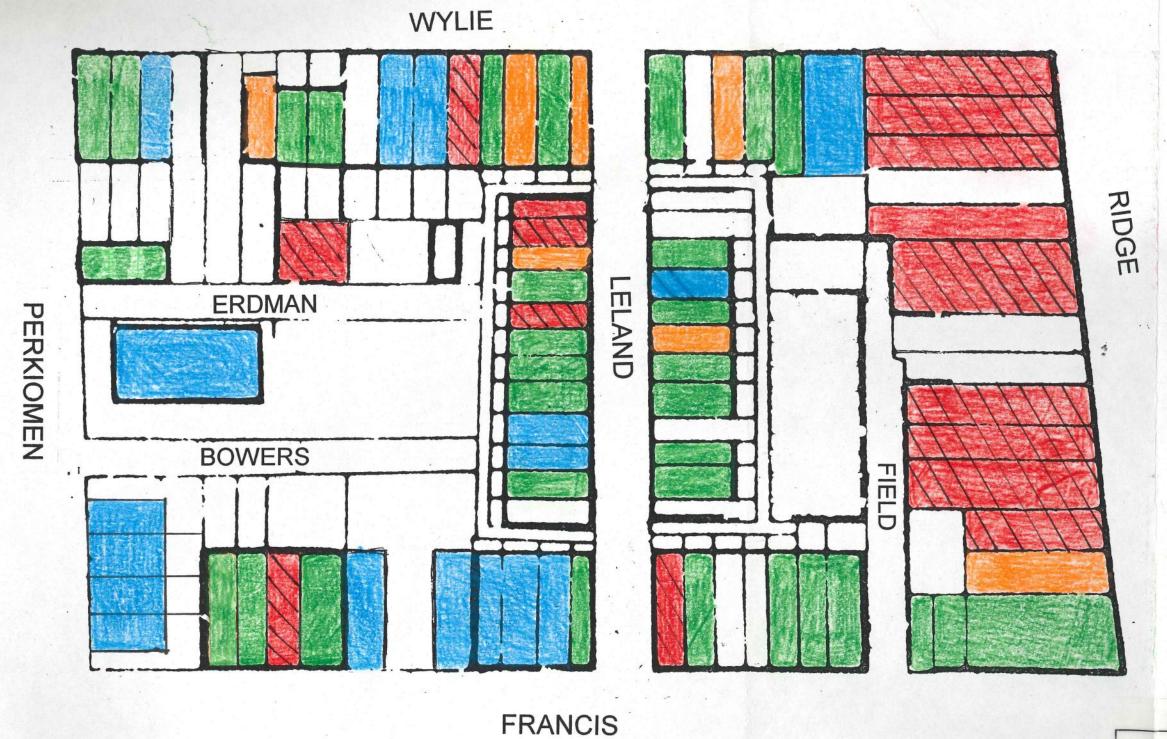
Stoops:

Configuration moved from frontal to side entry

Applied Details:

- Cornices covered with aluminum or permastone
- Removal of original shutters
- Addition of awnings over doors and windows

Typical conditions and alterations are shown in an elevation in Drawing 3.4.a. and in photographs in Figures 3.4.a. and 3.4.b.



Condition Assessment -Block 4

Excellent



Good



Deteriorating



Very poor



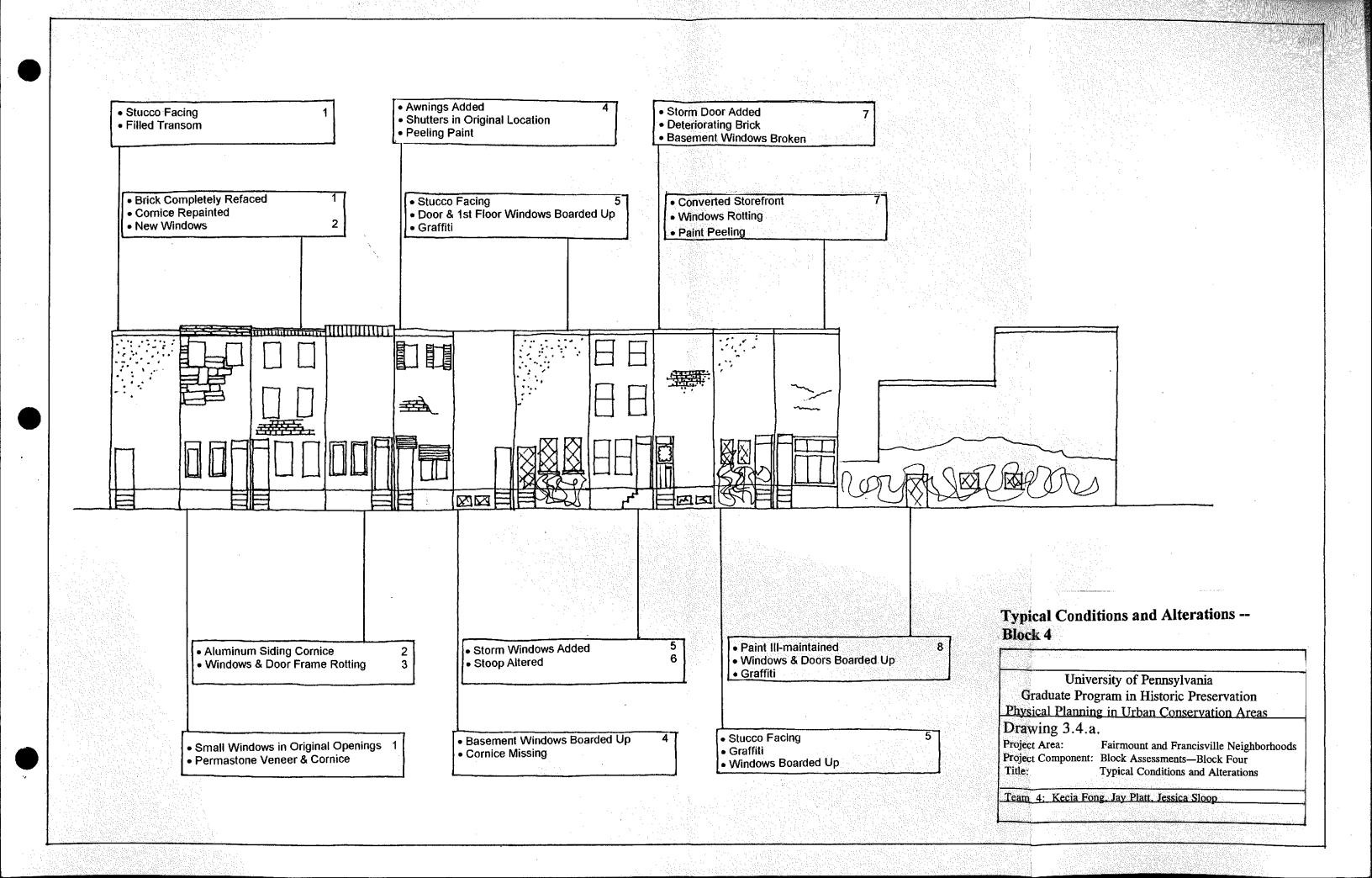
Abandoned/Vacant

University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Conservation Areas

Map 3.4.a.
Project Area:

Project Area: Fairmount and Francisville Neighborhoods
Project Component: Block Assessments—Block Four
Title: Condition Assessment

Team 4: Kecia Fong, Jay Platt, Jessica Sloop



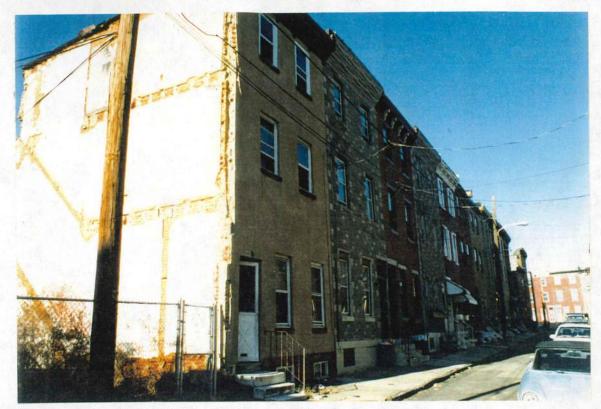


Photo 1. A: Stucco Facing, filled transom, brick completely refaced, cornice repainted, small windows in original openings, permastone veneer and cornice.



Photo 2. A: New windows, aluminum siding cornice

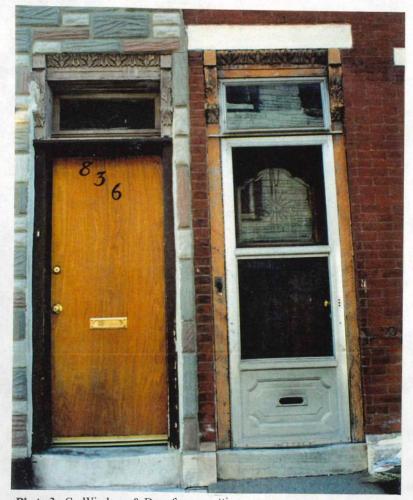


Photo 3. C: Windows & Door frames rotting



Photo 4. A: Awnings added, shutters in original location.C: Peeling paint, basement windows boarded up, cornice missing.

A = Alteration C = Condition

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Physical Planning in Urban Conservation Areas

Figure 3.4.a.

Project Area: Fairmount and Francisville Neighborhoods

Project Component: Block Assessments—Block Four Title: Photographs of Typical Conditions

and Alterations

Team 4: Kecia Fong, Jay Platt, Jessica Sloop



Photo 5. A: Stucco facing, storm windows added. C: Door & 1st floor windows boarded up, graffiti.



Photo 6. A: Stoop configuration changed.

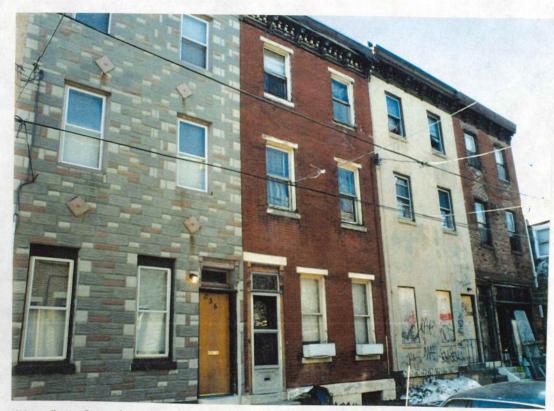


Photo 7. A: Storm door added, converted storefront. C: Deteriorating brick, basement windows broken, windows rotting, paint peeling.

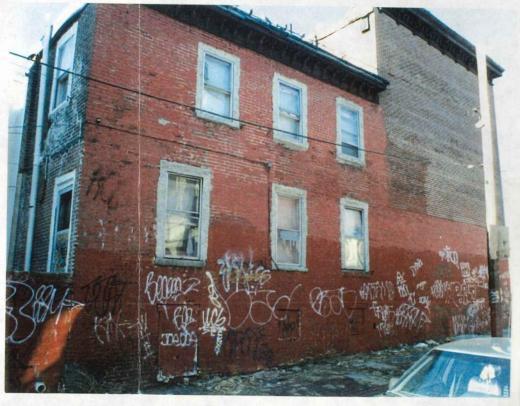


Photo 8. C: Paint ill-maintained, windows & doors boarded up, graffiti.

A = Alteration C = Condition

University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Conservation Areas

Figure 3.4.b.

Project Area:

Project Area: Fairmount and Francisville Neighborhoods
Project Component: Block Assessments—Block Four

Photographs of Typical Conditions and Alterations

Team 4: Kecia Fong, Jay Platt, Jessica Sloop

4. Summary of Findings

The following is a basic overview of the data collected on the various characteristics and resources of the Fairmount and Francisville neighborhoods. These act as a basis on which proposals and strategies are later recommended in this study.

Historical Development

- By the early nineteenth century, the Fairmount/Francisville areas began to develop in a way that is recognizable today. This began in the early 1820s with the building of Eastern State Penitentiary, which opened for customers in 1829. The opening of Girard College in 1833 continued this pattern of development.
- By mid-century, the residential development of Fairmount, and to a lesser extent Francisville, began in earnest. Most of what we see in the neighborhoods today date to the second half of the nineteenth century. A developmental saturation had been achieved by 1910, and by 1922, the density of the housing stock and the lack of open space evidently became a problem. The study area today bears a remarkable resemblance to its appearance of a hundred years ago.

Current Land Use

- The Fairmount and Francisville communities are primarily residential. Examples of other land uses are religious, educational, and commercial. Commercial activity is for the most part segregated to two retail corridors along Fairmount and Ridge Avenues. Francisville, however, has an aggregation of vacant lots and buildings, which gives it an overall character of abandonment and disuse. Many of its remaining buildings show signs of neglect. Aside from the hospital, both communities lack convenient health care facilities, as well as public services such as police and fire departments.
- The block groups west of Corinthian Street, which are part of Fairmount, have between 5 and 21% vacancy. Vacancy rates gradually rise in block groups to the east of Corinthian, which are part of Francisville. Approximately 20% of the area east of Corinthian Avenue is composed of vacant lots and buildings. The study area has an overall vacancy of 17%.
- Vacant lots are often used as gardening spaces until other plans can be drawn up. These
 gardens are then considered positive green spaces. Murals on the side walls of the
 rowhouses also contribute to these spaces.
- The zoning regulations instituted for the Fairmount and Francisville communities in 1933 have changed very little in the past sixty years. The zoning map for Francisville has not been significantly updated for more than forty years and does not reflect current uses. For

example, the Francisville Recreation Center is currently zoned as an R-5 Residential District, but should be zoned a Recreational District.

Statistical Data

- The study area consists of 1,689 properties owned by public municipal, state, and federal entities, as well as private individuals, businesses/corporations, and religious institutions. There is a larger number of private individual ownership in Fairmount at 97% versus Francisville, where it is at 66.46%. In the latter area, 23.67% of the properties are owned by city agencies such as the Philadelphia Housing Authority, and 8.72% are owned by private businesses or corporations such as Community Ventures.
- Most of the smaller lots, which are largely two and three story residences, are owned by private individuals. The larger examples of buildings or complexes of buildings, most notably Eastern State Penitentiary, are all owned by either municipal or state organizations.
- Just as the private individual building ownership level decreases in the eastern portion of the study area, the market value and tax level of the properties also decrease.
- There is more owner-occupied housing than renter-occupied housing in the Fairmount neighborhood. The reverse is true of Francisville. Overall, approximately 56% of the housing units are owner-occupied.
- The population density per unit of housing is lowest in the southwestern census block groups and highest in the eastern section of the study area.

Utilities and Transportation

- Most of the utilities in the study area (electric, gas, water, sanitation, and telephone) seem to be in good working condition. There are some small problems concerning the water lines, effective trash collection, and the new construction areas where telephone lines that are run below ground are easily damaged.
- There do not seem to be any deficiencies in the study area concerning transportation. Parking is predominantly street parking, although some of the houses have garages or driveways for their own vehicles. There is also an unofficial parking lot, made up of three blocks, and located west of Eastern State Penitentiary.

Building Types

• The majority of the study area consists of residential housing, a large percentage of which are rowhouses. The blocks in the Fairmount area tend to be the most consistent typologically, whereas in Francisville there is a greater juxtaposition of different types.

• In all, six rowhouse types were identified. The predominant type is a three story, two bay, raised basement rowhouse. It is usually constructed of brick, but the facade is sometimes faced with stone, generally schist or brownstone. The building fronts directly onto the street, with no front yard.

Significant Buildings

- There are thirty-four historically designated buildings within the Fairmount and Francisville areas, thirty of which are on Girard Avenue. The designations are either federal, or both federal and local.
- Two of the buildings that have been historically designated, the Eastern State Penitentiary and Founders Hall of Girard College, have also been identified as monuments. They are considered monuments because of their dramatic impact on the landscape, their large scale, the ability of the community to identify with them, and their visual significance.
- Twenty-five buildings have been identified as significant. These buildings are possible candidates for preservation, but are not currently designated.
- Numerous instances of continuous facades are evident throughout these two neighborhoods, although less so in Francisville. Continuous facades are considered to be significant because they represent a whole, intact block of buildings that have kept their historic exterior appearance.

Funding Programs

• Three important funding programs which influence the population dynamics of the study area are the Community Development Block Grant Program, the HOME Investment Partnerships Program, and the Empowerment Zone program. The entire study area is eligible for Community Development Block Grants and the small section lying within census tract 140 is also part of the Philadelphia/Camden Empowerment Zone.

Block Assessments

- The blocks surveyed were zoned either as C-2 Commercial Districts or R-10 Residential Districts. Residential areas are the more highly represented of the two. The buildings in the commercial districts tend to be less frequently used for the purposes for which they were zoned than those in the residential districts.
- The conditions of buildings within each of the surveyed blocks range from well maintained to severely deteriorated. Severely deteriorated or abandoned buildings are often interspersed between other well or moderately well maintained buildings. In some instances, however, buildings in similar conditions tend to be concentrated together on the same side of a block. This is the case, for example, with the deteriorated and abandoned

buildings which are more common on commercial streets such as Ridge Avenue. Most buildings have undergone some sort of alteration, including changes to the overall facade, changes or replacement of doors and windows, and the application of details. A typical alteration appears to be the placement of new aluminum vinyl windows. The addition of storm windows to original wood windows is also quite common. Many of the brick facades have been painted over, and a few are refaced with stucco or, less commonly, with new brick. Houses that have their cornices covered with aluminum or permastone can be found in three out of the four surveyed blocks, and the additions of awnings can be found in two. The removal of original shutters is quite common throughout the entire study area.

The block studied in Fairmount is in generally better condition than those in Francisville. In Fairmount there are also a larger number of historic buildings that remain close to their original configurations. In Francisville, there is a larger number of poorly maintained buildings, as well as vacant buildings and lots.

PART TWO: STRATEGIES AND PROPOSALS

5. The General Framework

5.1. Overview of Proposed Conservation Policies

Analysis of existing conditions indicate that the needs for housing and services differ for the two communities of Francisville and Fairmount. Whereas the basic residential and commercial necessities of Fairmount are fairly well established, the development of its open areas such as parking and green spaces are still issues which need to be resolved. Unlike Fairmount, development policies in Francisville need to address a wider range of issues. Priority should be given to residential, commercial, educational, and recreational needs. Following is a summary of policies which can be used to address the needs of each community.

• Preserve and enhance the unique character of Francisville through the development of conservation tools as they specifically apply to housing and community.

These tools seek to rehabilitate original fabric whenever possible, limit demolition, and encourage appropriate new development. In addition to the rehabilitation of existing fabric, there should also be a concern with maintaining and completing relatively contiguous blocks through infill construction and fence installation. The proposed categories of intervention are preventative maintenance, light rehabilitation, major rehabilitation, demolition, and new construction and development. Preventative maintenance could be done through the distribution of literature and provision of free technical assistance relating to issues of home maintenance. The rehabilitation of existing buildings should be the primary means of replenishing Francisville's housing stock. Houses which are not historically or aesthetically significant should only be recommended for preservation if its cost is relatively low. Demolition is one of the most extreme forms of intervention and is only recommended when rehabilitation is not a viable option. It is sometimes crucial to the process of reclaiming or reinvigorating a neighborhood through new construction, but it should be done in areas in which the character or historic integrity have already been compromised. New construction should be physically and visually compatible with the surrounding historical context and must be justifiable from a general planning standpoint.

- Reinstate commercial activity on Ridge Avenue through a three phase strategy:
 - 1) by promoting and encouraging the presence of retail vendors on the street.

This is a strategy based on a proposal by the architects of Cassway Albert Ltd., in the winning design for the Francisville Housing Competition. Semi-permanent shelters can be built along the sidewalk, ideally in those lots which are now vacant. These shelters can be used to sell goods, according to scheduled times if necessary. This will create an air of activity as well as help to revive the commercial nature of Ridge Avenue.

2) by providing a permanent anchor on the avenue which can hold together commercial growth.

The Ridge Avenue Farmers' Market, now vacant, is the ideal building to serve this purpose because of its location near Girard Avenue, its size and spatial organization, and its distinctive architectural character. The market remains the dominant commercial feature of the area, and its rehabilitation should serve as an impetus to the revitalization of the surrounding neighborhood. This is a significant building which could serve as a connecting point with other nearby city landmarks such as Eastern State Penitentiary and Girard College. The most viable use would be to reinstate a farmers' market. This would restore a historical use for the building, which would most likely require less alterations than other potential uses. Most importantly, a market would provide the services needed in communities such as Francisville.

3) by using the success of the market to attract other businesses.

The success of the market building could then be used as a positive influence for the surrounding commercial area. The customers shopping at the market would ideally spill over into the rest of the street, thus bringing potential shoppers to the other stores.

Provide new educational facilities.

Local development and an increase in population has brought about the current need for an early childhood school in the area. Site selection should follow the comprehensive process of surveying population trends, local residential housing, and economic and sociological factors. Although the lot adjacent to the Eastern State Penitentiary is an area currently under consideration for a new school site, the neighborhood residents have never come to an agreement over its use. The school board plans to build a school there as soon as enrollment increases, whereas the residents would like for it to remain as an informal parking area. The proposed school site, located at Wylie and 19th Streets, is easily accessible to both the Francisville Recreation Center and the Police Athletic League. The location of school and recreation sites adjacent to one another creates an efficient combined facility and solves the problem of finding a site which can sufficiently accommodate an educational facility.

- Improve and develop the appearance of open areas:
 - 1) improve present informal parking area.

Approximately twenty-five years ago the City of Philadelphia demolished the 2200 block of Fairmount back to Aspen Street in order to build a new school. The school was never constructed and the leveled block was left unpaved and unimproved. This open lot is located on the west side of Eastern State Penitentiary and, despite its poor condition, it is currently used as a parking lot by neighborhood residents, commuters, and patrons of area businesses and restaurants. In consideration of the unanimous preference of the neighborhood, local businesses, and the Prison Society, the lot should remain primarily for parking. The support of the neighborhood for the continued use of the lot as parking, and for its improvement to create a space which will be more aesthetically pleasing to the community, can only be viewed positively by the City as an incentive to invest in the lot. Treatment recommendations would be to redefine

the edge of the lot along Fairmount Avenue through the use of a low wall of complimentary materials and trees, as well as to retain the current configuration of the east/west alleys through the block in order to maintain urban memory of what was there for over 100 years. Tour buses could be accommodated by providing a drop-off zone in front of the penitentiary and parking/pick-up area along the wall on 22nd Street where idling buses and groups of people will not disturb neighbors.

2) develop the triangle parcels of land adjacent to the prison walls on Brown and Corinthian Streets.

To limit construction and maintenance costs, simplicity was the key to designing Windsor Square Park. The plan consists of three large lawn panels separated by crushed stone pathways that are aligned with the three streets perpendicular to Brown Street. Trees will line both sides of Brown Street, and an iron fence with stone or brick piers will mark the park's perimeter. No benches are planned for the site because many people felt that they would incite loitering and encourage homeless people to sleep there.

5.2. Proposed Zoning

The current zoning conditions, as seen in Map 5.2.a., are generally a mix of residential and commercial classifications. The proposed changes in zoning illustrated in Map 5.2.b. for the neighborhoods of Fairmount and Francisville are based on a survey of current use and the recommendations for conservation and development measures being offered in this proposal. The purpose of the proposed changes is twofold: to have the current density and use of the parcels reflected in their zoning classification and to encourage reinvestment and development of target areas through compatible zoning. These changes are intended to be carried out through Philadelphia's Zoning Remapping Program.

Zoning Remapping

The zoning remapping program is a process that involves the drafting of a community sponsored rezoning ordinance, the City Council, and the City Planning Commission. It is intended to do more than just produce an up-to-date zoning map. Rather, it is directed at encouraging the stabilization of communities by recognizing their character, and by involving the residents in the process to allow them to acquire a greater awareness of different land uses, a better understanding of the needs of the diversified interests that make up the community, and a greater knowledge of zoning law and zoning practices. As part of a comprehensive plan, rezoning is one tool the community can utilize to determine future development. Rezoning is not, however, a way to eliminate the current use of a building or land. The retention of the right to continue a particular use regardless of the new zoning classification is called "Non-Conforming Status," which is vested in the property and passes to subsequent owners as long as they continue to use the property in the same manner as it was previously used.²

Remapping Program Procedure

Zoning Remapping proposals are usually initiated by Community or Neighborhood Organizations. Requests to undergo Zoning Remapping may be made directly to the Planning Commission staff or through the neighborhood's District Councilperson. The initial rezoning proposal is prepared by a community Zoning Committee in conjunction with the Planning Commission staff. The proposal is then reviewed and adopted at community meetings where all segments of the community are invited.³

Once the proposed rezoning is adopted by the community, the Planning Commission staff representatives may initiate a review of the proposal by other Planning Commission staff

²See *Zoning Remapping in Philadelphia*, (Philadelphia: Philadelphia Planning Commission, 1989), p. 5.

³See Zoning Remapping in Philadelphia, pp. 1, 9.

members and by the staffs of other neighborhood and business related public agencies that may be actively involved in the neighborhood (e.g. The Office of Housing and Community Development, etc.). Following discussion and staff recommendations, the proposal is presented and explained at one of the Planning Commission's bi-monthly meetings. Representatives of the neighborhood are invited to attend the meeting to address the Commission, and after a full discussion, the Commission will formerly vote on the proposed rezoning. If the proposed rezoning is adopted by the Planning Commission, the staff will draft a zoning ordinance to enact the proposed changes in zoning into law. When the ordinance is completed, it will be forwarded to the appropriate District Councilperson for introduction as a bill. Upon introduction, the Rules Committee of the City Council schedules a public hearing. When the public hearing is completed, the Committee will vote on the action to be taken on the bill. Once City Council passes the bill, it is sent to the Mayor for his approval.

Zoning Remapping Proposal

The discrepancies between current zoning and actual land use in the two neighborhoods was limited to two city owned properties and a handful of commercial properties in the residential area between Corinthian Avenue and 19th Street.

- Francisville Recreation Center: is currently zoned R-5, but as a city owned property used for recreational purposes, it should be zoned a recreational district. See Appendix 3 for chart of zoning classifications.
- Eastern State Penitentiary: is currently zoned R-9. It is also city owned and as it no longer functions as a penal institution but is open to the public as a historic site, it should be zoned a Recreational District.
- Corner commercial properties between Corinthian Avenue and 19th Street: these properties are currently zoned C-2. Many are no longer used as commercial properties and should be rezoned to match the surrounding residential classification. Those properties that remain commercial could be rezoned to C-1 to help maintain the residential character of the neighborhood.
- Uber Street: two adjacent lots in the 700 block of Uber Street are currently zoned G-2 but are being used as residential properties. These two lots should be rezoned to R-10 to be consistent with the surrounding properties or R-5 to reflect their construction which is semi-detached with a setback, side and rear yard space.

Three areas in Francisville have been the focus of consideration for reinvestment and development. With changes in use recommended for these areas, remapping to achieve compatible zoning is one component of the planning process.

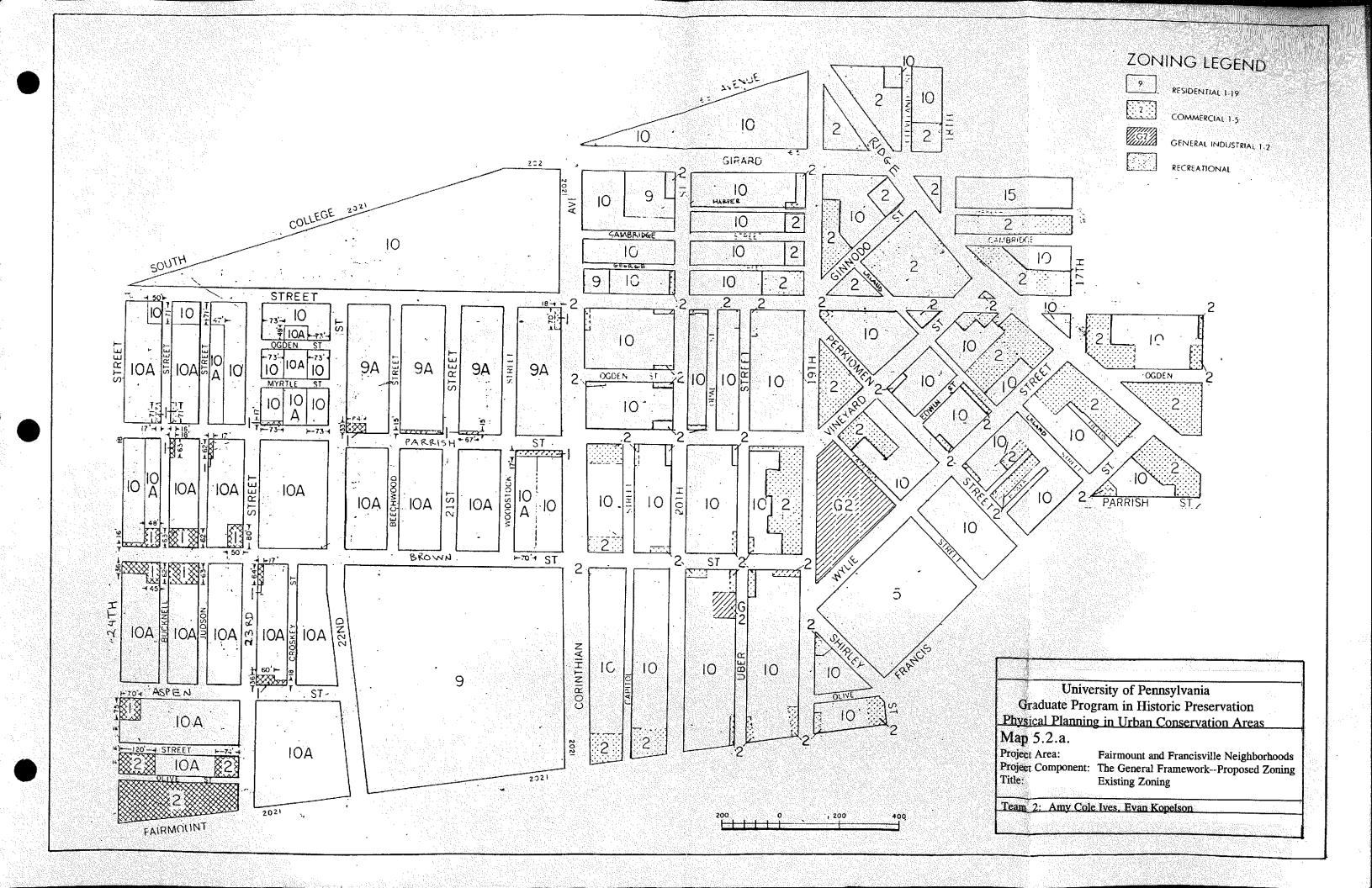
• Ridge Avenue: encouraging commercial and residential redevelopment along Ridge Avenue has been identified as a priority. Currently, it is zoned entirely C-2, effectively

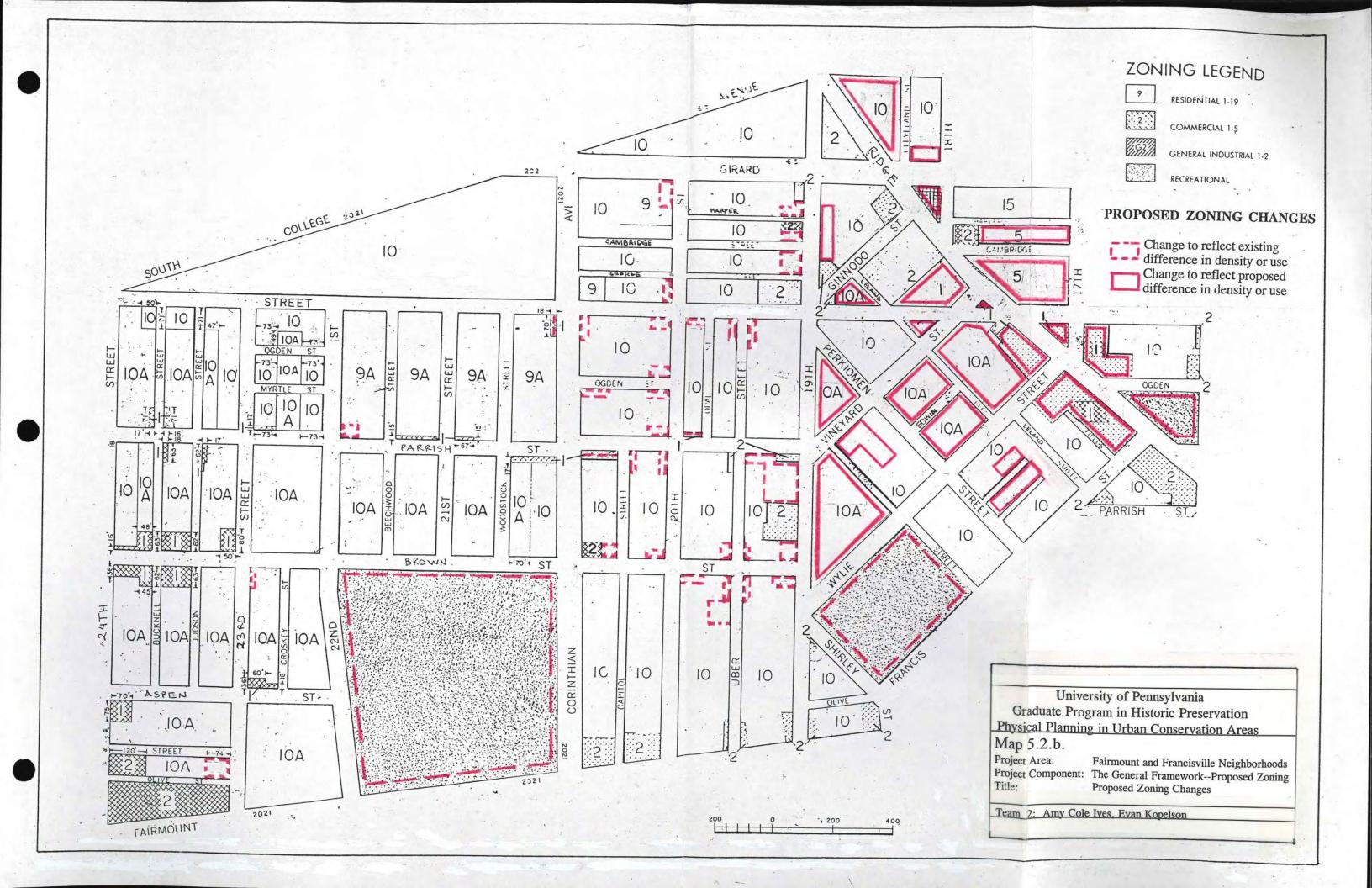
limiting the potential mixed use proposed to revitalize it. Clusters of commercial activity zoned C-2 and C-1, for example around the Ridge Avenue Farmers' Market and the Yellow Front Market, would be interspersed with R-5 developments in currently vacant lots such as the block at Ridge between Cambridge and Poplar Streets. A special recreation district in the block at Ridge between Ogden and Parrish Streets is also a recommended use for addition to this redevelopment area.

- Wylie and 19th Streets: the lot in this location has been identified by the community as a location for a new school. Currently it is zoned G-2, however, it should be zoned R-10 to be the same as the surrounding residential blocks, as schools take on the predominant zoning classification of the area in which they are located.
- The two blocks between Vineyard and Wylie Streets, Ridge and Perkiomen Streets: currently R-10 and C-2, recommending adding R-10A in center of residential improvement block for single family house development.
- Triangular block at Perkiomen, Vineyard and 19th Streets: is currently C-2 with recommendations for rezoning to R-10 to encourage residential redevelopment in the future.

Additional Recommendation

• It is recommended that a neighborhood survey be carried out to determine the relative frequency of single family and multi-family occupied housing. A goal of the Francisville Development Corporation is to reduce population density. The R-10A classification can be used to limit future development in Francisville to single family occupancy. Current residents will not be effected by this change in regulation. The survey can be carried out as part of a remapping proposal, which is warranted by the existing discrepancies between existing use and density and existing zoning conditions.





5.3. Conservation and Development Measures

The purpose of the physical planning strategy for the Fairmount and Francisville study area is to promote redevelopment while preserving the architectural and social character of the area. This requires different levels of intervention: in some cases, measures should be enacted to insure conservation of existing features and in other cases, development strategies are needed. Features that have been identified for protection range from architectural details to entire streetscapes and blocks. Development blocks are those areas where residential, commercial, educational, recreational, and infrastructure improvements are planned. The conservation and development measures are shown in Map 5.3.a.

Conservation Measures

Certain existing features have been identified for protection. Protection can range from legal protection afforded by designation as a local or national landmark to consideration in future actions which comes from an awareness of the importance of a feature. The three categories of features which should be subject to protection measures are buildings, architectural or streetscape elements, and open green areas.

Buildings recommended for protection. The first category of features to be protected, buildings, has been divided into those buildings which are already protected as either locally certified or nationally designated landmarks and those undesignated buildings which are significant in defining the architectural and historical character of the area. This latter group of buildings, some of which are eligible for local or national designation, should be protected through careful planning and consideration in future development.

Architectural and streetscape features recommended for protection. Significant architectural details, continuous facades, and streetscape features help to define the character of the area or are important because of their distinctiveness. Examples of architectural details are certain decorative terra cotta window surrounds and repeating porches and cornices which form continuous facades. Significant streetscape features are iron gates between semi-detached buildings and walls and fences around entire block parcels which create a noteworthy streetscape. As with buildings, these features should be considered important enough to be preserved during future planning.

Green spaces recommended for protection. The open green areas that have been identified are either large public open green spaces or neighborhood green spaces. The first group includes those spaces which are used by people from all over the area and other parts of the city. The neighborhood spaces are usually only the size of one or two building lots and primarily serve the residents of the immediate block area. Many of these plots were developed as temporary green spaces, but the idea of the open space should be preserved. Both of these types of spaces add to the character and vitality of the area and should be protected from destruction.

Development Measures

Certain services and provisions in Fairmount and Francisville have been found to be inadequate or in need of improvement. After analysis of the entire area, development plans have been designed for specific blocks within the area. These plans improve existing or create new residential, commercial, educational, recreational, and infrastructure services. The development measures correspond to the conservation policies that have been identified.

Block improvement areas subject to residential planning proposals. East of 19th Street, five block groups have been identified for residential development plans. Three of these areas are improvement zones in which the existing residential buildings are to be rehabilitated or preserved and the vacant lots are to be infilled with compatible housing. The group of rowhouses on Girard Avenue between Ridge Avenue and 19th Street and the adjacent rowhouses on 19th Street between Girard Avenue and Ginnodo Street comprise one development block. Most of these buildings are in good condition and distinct examples of rowhouse development which should be preserved. Rehabilitation is necessary in some units which are vacant. The two blocks between Vineyard and Wylie Streets and between Leland and Perkiomen Streets also possess residential units which should be rehabilitated with some new construction infill. The center of this block is to be used as a neighborhood park. Just south of this, the groups of rowhouses lining Wylie Street between Ridge Avenue and Cameron Street comprise another development block in which the existing residential stock is to be rehabilitated and new construction is to be used as infill. This area is one of the highest priorities for residential redevelopment. Two of the residential development blocks are to be completely new construction. The triangular block bound by 19th, Perkiomen, and Vineyard Streets has been identified as a block where new development can be inserted to improve the vacant and forbidding lot. There is an existing commercial establishment on the northern end of the block. The priority for changing this to residential use is low. Finally, the block between Cambridge, 17th, Poplar, and Ridge Avenue is the site of new semidetached housing which is almost under construction.

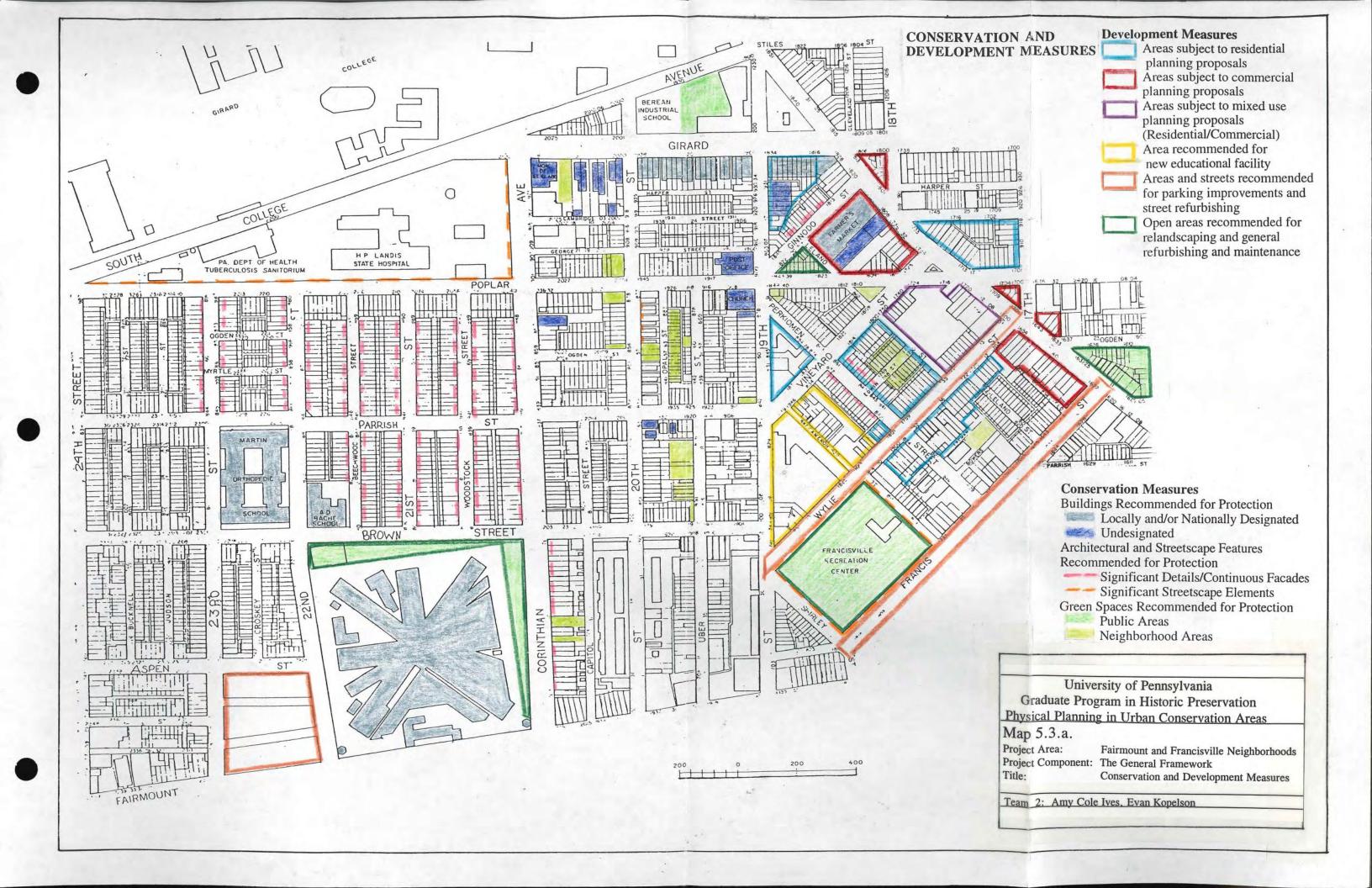
Block improvement areas subject to commercial planning proposals. Some blocks along Ridge Avenue, especially on the northeast side of the street, are commercial development blocks. These blocks have been identified as areas to be rezoned as C-1 in the zoning remapping plan. Many of the buildings in these blocks are vacant and in need of rehabilitation. The upper floors of the buildings can be used for residential uses, as they originally were. The blocks are identified as commercial development blocks, and not mixed use, because the primary goal of the redevelopment strategy is to promote the return of commercial activity, as outlined in the overall conservation policy. The vacant lots can be used as space for vendors initially, with more permanent commercial structures to follow. An important area of commercial development which should be given highest priority is the block bound by Ridge Avenue, Vineyard Street, Poplar Street, and Ginnodo Street. This block contains the vacant Ridge Avenue Farmers' Market, which is to be stabilized and rehabilitated for reuse as a farmers' market according to the second phase of the commercial redevelopment strategy.

Block improvement areas subject to mixed use planning proposals. A detailed plan has been designed for the mixed use development of the block bound by Ridge Avenue and Wylie, Leland, and Vineyard Streets. In addition to the commercial use along Ridge Avenue, new housing units are to be constructed along Leland Street and existing housing rehabilitated. Part of the large vacant lot that currently exists will be used as a parking area, which will serve residents as well as people using the commercial facilities.

Block areas recommended for a new educational facility. The need for a school has been identified by the Francisville community and the construction of an educational facility can provide many additional services. The block between Vineyard, Cameron, Wylie, and 19th Streets is the suggested site for a new school. Half of the adjacent block on the opposite side of Cameron Street will be used to provide the necessary parking facilities for the school.

Areas and streets recommended for parking improvement and street refurbishing. Another group of development blocks are those areas in which the infrastructure is to be improved in order to insure the success of other parts of the planning strategy. The lot west of Eastern State Penitentiary, which currently functions as a parking area, is to be paved and landscaped to enhance the area while providing a necessary service. The length of Wylie and Francis Streets between Shirley Street and Ridge Avenue are to be refurbished with lighting, new paving, and landscaping. These streets are integral to both the development of the educational facility and housing and commercial development in Francisville. The refurbishing of these streets will contribute to the overall goals of enhancing the condition of the community and providing necessary services.

Open areas recommended for relandscaping and general refurbishing and maintenance. Finally, four block groups within the study area are to be maintained or developed as recreational spaces. One of these areas, the Francisville Recreation Center, already functions as a large public open space and only needs to be cleaned and maintained. Another area of open space is the group of triangular lots to the north and east of the walls of Eastern State Penitentiary. These are to be relandscaped and developed as green space which can be used by children in the nearby schools, visitors to the penitentiary, and residents from a wide area around the parks. Relandscaping plans for these spaces have already been designed. A third block, bound by Ridge Avenue, Ogden Street, and Parrish Street, is the site of recreational facilities and landscaped open space as proposed by the architectural firm of Cassway Albert in their winning design for the Francisville Housing Competition. This block may also contain shelters for vendors to provide impetus for commercial redevelopment. The triangular lot between Ginnodo, Leland, and Poplar Streets can be developed as a public green space as well. Its location behind the Ridge Avenue Farmers' Market makes it an ideal place for an open area, but its transformation is dependent upon the reuse of the market.



6. Priority Sectors and Target Areas

6.1. Housing: Forms of Intervention and Case Studies of Two Blocks East of Corinthian Avenue

It is our objective to preserve and enhance the unique character of Francisville through the strengthening of its vital urban fabric. We propose to do this through the development of conservation tools and strategies as they specifically apply to housing and community. These tools and strategies seek to rehabilitate original fabric whenever possible, limit demolition and encourage appropriate new development. Cyclical maintenance is emphasized as the most effective measure to ensure the cohesiveness and longevity of the community. It is also the most logical and practical means by which to avoid later protracted costly repairs or irreparable deterioration and subsequent abandonment of properties.

This section of the conservation plan for the Francisville/Fairmount areas focuses on housing with particular attention paid to the Francisville area bordered by 19th Street on the west, Ridge Avenue on the north, Francis Street on the east and Fairmount Avenue on the south. This area was selected for scrutiny due to the urgency of its condition, the variety and wealth of its structures, and their concomitant physical conditions. It was also deemed important because of the challenges which its particular morphology poses as now evidenced in its grid and this relationship to the evo and devolution of its buildings/fabric as well as with the larger surrounding grid and its development.

We begin with a survey of the existing and prevailing conditions of the circumscribed area and then review the various programs and funding available and forms of ongoing interventions. Next, based on an assessment and analysis of this information, we offer our own proposals in the form of ideal interventions including a format for recognizing buildings in critical need of preservation.

Understanding that these ideal interventions cannot all be materialized, we continue with specific practical and feasible recommendations for intervention. Through these we pose various options for the challenging issues facing much of North Philadelphia today, including the retention of community character while facing the reality of decreased population density. These specific recommendations, or intervention strategies, will be based on existing conditions of the buildings and streetscapes, ownership status, historic value, community desires, and present funding opportunities. Areas are targeted where proposed interventions are deemed most viable and responsive. It is in these areas that we believe interventions will have the most impact on the future of the neighborhood.

Existing Conditions, Individual Structures

As has been stated, the Francisville area was chosen partly because of the variety of the conditions. For purposes of simplicity, the large variety has been narrowed down into three

broad categories for mapping, as shown in Map 6.1.a. The conditions are based on only what could be gained through visual observation of the front facades and some side facades where visible from the street or open lots. Structural damage was difficult to determine except in buildings where it had manifested typical symptoms on the facades.

Condition One: very few to no signs of deterioration. Condition One is ascribed to buildings with none to very few signs of minor deterioration [See Fig. 6.1.a.]. These buildings generally had intact windows, sound masonry, healthy wood details retaining their paint in most cases, and no structural damage. With the exception of small areas of peeling paint, these buildings were clearly maintained on a regular basis by their owners, and appeared to be stable in terms of their good condition.

Condition Two: deteriorating. Condition Two is given to buildings showing many signs of greater deterioration due to deferred maintenance. Symptoms include brick deterioration, missing pointing, rotting wood details, major areas of peeling paint, and cornice deterioration. Some of these buildings were vacant and boarded up [See Fig. 6.1.b.]. In general, this condition signifies no signs of recent maintenance. Buildings in this category are on their way to Condition Three.

Condition Three: severely deteriorated. Condition Three is ascribed to severely deteriorated buildings indicating that no maintenance has been undertaken in many years [See Fig. 6.1.a.]. Most elements of the building are significantly deteriorated to a more advanced state than in Condition Two, to the point of being totally missing (i.e. missing windows, fallen cornice, rotted out door surrounds). This condition also implies structural damage. It is assumed that buildings in this category would require significant structural repair and replacement of major elements and systems.

These conditions are relevant to both vacant and occupied buildings. In most cases for vacant buildings, the relative time of vacancy determines the condition. Although it would be unusual to find an occupied building in Condition Three, it was not as rare to find a vacant building in Condition One or Two.

Existing Conditions, Streetscapes

Although some have one or two "missing teeth," contiguous blocks are scattered throughout the study area. Wylie and Perkiomen are two major streets with almost contiguous street fronts [See Fig. 6.1.c.]. Because of the consistent style of rowhouse design, these blocks tend to maintain the street facade and maintain a standard cornice height. As illustrated on the map of conditions, not all of these contiguous blocks have uniform condition ratings. This discrepancy will be addressed in the recommendations section of this report.

Existing Conditions, Open Space

Vacant lots in the area are of two general characters. There are many that seem abandoned, unclaimed, and have not been maintained. They have trash strewn in them in addition to

overgrown grass and weeds. Most of these are not fenced in [See Fig. 6.1.d.]. The second category of vacant lot is more like a yard, fenced in, and clearly the responsibility of someone to maintain. These lots are usually clean with manicured grass and trees. A few actually have landscaping and amenities such as benches for the use of the community [See Fig. 6.1.e.].

Existing City and Federal Programs and Funding

As of July 1995, the City of Philadelphia Office of Housing and Community Development (OHCD) has formulated three levels of action associated with five main objectives in their strategy to deal with the overabundance of vacant land, vacant housing, and housing in need of repair in the city's neighborhoods. Each objective is supported by programs and funding such as CDBG funding, HUD funding, or PHDC programming. Although OHCD is the umbrella agency for these programs, other agencies mentioned below may administer them. The city defines the term "short term vacant" as homes which have been vacant for under three years, while "long term vacant" buildings have been vacant for over three years and most for at least ten years. These terms are referred to below. Unless otherwise noted, the funding for these programs comes from CDBG subsidies. It is also important to note that some programs service only homeowners, while others are for renters. Their plan is outlined as follows.

The first goal is housing preservation and vacancy prevention. Specific objectives include repairing existing owner-occupied housing and promoting for sale housing. The Basic Systems Repair program administered by the PHDC assists homeowners to fix heaters, make emergency repairs, and provides higher levels of grant assistance to homeowners whose properties require more extensive repair and weatherization. Settlement Assistance Grants, also offered by PHDC, offer first time homebuyers who complete pre-purchase counseling a \$1,000 grant to offset homebuyer closing costs which encourages homebuying of houses on the private market.

The second major goal is public housing preservation with the objective of re-tenanting the vacant public housing inventory. The program used to accomplish this goal uses federal HUD funding to rehabilitate Philadelphia Housing Authority owned homes to occupancy status, and to subsidize the rent of the tenants once house is rehabilitated. Most of these houses are "long-term vacant" so they require a great deal of rehabilitation (over \$70,000), which can be supported by HUD funding allotted to PHA.

The third goal is housing production and rehabilitation. The first specific objective for this goal is to finance moderate cost rehabilitation with three programs to support it. The first is the Homeownership Rehabilitation Program (HRP) which combines CDBG subsidies of up to \$25,000 with private financing to support rehabilitation of a vacant house for home ownership. This program emphasizes moderate cost rehabilitation treatment (up to \$70,000) and focuses on repair rather than replacement of basic systems, doors and windows, walls, flooring, etc. The second program is the Philadelphia Rehabilitation Plan (PRP), a non-profit organization, which

⁴This information excerpted from the report on *Housing Vacancy and Rehabilitation*.

assists resident owners in rehabilitating homes through financing and combines a bank loan with CDBG rehabilitation subsidy of up to \$25,000. PRP staff counsel homeowners and provide assistance in applying for financing, addressing credit problems, determining the scope of home improvements to be completed, selecting contractors, and monitoring progress of work through completion. The third program is the Philadelphia Bankers Development Initiative (PBDI) which combines city subsidies with private financing from a \$12 million pool organized by a bank consortium. It also finances homebuyers with up to 100% of median income allowing for inclusion of those whose income is above CDBG limits for funding.

Finally, the second objective toward housing production and rehabilitation is planning strategically to target other public funding. Neighborhood Strategic Plans are recommended to resolve decisions regarding high cost rehabilitation, demolition, and new construction. These are plans which are developed with input from the community residents in conjunction with city agencies. They identify areas for demolition, new development, and housing which is justified to receive high cost rehabilitation.

The report gives insight into the city's views regarding demolition and rehabilitation in context. They stress that rehabilitation should be done where other houses on the block are occupied so that the existing occupancy will be stabilized. Demolition is more appropriate where there are many "long term vacant" houses grouped together on a block. The city supports high cost rehabilitation rather than demolition, where substantial investment is justified in order to strengthen a location that has important strategic value to the neighborhood. Although not specifically defined, strategic value seems to mean protective in terms of a large building shielding smaller ones from exposure or creating a gateway to a neighborhood. The examples presented in the report do not include historic value as part of strategic value, leading one to believe that historic value is not a factor in the decision to rehabilitate at high cost.

In terms of new construction, the report mentions the possibility of creating standard specifications for all CDBG funded new construction, but acknowledges that this might raise development costs or promote "project style design," inferring negative aesthetic value. They do not mention the importance of consideration of historic context when making design decisions.

According to Una Vee Bruce, although Francisville has had Neighborhood Strategic Plans in the past, it does not have one currently. In the absence of a comprehensive plan, the future health of the neighborhood is in question and decisions are left up to the whims of those in prominent positions. It is our hope that the recommendations in the last section of this report, which have considered the views of residents, developers, and community organizations, will serve as a guide for the conservation component of their next Neighborhood Strategic Plan so that appropriate decisions can be made as to how to treat the existing building stock.

Existing Interventions

The programs described above have been used to a significant extent in the Francisville neighborhood, creating noticeable areas of highly maintained, rehabilitated, or newly constructed

homes juxtaposed with those which have received no attention from these programs. Several developers who have taken advantage of the grants described above include Community Ventures, Ruttberg, and the Pennsylvania Housing Authority.

Community Ventures. A non-profit organization which, in addition to building new homes, uses CDBG funding to rehabilitate houses purchased from the city or from private owners. Community Ventures hires independent contractors and architects to carry out the work, and has its own maintenance staff to see that their homes are well maintained. Their strategy was to first rent homes and units to stabilize the neighborhood and then sell them to individual owners. So far, they have built eleven homes which were slated to be sold to private individuals. Eight of the eleven have been sold as of the writing of this report.

Ruttberg. A private investor who owns very few lots in the area.

Rehabilitation

Community Ventures appears to have undertaken the majority of the interventions, including fifty-eight rehabilitations scattered throughout Francisville, many of which are in the study area [See Fig. 6.1.f.]. These interventions take the form of new or restored facades, new roofs, windows and doors, and in some cases, interior renovations and systems repair and replacement. In most cases, the repairs seem to be sympathetic to the historic character of the structure and the neighborhood.

The Pennsylvania Housing Authority has also rehabilitated some houses, which may have been in worse condition than those done by Community Ventures because of their higher funding level (HUD Funding). These may have included more drastic replacement of structural elements, walls, and systems.

New Construction

Community Ventures has built twenty-seven new houses in the study area within the past eight years. They are designed as three story rowhouses with brick facades, conforming to the existing historic character of the houses in the neighborhood. They can be recognized by the characteristic green tiles on the facades [See Fig. 6.1.g.]. According to Steve Kaufman, president of Community Ventures, these homes were designed so that they would fit in with the neighborhood, but other designs which have been proposed in the past have not been equally appropriate, indicating that historic context is not the primary concern. For example, a grouping of two story houses on Uber Street are somewhat sympathetic in their design, but their placement set back from the sidewalk, they do not conform with the majority of the houses in the neighborhood which extend to the sidewalk line. These houses will also have front porches which exist in the area, but as an anomaly. Kaufman justified this design because he has seen similar housing in neighborhoods which are successful, and to add a bit of variety to the area.

New construction erected by the Philadelphia Housing Authority consists of the Turnkey 3 housing located on Uber, 19th, and 20th Streets [See Fig. 6.1.h.]. Erected in the early 1980s, these split-level houses which appear as one story on the street, are completely out of character for the neighborhood and the entire city as well. Their modifications which were discussed and illustrated in Phase I, are also inconsistent with the context of the area. Apart from their design, their setback placement and driveways have no precedent in the area.

The Francisville Housing Competition held in 1995 challenged architects to design appropriate infill housing for Francisville taking, into consideration the existing housing stock and desires of the city to lower density. Although the proposed site for implementation of the winning design is outside of the study area, the design that was chosen was expected to be appropriate for other areas. The choice of this design is an indication of the vision the city and residents of Francisville see as their future physical surroundings.

Regular Maintenance and Minor Alterations

In terms of less drastic interventions, there are varying levels of owner/resident imposed maintenance which are observable. These take the form of surface repair such as painting, installing storm doors and windows, cleaning, and the addition of awnings or shutters.

Upon comparing the conditions mapped with the interventions by Community Ventures and PHA, it is apparent that these homes are the most well maintained in the neighborhood. This correlation may be due to the relative infancy of these structures, the available maintenance staff and possibly funding for upkeep, or simply the pride residents have taken with their newly constructed or rehabilitated homes. It seems that the private owners have not yet begun to take the initiative to rehabilitate their own homes, which would be the ideal outcome of these public rehabilitations. It is generally hoped that the work being done in the neighborhood will influence private owners to take on their own rehabilitation using the programs available to them. It is still early to tell if this will happen in the future, though. In the meantime, the aesthetic improvement these newly rehabilitated homes has made to the neighborhood has definitely improved the overall health of the area.

Proposed Categories of Interventions

With the goal of conservation of as much building fabric as possible to facilitate the revitalization of the neighborhood, a scheme of interventions has been formulated to represent our ideal recommendations for the area [See Map 6.1.b.]. In this scheme we recognize the importance of rehabilitating the majority of buildings to maintain historical and typological continuity as well as the need to plan for managed change, for it is well understood that a community can only truly thrive through the dynamic process of growth. In addition to the rehabilitation of existing building fabric, we are equally concerned with maintaining and completing relatively contiguous blocks through infill construction and fence installation. By identifying areas which could be demolished we also acknowledge the fact that some space may be needed in order to allow for new construction of additional facilities such as parks or parking areas. Compatibility of form,

function, and material are key issues in rehabilitation and new construction, and is stressed throughout our recommendations.

Preventative Maintenance. Preventative maintenance is for regularly well maintained structures. It is the most minimal form of intervention. This form of routine maintenance works to maintain the stable functioning "health" of a building and staves off gross protracted and costly repairs. Weatherization programs would fall under this category. One way to encourage and popularize this proactive approach would be through the annual distribution of brochures to homeowners and shop keepers of "how to and why" on the regular maintenance of their structures. Preventative maintenance occurs in occupied structures [See Fig. 6.1.i.].

Light Rehabilitation. Light rehabilitation is the repair and replacement of such elements as pointing, windows, doors, window and door surrounds, cornices, siding, and basic systems [See Fig. 6.1.j.]. It does not entail any structural alterations. This is a moderate cost endeavor and is appropriate for both occupied and recently vacated properties.

Major Rehabilitation. Major rehabilitation may require emergency action or stabilization. Emergency actions are those taken to temporarily stabilize a building and are a means of protecting a building from further decay while future funds are sought for more complete rehabilitation. Stabilization entails re-establishing the structural integrity of a structure without altering its original configuration. Major rehabilitation may involve the repair and replacement of major elements and systems. Facade replacement falls within this category. Rehabilitation may take various forms, the selection of which will depend on the needs of the community and the determined value of the structure as described in the Cost/Value Analysis [See Fig. 6.1.k.].

We have defined rehabilitation as the most general term which allows for the repair and replacement of major elements as well as the occasional reconfiguration of a structure in order to restore functionality. The levels of rehabilitation range from preservation to adaptive use.

Preservation is the action taken to maintain the existing form, materials, and overall integrity of an historical structure without altering its appearance, structure, function or existing historical and architectural features. Preservation does not comprise reconstruction of substantial parts of the building, nor removal of accretions, restoration or adaptive use.⁵ Preservation implies regulation policies pertinent for community, city, state, federal or world designated cultural property.

Adaptive use is the adaptation of a structure to a new use other than the one for which it was originally designed. As a form of rehabilitation, it seeks to conserve original fabric and function whenever possible, but acknowledges alternative use as a sometimes necessary and viable option. New functions should be compatible with both the original structure and its surroundings. Comparable functions between old and new are often the ideal match.

⁵See Francesco Siravo, "Definitions of Terms Frequently Used in Conservation."

Demolition. Demolition is one of the most extreme forms of intervention and is only recommended when rehabilitation is not a viable option. Circumstances for demolition must be carefully weighed against Cost/Value benefits of the community. Demolition may clear the way for new construction or it may be the development of new designed open space, depending on the needs of the community [See Fig. 6.1.m.].

New Construction and Development.⁶ New construction should be physically and visually compatible with the surrounding historical context and must be justifiable from a general planning standpoint. Contextual compatibility may be achieved by establishing similarities in scale and texture between the old and the new, and by maintaining a sense of continuity through the design and positioning of the contemporary structures within the old context. A program of fencing has been proposed in this section as a sometimes temporary measure to maintain the continuity of streetscapes and to promote cohesion of the existing fabric.

Scale can be controlled by creating similarities in the overall mass and proportions of new construction vis a vis the existing historical context. This applies to the proportions of individual openings, the relationship between solids and voids on a facade, and the overall width and height of a building or group of buildings.

Texture refers to the quality of the surface and is a second important aspect of design through which the new context can be harmonized with the old. The use of traditional building materials and finishes with similar light reflective qualities can facilitate the integration of new developments in pre-existing environments.

Continuity in historical areas is an essential aspect of contextual design. It is achieved by establishing close analogies with the structure and morphology of the pre-existing fabric. These can be established by looking at the constituent components of individual buildings and the urban fabric as a whole. Spacing, the rhythm of bays, modularity, building typology, street patterns, and urban morphology are some of the aspects which can be considered in analyzing the character of traditional building fabric. All of these elements will help to inform the new design process and contribute to the successful integration of the contemporary with the historical in the creation of a single cohesive fabric.

Intervention Strategies

So far, we have looked at the physical condition of this section of Francisville, the prior interventions made by publically funded agencies, and then made recommendations for future intervention. Our recommendations were made primarily from a preservation viewpoint, with the ultimate goal of retaining as much neighborhood character as possible. The need to lower or maintain population density has been taken into consideration, with special attention paid to the

⁶This section is extracted from Francesco Siravo's "Definitions of Terms Frequently Used in Conservation."

potential threat of suburbanizing Francisville. We also attempt to demonstrate as many intervention techniques as have been found appropriate. This section uses the information above to formulate strategies for the implementation of the proposed interventions as well as to make recommendations for public policy changes which could further our goals.

In attempting to make this a real world rather than theoretical exercise, we initially intended to prioritize our interventions based on the types of funding available and the ownership status of the buildings in the study area. It was expected that groupings of buildings owned by the various housing agencies would receive high intervention priority because there would be less legal entanglements than there would be intervening in privately owned houses. What we discovered, however, is that buildings owned by the PHA or Community Ventures have already been rehabilitated. Their locations may suggest areas for further intervention, but almost all of this would involve privately held houses adjacent to the rehabilitated publically owned ones.

Rather than fully prioritize our interventions, we have decided to develop strategies which realistically group the proposed interventions into cohesive zones within the study area. Among these strategic areas, certain priorities can be set and conditional relationships can be established between work done in different areas. Each area is color-keyed to the Map 6.1.c.

This section of Wylie Street should be given high priority because it contains a number of properties already built or rehabilitated by Community Ventures. The block is on its way to cohesiveness and most of the properties (including several which have received no attention from the local agencies) are well maintained. The main problem here is the "missing teeth" on the block between Perkiomen and Leland Streets. We believe that the construction of four infill houses would have a significant impact on the feel of the block and could help provide the sense of stability that can lead to increased preventative maintenance. Several structures are in need of light rehabilitation and this work would ideally be tied in to the new construction project. We also recommend the funding of a preventative maintenance project which would apply to homeowners throughout the study area, particularly those whose homes do not require public assistance. This project would regularly distribute literature and provide free technical assistance relating to issues of home maintenance.

The rowhouses on Girard Avenue between 19th and Ridge and those on 19th between Girard and Poplar are among the finest in the city; they should receive high priority because their unique architectural value is threatened by demolition by neglect. The Venetian-styled row on Girard is part of a National Historic District and consequently can benefit from rehabilitation tax credits not available to all properties. Many houses are currently vacant and there is no sign of active intervention on their behalf by any of the local agencies. The houses on 19th Street were excluded from the district even though they have a similar significance as those within it. Most of these houses are vacant and deteriorating and will soon be lost if the proper measures are not taken. We recommend that these be incorporated into the Historic District so that they can receive the tax advantages mentioned above. Another potential problem lies in the fact that this block is zoned for commercial use even though the row has clearly always been residential. A rezoning is in order to prevent inappropriate uses or unwarranted demolition. If and when the

area around the Ridge Avenue Farmer's Market is resurrected, this row would be ideal candidates for concurrent rehabilitation.

The triangular area surrounding the Ridge Avenue Farmer's Market (defined by Ridge Avenue, Ginnodo, and Poplar Streets) is critical to the overall condition and feel of the study area. The funding situation is so tenuous here, however, that we cannot call it a priority area. We do believe that a solid action plan, even if a bit visionary, can be a motivating force that could lead to funding for the major work required here. The market is the focus of this section and its rehabilitation predicates all of our recommendations. The commercial buildings south of the market should be brought back as mixed use structures. Current regulations do not allow significant enough tax credits for this type of property to interest most developers. We believe a push should be made to revamp such counterproductive rules. There is a widespread belief that the market will require off-street parking to be successful. The row of houses along Ginnodo could be demolished to provide up to thirty parking spaces. This row is in poor condition and would not pass a preservation test such as our proposed value assessment. The loss of this row could also have the unexpected advantage of bringing more light to the rears of the historic rows mentioned above, thus increasing their desirability and perhaps value. The triangular plot behind the market, primarily vacant lots and deteriorating buildings, could also be demolished. A small park, suitable for picnicking or an outdoor market, would be an ideal accompaniment to a farmers' market.

Another triangular section (defined by 19th, Vineyard, and Perkiomen Streets) would be an ideal candidate for a small scale housing construction project. Currently it is an apparently unused open lot surrounded by a one story wall; there are only two residential buildings which are in poor condition. Housing here could be provided for residents displaced by proposed demolitions or could be used as bait to lure projects into the area which could provide funds for the rehabilitation of nearby properties. This concept could be applied to all new construction undertaken with public funds, thus increasing the rate of rehabilitation of the existing building stock. Several houses in the row on Perkiomen facing this triangle are in need of light rehabilitation which could be tied into development of this plot. These proposals should be given fairly high priority as they would be the final step in creating a cohesive three block stretch of well maintained rowhouses.

The fate of these areas is completely dependent on the city's decision of whether and where to build a public school. After that decision is made, a large lot will be opened up for potential development. It is likely that this will be a suburbanizing project as the proposed Vineyard Place or the more appropriate Francisville competition winner. All efforts should be made to encourage housing appropriate to the scale and character of the neighborhood. While these lots lay foal, the small block of Edwin Street could receive some minor attention. Currently it is completely vacant except for four severely deteriorated, abandoned houses. We propose that these houses be demolished and that the area be used to provide additional parking to local residents. This lot should be partially fenced and lit for security. This is only a stopgap measure to mediate a derelict lot. Ideally, this lot would not be used for housing because of the density increase this would lead to. A potential use lies in the fate of the lot fronting onto Ridge; if

Leland Street were closed to traffic here, the lots along Edwin could be incorporated into the larger Ridge lot.

The fate of these buildings is highly uncertain. They are among the most architecturally interesting in the area, but they are also among the most derelict. At this point, we believe that all development of commercial buildings should be focussed on the area immediately around the market. A decision should be made to either stabilize these buildings (pending changes in the law that could make their development more desirable) or to demolish them (pending new construction). These decisions should be made as soon as possible; the longer these buildings sit, the more they will deteriorate and increase the general sense of hopelessness on this stretch of Ridge Avenue.

Valuational Assessment of Properties

When a neighborhood is blessed with both the desire and the funds to reinvigorate its blighted sections, its historic character is often unintentionally threatened. Although the days of the wholesale destruction of neighborhoods through massive federally sponsored urban renewal projects are over, smaller scale housing projects, such as those now encountered in Francisville, can still adversely affect an area's look and feel. We cannot overstate our belief that change is an important quality of a healthy neighborhood and that Francisville is in need of a great deal of it if it is to become the vital, stable community that it was in the past. Our goal is to direct changes to the built environment in such a way as to minimize their effect on Francisville's character while satisfying the need for new and rehabilitated housing.

The rehabilitation of existing buildings should be the primary means of replenishing Francisville's housing stock; this is the principle method that will maintain the neighborhood's character-unfortunately, it is not always the most cost-effective. The budgetary constraints of most low-and moderate-income housing projects lead public agencies and developers to focus on the construction of new housing built in grouped units rather than on the replacement of scattered "missing teeth" or the rehabilitation of existing buildings.

In an area such as Francisville where there are not many contiguous tracts of land open for housing development, there is great pressure to demolish existing buildings to free up enough open space to make new construction financially feasible. Such demolition can have a major effect on a neighborhood's character and on the quality of life afforded its residents. We recognize that demolition is sometimes crucial to the process of reclaiming or reinvigorating a neighborhood through new construction, but believe that it should be done in areas in which the character or historic integrity have already been compromised. This, of course, is a highly subjective assessment--but one that is critically important. We propose a methodology which will help begin to objectify the process of determining whether a building is too important to an area's character to be torn down and thus should be rehabilitated. This system is based on a comparison of the cost of rehabilitation versus the "character value" a building contributes to its block and to the broader region surrounding it.

In this method a "value score" is developed for any building which may face demolition. Three value scores are determined, one each for the three primary qualities that create the sense of character we are attempting to preserve--contextual value, aesthetic value, and historic value. The total of these scores is then compared to a chart which provides ranges of value scores alongside rehabilitation price ranges. If a building's value score is within or exceeds the score listed for a given price range, the building should be rehabilitated. If its score is below that shown, it can be demolished without having a substantial impact on its surroundings. A building of especially high aesthetic or historical significance is given an asterisk rather than a numerical score to indicate that all efforts should be made to rehabilitate, rather than demolish it. A proposed format for this method follows:

CONTEXTUAL SCORE

2	•	component of highly intact block important element of viewshed provides buffer or transition between elements of its surroundings
1	•	component of relatively intact block minor element of viewshed
0	•	component of highly disrupted block

AESTHETIC SCORE

EDITETO DOOTE				
*	•	on federal or local register		
	•	eligible for register (meets National		
		Register criteria C)		
	•	unique example of its type or		
		period within the region and over		
		25 years old		
12	- 	unique example of its type or		
4	1			
		period within the city and over 25		
		years old		
Į		widely perceived neighborhood		
		· •		
		landmark		
1	•	good example of its type		
0	•	no commonly recognized aesthetic		
	1	significance		
1		Significance		

HISTORIC SCORE

*	•	on federal or local register eligible for register (meets national
,		Register criteria A or B)
2	•	associated with events or persons significant to the city, state, or nation but otherwise ineligible for register status uniquely associated with events or persons widely held to be important to the neighborhood
1	•	tangentially associated with events or persons as in score 2 above
0	•	no known historic significance

ESTIMATED REHAB VALUE COST (% of market value)SCORE

< 25%	1
25-50%	2-3
50-75%	3-4
>75%	4+

Using this system, a house of no special aesthetic or historic merit that is part of a coherent row would be recommended for preservation only if its rehabilitation cost was relatively low. As rehabilitation costs rise, a building must be found more noteworthy before a developer could be expected to invest in it. We acknowledge the schematic nature of this model and recognize that it cannot account for all situations; it is offered as a method of bringing preservation into the neighborhood planning process in a way that all parties--residents, developers, and governing agencies--can quickly apprehend.

Housing Interventions: Case Study

Our previous analyses of the housing stock of sections of Fairmount and Francisville revealed a range of interventions which were made over the years. Some of these have been quite successful, such as the houses built over the Corinthian Reservoir in the 1920s or more recently, the infill work of Community Ventures in Francisville. Others have radically altered the character of their immediate surroundings--seen dramatically in both the demolition of three city blocks to the west of Eastern State Penitentiary and in the Turnkey 3 housing projects forced into Francisville in the 1970s. The effect on the neighborhood and the quality of these interventions can be fairly consistently gauged by one criterion--was an attempt made to take the character of the area into account while the interventions were being planned? In the cases where the attempt

was made, the results tend to enhance, or at least blend in with, the neighborhood; when it was not, the sense of a contiguous community begins to erode.

In choosing a two block study area, we looked for a section that would challenge us with a difficult real world situation while allowing opportunities to use the insight we gained in studying the area to avoid the mistakes of the past. We also wanted to showcase a number of the intervention types that were discussed earlier in a way that would address some of the problems found in the neighborhood and also reflect the findings of the other groups involved in this study.

We settled on the blocks bounded by Wylie, Ridge, Vineyard, and Perkiomen Streets for a number of reasons. We found that a number of successful interventions had already been made there but that there was still more work to do. We believe that coordinated, grouped interventions have a more beneficial effect on an area than sporadic ones, and that the prior interventions must be built upon in order to fully succeed. We also chose these blocks because they allowed us to explore some of the greater needs of Francisville as expressed by community leaders--the need for more and different types of housing which could reduce density without bringing a suburban feel to the neighborhood. Chief among our reasons was our belief that housing is not an isolated issue; it cannot be studied without taking issues such as commercial development, open space, and infrastructure into account. Within this study area, each of these could be addressed [See Maps 6.1.d. and 6.1.e.].

The large vacant lot spanning Ridge and Leland provides a *tabula rasa* which allows us to balance these issues while retaining our focus on housing and the character of the community. We are proposing a new row of single family homes, a small amount of new commercial construction, and a moderate sized parking lot for this site. The large scale of this lot makes our proposed interventions more desirable to a larger developer who might shy away from some of our smaller scale proposals.

The streetscapes along Wylie, Perkiomen, and Vineyard Streets provide a chance to fill in some "missing teeth" with traditional infill homes and also introduce a new building type to the neighborhood with our proposed senior citizen housing. These blocks also contain homes in need of light rehabilitation, this work would be tied to the larger projects which we propose. Houses that are currently in good condition will not necessarily always remain so, a program of preventative maintenance education is proposed as discussed in section 3.4. above.

Finally, we tie these individual proposals together and integrate them with the surrounding community through the creation of a park in the area now bisected by Edwin Street. This location allows us to look at limited demolition as an acceptable intervention when it can be justified as being for the greater benefit of the community [See Map 6.1.e.].

Infill Housing: Rows

The decision to propose an entire row of new housing was made with several things in mind. First, it is hoped that an entire parcel of land where a group of houses can be built simultaneously

will be an attractive prospect to a developer. The number of units that can be developed may also make it possible for the developer to be involved in the financing of the proposed park across the street. It is possible that subsidies granted for the housing or separate CDBG funds could carry over into an open space project that will benefit not only those living in the new housing, but those in the entire neighborhood of Francisville. Second, since it is generally more fiscally advantageous to develop an entire row of houses rather than scattered sites within existing fabric, the availability of this row could be used as a bargaining tool to convince a developer to infill some of the smaller sites within the two blocks. Finally, in the interest of conservation it seemed logical to enclose this block with a row of houses so that it would conform to a traditional block configuration.

The proposed design for the row of single family houses was created in order to satisfy the need for additional housing units while avoiding drastic density increases [See Dwgs. 6.1.a. through 6.1.c.]. They were also designed to be sensitive to the existing character and building typologies found in the neighborhood. Precedents were taken from both existing buildings and new developments occurring throughout the area. The exterior appearance of the proposed rowhouses relates to the overall character of the contiguous rowhousing that dominates the neighborhood. Although the proposed houses are typologically different from traditional rowhouses, their facades are of brick and are articulated to echo the rhythm of a traditional row. To accommodate the desire for off-street parking, the houses are shallower (30 ft. deep) than a typical rowhouse and incorporate an enclosed one car garage with space on the driveway for an additional car. The garage is entered through a service road running behind the row of houses, hence out of view from the front. An example of this treatment is found in the reservoir houses of Fairmount. The relegation of the garage and driveways to the backs of the houses was important in maintaining consistency with the traditional typology of the area where there are no streetfront garages. The depth of the houses also allows for a small private backyard, another element of the traditional row typology.

The houses are two story, with a recessed porch on the front overlooking the park. This porch, a variation on porches seen throughout Philadelphia, was seen as an important element to foster interaction among the residents of the community and to avoid a solid wall as the view from the proposed park. It has been observed that in neighborhoods such as Francisville, porches are used by the residents to a great degree. In addition, Community Ventures, whose plans must be approved by the FCDC, is building new homes on Uber Street which will incorporate porches, thus illustrating the community's evident desire for porches.

To balance their shallow depth, the houses are twenty-four feet wide. The first floor consists of the living room, dining room, kitchen, a small bathroom, and a garage. The second floor contains two bedrooms of moderate dimension and one large master bedroom. One bathroom is provided in the plans, with the option of another within the master bedroom. Off the back of the master bedroom, above the garage, there is an outdoor deck which could also be enclosed to create a fourth bedroom/study on the second floor. The option for modifications, according to the desires of the owners, was seen as an important feature of Philadelphia rowhouses. The fact

that the modifications would not be visible from the street was important in terms of conservation concerns of maintaining a regular rhythm on the street front.

This design was intended to be transferable to other areas in Philadelphia where entire rows are desired. Since the housing stock in Philadelphia generally consists of rowhouses, this design with modifications could be used in many other areas of the city. It is seen as an acceptable compromise to the desires to lower density, add off-street parking and more yard space, and maintain typological consistency with the traditional buildings in the area.

Infill Housing: "Missing Teeth"

There is a multitude of vacant lots throughout Francisville; their primary function seems to be the attraction of debris. Such lots almost always detract from the desirability of the area around them. This is made obvious by the numerous attempts that have been made to do something with them. Generally, these attempts run toward the creation of community gardens or vest-pocket parks, most of which are not successful in either appearance or use. We believe that the neighborhood has been saturated with this type of intervention and do not propose its adoption in the study area.

The use of fencing as both a physical and visual barrier is also observed as a solution to the problem posed by the lots. This is often effective in reducing the accumulation of trash and the amount of graffiti, but we view it as a stopgap measure that is not compatible with the other interventions we are proposing. Fencing is also not always successful; there are many examples of trash strewn lots hemmed in by perfectly sound chainlink fences.

We propose the building of infill housing on all but one of the vacant lots in the study area.⁷ These thirteen lots originally contained rowhouses and we believe they should be returned to their original use.⁸ The character of a row is severely degraded when its rhythm is broken by a missing building. With the exception of the lost buildings, the streetscapes of Wylie, Perkiomen, and Vineyard Streets are highly intact and reflect the staying power of the three story rowhouse typology. The reinsertion of compatible rowhouses into the gaps will help to remove the general decay fostered by the proliferation of vacant lots. It is also in keeping with the opinion of Una Vee Bruce who believes that the lack of adequate housing is Francisville's most pressing problem.

⁷The exception is the lot at 1744 Vineyard which will serve as the driveway serving the new housing on Leland Street.

⁸The vacant lots to be infilled are: 1715, 31, 35, 39, 41, 43, 47, 57 and 1759 Wylie; 841 Perkiomen and 1800, 02 Vineyard. In addition, one new house will be placed on a lot fronting onto Perkiomen created by the closing of Edwin Street.

In surveying the neighborhood we were quite pleased with the compatibility of the infill housing recently built by Community Ventures. While not particularly imaginative, these single family houses blend in with the patterning of adjacent buildings while retaining a character of their own. Houses such as these are recommended for all of the study area's individual and double width lots. The traditional basis for this type of infill allows it to be readily transferred to various types of rows throughout the city.

It is likely that the financing and scheduling of this much construction will be rather complicated. We believe that the highest priority should be given to putting buildings on mid-block lots. Gaps in the middle of a block are much more disruptive to the streetscape than those at a corner. Corner lots could be attractively fenced-in or used as community space pending construction in a later phase of the plan's implementation. The three lots that flank the Leland Street frontage of the proposed park should receive the lowest priority. These could be incorporated into the design of the park with the expectation that at some point they would be built upon. In general, Wylie Street should be given the highest priority because its streetscape suffers the most from the missing rowhouses.

For the three consecutive lots at 1730-42 Wylie Street, we propose a new building type to accommodate a senior citizen population that tends not to be well served by the traditional three story rowhouse [See Dwg. 6.1.d.]. Una Vee Bruce has emphasized the need for senior housing while noting the difficulty of financing it on a small scale. To qualify for Section 202 funding status and be a realistic project for a developer to undertake, a building must contain at least twenty-five to thirty housing units. Our proposed building takes advantage of the fifty-one foot street frontage to accommodate approximately twenty-six units with a large amount of common space included on the ground level. The typical floor plan [See Dwg. 6.1.e.] shows a preliminary layout that proves the possibility of creating enough housing units to make the project feasible. The elevator and the wide hallways and doors make the building ADA accessible in a way that converted rowhouses could not be.

Although the interior spatial configuration breaks with all typological precedent in the neighborhood, the facade is designed to reflect the rhythm of the houses on Wylie Street. The fenestration pattern, the cornice line, and the watertable are the key features which tie the new building in to its neighbors. The facade is intended to read as three separate rowhouses such as those that once occupied the site. We also suggest that a rear exit could lead directly into the park with the expectation that a neighboring park would be an asset to a senior housing project.

Light Rehabilitation and Preventative Maintenance

Most of the extant buildings along Wylie, Perkiomen, and Vineyard Streets are well maintained, helping to create fairly cohesive streetscapes. A few houses reduce this coherence because they are not as well kept and we recommend that they be rehabilitated in conjunction with the other

building projects recommended for the neighborhood. These rehabilitations would be along the lines discussed earlier in the section on interventions. Wylie Street should receive priority, as it did for infill, because of the close grouping of houses needing work. If these were to be rehabilitated together, the visual character of the block would be immediately enhanced. As mentioned above, a preventative maintenance education program could be established (perhaps using CDBG funds) which would help foster the upkeep of homes that are well maintained today but could lapse into disrepair without proper vigilance.

The Park

A passive park has been proposed for the site which is bordered by Perkiomen, Wylie, Vineyard, and Leland Streets and bisected by Edwin Street, for the nearly empty block interior which it contains. The proposal of a park was viewed as one solution to the issues of the decrease in population density and the existence of a large number, nearly 50% of the block, of vacant abandoned lots [See Map 6.1.d.]. As has been mentioned, these unmanaged lots become receptacles for debris [See Fig. 6.1.1.] and exacerbate the problems of material and social deterioration. The insertion of a park is one way of consolidating the abandoned open space and giving it a program. The consolidation of twenty-four abandoned lots on these two blocks alone, and programming of the space into a park, now serves as a focal point for the community as opposed to the previously existing condition of scattered vacant lots which only contributed to the fragmentation of the neighborhood's cohesiveness. Furthermore, the adjacency of these abandoned lots, those of our two block case study site, to Ridge Avenue had become a pathway of neglect into the interior of the residential neighborhood. The park is part of a larger plan of the strengthening and consolidation of the material fabric of the neighborhood based on communal needs and historical precedents. The selection of this site for a neighborhood park was seen as one of the most viable options, considering this overall plan as well as the many social, economic and physical factors which both govern and influence the sustenance and evolution of the area.

A passive park has been proposed as an alternative to the active children's playground of the Francisville Recreation Center. It is situated on what was largely an abandoned block interior [See Map 6.1.e.]. In this proposal, four deteriorated houses presently suffering from neglect would be demolished for the construction of the park [See Fig. 6.1.m.]. The street pattern was altered in the elimination of Edwin Street, but its path remains as the primary pedestrian axis of the park and as a memory of the historic street. The park has four primary points of physical access with three entrances on the northeast facade and one centrally located on the southwest. A survey of the existing use and condition of the surrounding backyards revealed a majority in various states of disrepair and a discontinuity of border elements [See Fig. 6.1.n.]. An eight foot high perforated perimeter wall is proposed to separate the public space of the park from the adjacent surrounding private backyards, both as an element of safety and as an articulation of a

⁹The buildings to be rehabilitated are: 1713, 17, 23, 27 and 29 Wylie and 1814 Vineyard.

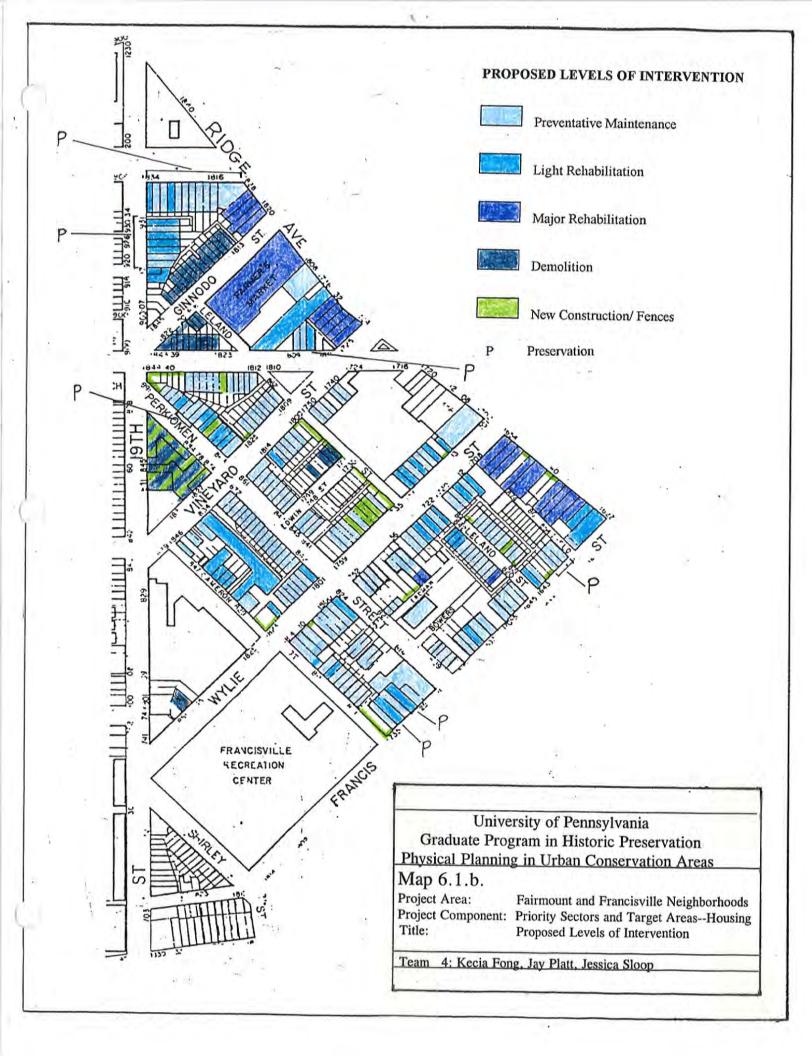
distinct space [See Dwg. 6.1.f.]. These borders are further mitigated within the park by multiple layers of landscaping. The public facade which faces Leland Street is bordered by a low lying metal fence, offering immediate visual access between the park and its surrounding residential community.

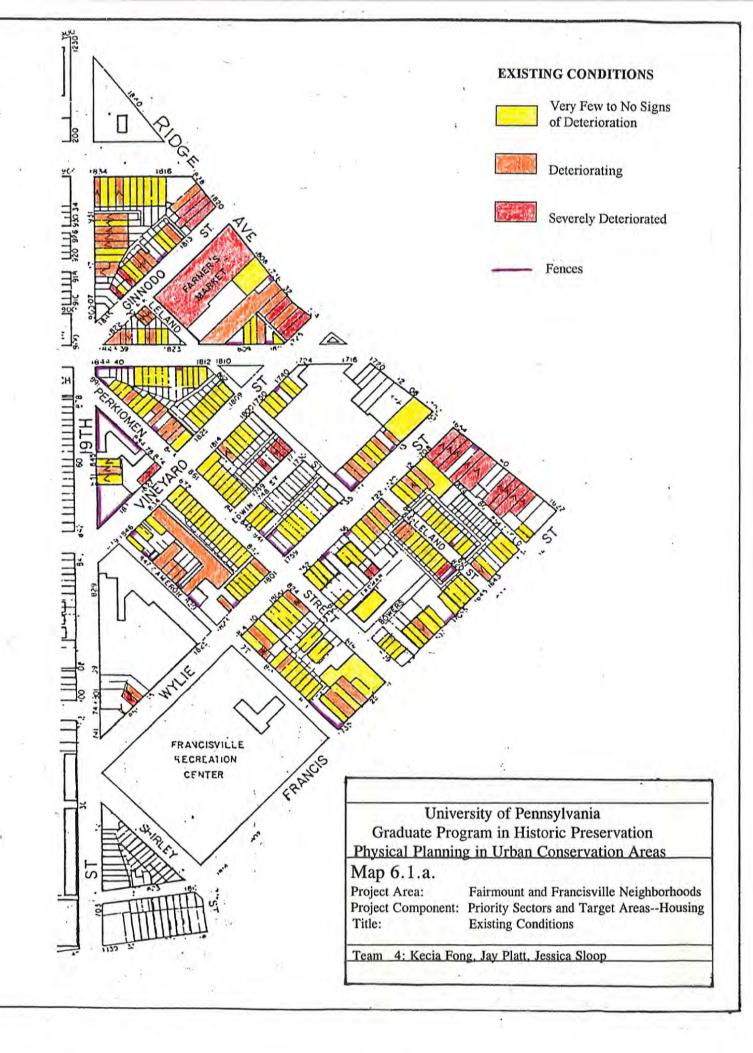
It is proposed that funding for the initial development of the park be in large part financed through exchange agreements with housing developers interested in developing the available lots allocated for residential use such as Community Ventures. We propose that CDBG funds be investigated as a possible source for the creation of a fund for ongoing maintenance of the park.

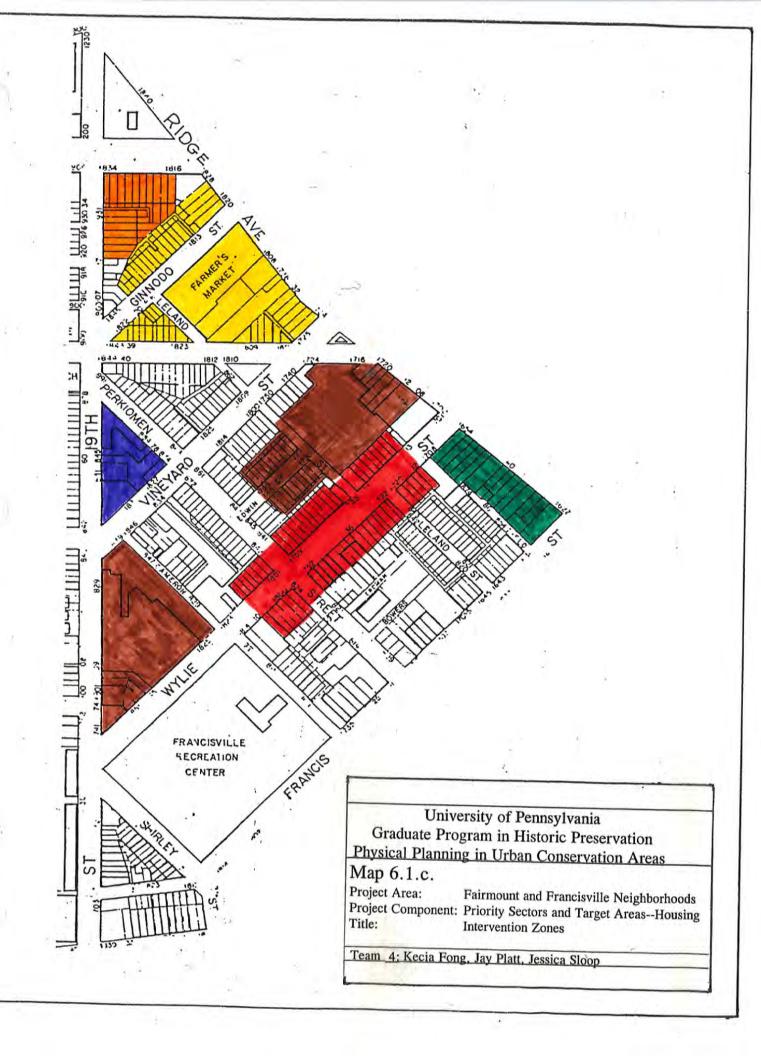
Ridge Avenue Commercial Redevelopment and Parking

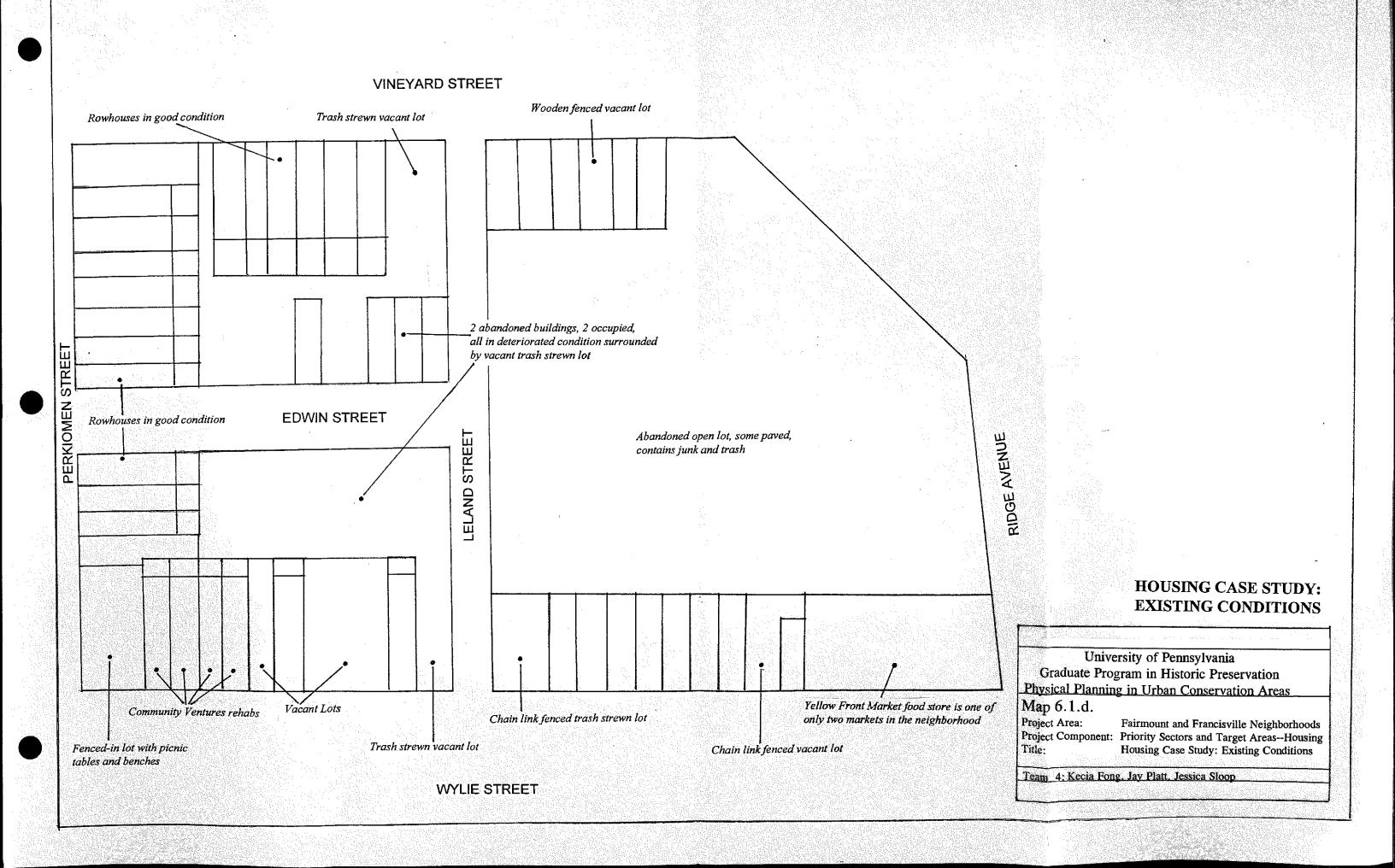
Ridge Avenue, once the commercial and economic spine of the neighborhood, has been in a state of accelerated decay since the riots of the 1960s. The reinvigoration of Francisville will be intimately tied to the reinstatement of an economic base. We propose the redevelopment of commercial enterprises along Ridge, both to stimulate economic growth and to re-establish streetscape continuity along this important historically commercial central corridor. The interior of this block will be devoted to parking, a concern often voiced by potential Ridge Avenue developers, particularly those who have speculated on the redevelopment of the Ridge Avenue Farmers' Market. This parking lot will be available to Ridge Avenue shoppers and will be maintained by its businesses. The parking lot provides sixty-nine spaces and is separated from the newly created neighboring residential drive by a wall and a layer of landscaping [See Map 6.1.e.].

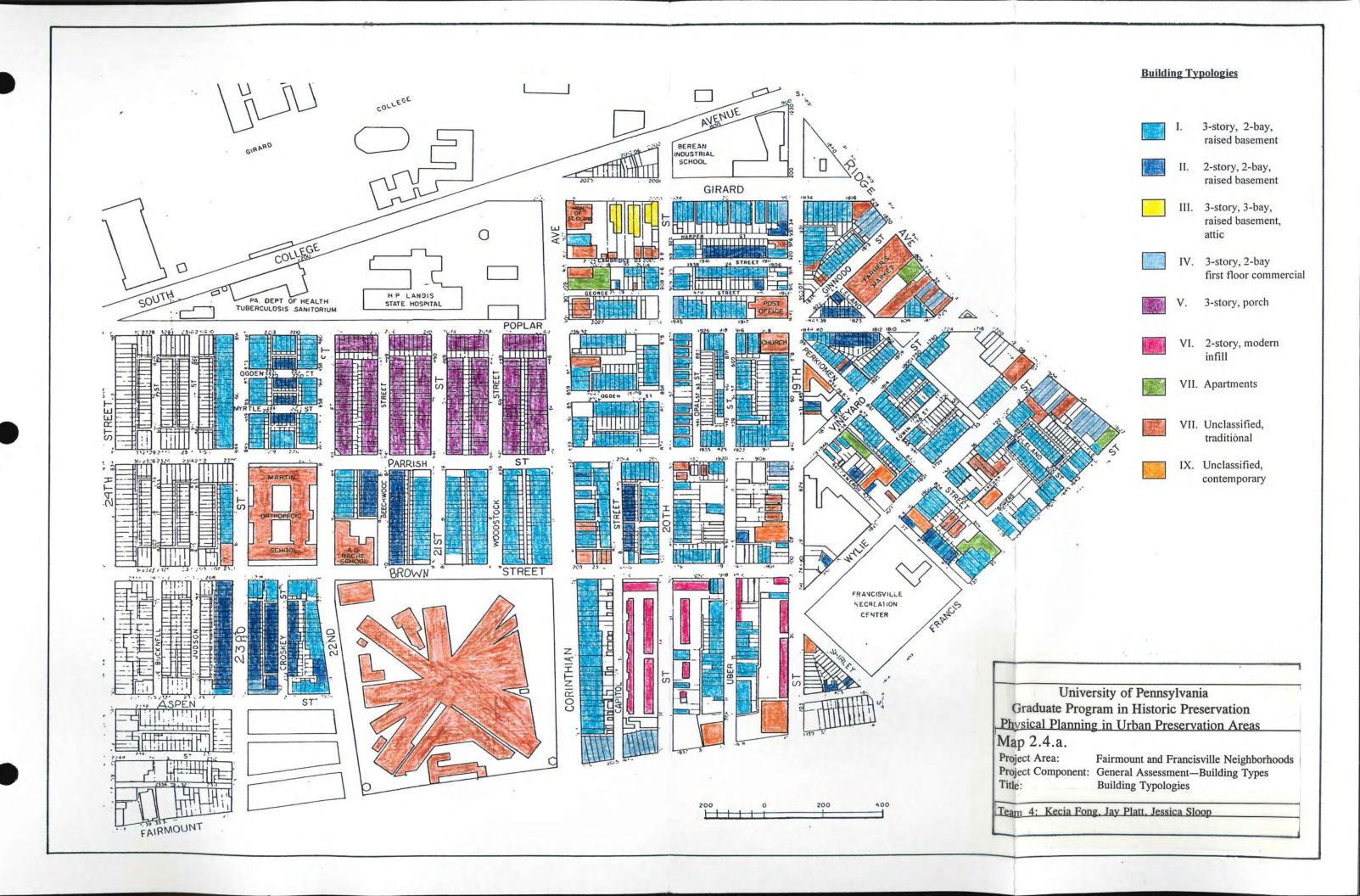
An expansion of the Yellow Front Market has been proposed in response to the expressed needs of the community for greater food shopping variety and as an alternative to the introduction of a large scale corporate chain supermarket, an idea which had been considered over the past few years. The site is not actually suited for a supermarket as it does not provide the necessary space required by any large scale chain, and the inevitable displacement of the already established local business is viewed as a definite negative effect. The conservation objective is to encourage and enhance the character of the area both through its historic fabric and its traditions. Displacement of local business by corporate chains is perceived to be contrary to this goal.





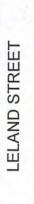


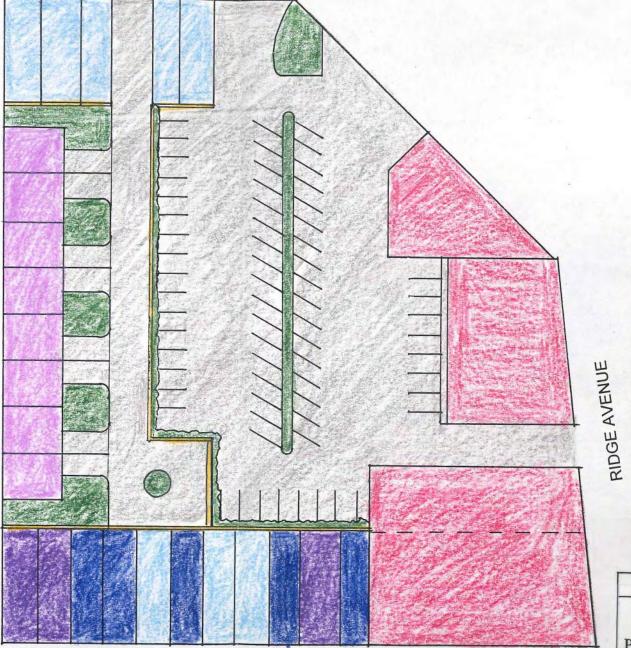




VINEYARD STREET







WYLIE STREET

HOUSING CASE STUDY: **PROPOSED INTERVENTIONS**



PREVENTATIVE MAINTENANCE



LIGHT REHABILITATION



INFILL HOUSING: ROW DEVELOPMENT



INFILL HOUSING: SCATTERED SITES



INFILL COMMERCIAL



GREEN SPACES/ **PLANTING**



ROADS/ **PAVEMENT**



FENCING/ WALLS

University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Conservation Areas

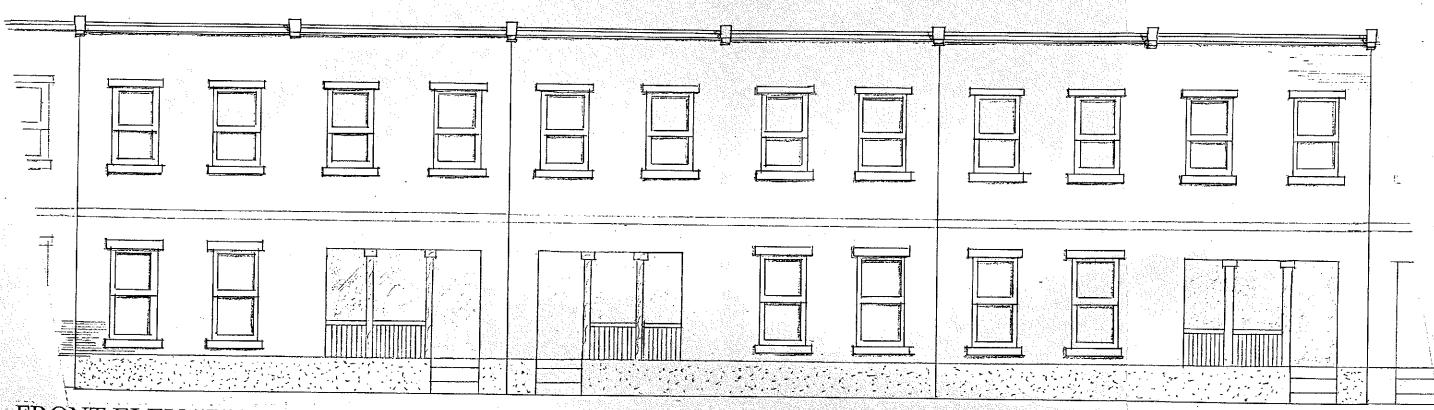
Map 6.1.e.

Project Area:

Fairmount and Francisville Neighborhoods Project Component: Priority Sectors and Target Areas--Housing

Housing Case Study: Proposed Interventions

INFILL HOUSING: ROW DEVELOPMENT

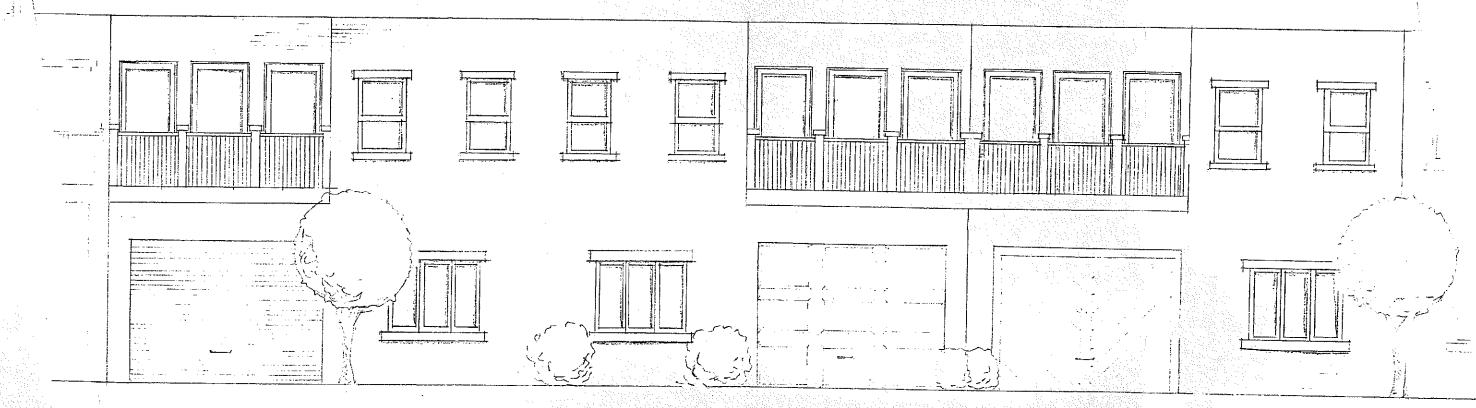


FRONT ELEVATION

University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Conservation Areas

Drawing 6.1.a.

Project Area: Fairmount and Francisville Neighborhoods
Project Component: Priority Sectors and Target Areas--Housing
Title: Infill Housing: Row Development
--Front Elevation Project Area:

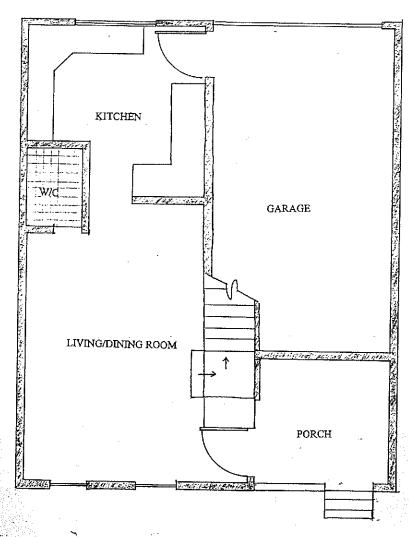


BACK ELEVATION

University of Pennsylvania
Graduate Program in Historic Preservation
Physical Planning in Urban Conservation Areas
Drawing 6.1.b.

Project Area:

Project Area: Fairmount and Francisville Neighborhoods
Project Component: Priority Sectors and Target Areas--Housing
Title: Infill Housing: Row Development
--Back Elevation



FIRST FLOOR PLAN SCALE 1/4" = 1'

BEDROOM ROOF DECK/ADDITIONAL ROOM BEDROOM MASTER BEDROOM

SECOND FLOOR PLAN

University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Conservation Areas

Drawing 6.1.c.

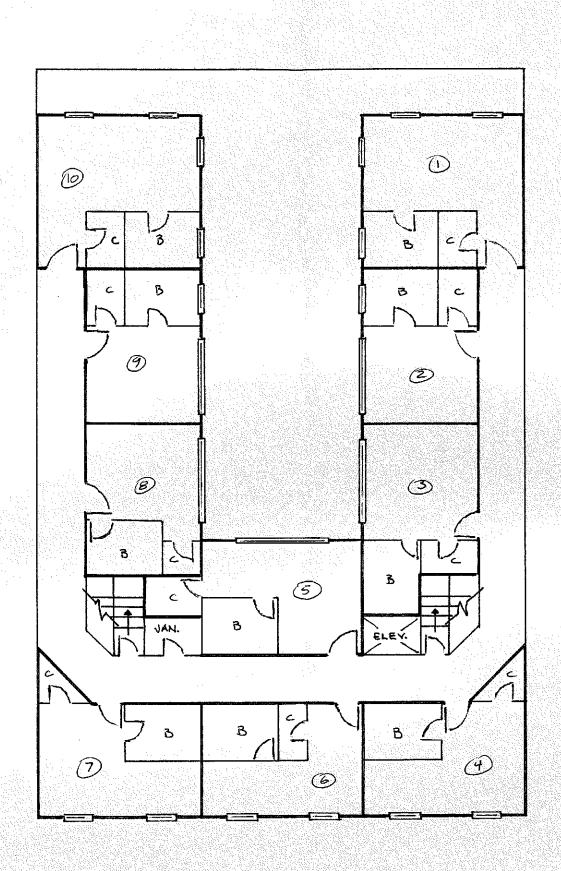
Project Area: Fairmount and Francisville Neighborhoods
Project Component: Priority Sectors and Target Areas--Housing
Title: Infill Housing: Row Development
--Floor Plans



SENIOR HOUSING: PROPOSED ELEVATION

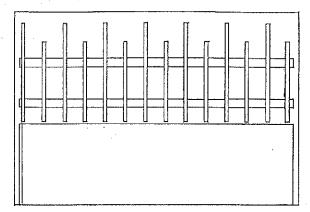
University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Conservation Areas Drawing 6.1.d.

Project Area: Fairmount and Francisville Neighborhoods
Project Component: Priority Sectors and Target Areas--Housing
Title: Senior Housing: Proposed Elevation

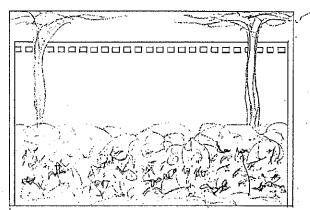


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Drawing 6.1.e.

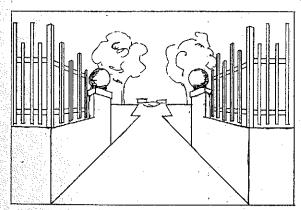
Project Area: Fairmount and Francisville Neighborhoods
Project Component: Priority Sectors and Target Areas--Housing
Title: Senior Housing: Floor Plan



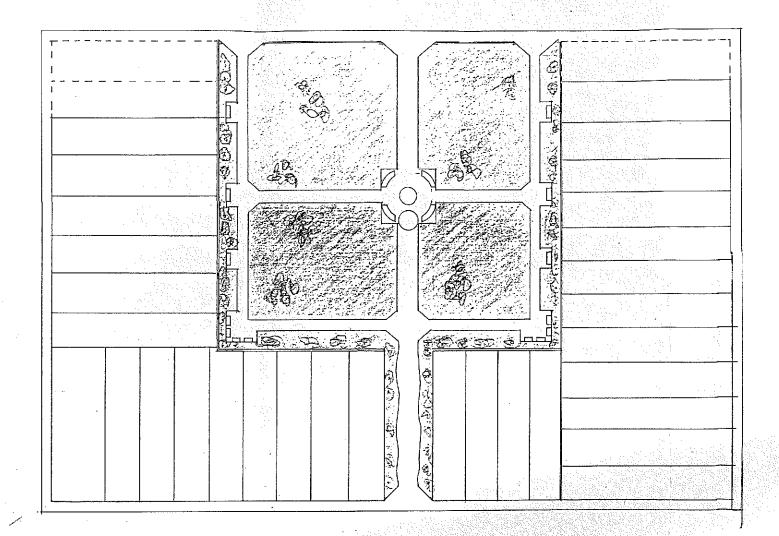
FENCE DETAIL



WALL DETAIL



ENTRY DETAIL



PROPOSED PARK

University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Conservation Areas

Drawing 6.1.f.

Project Area: Fairmount and Francisville Neighborhoods
Project Component: Priority Sectors and Target Areas--Housing
Title: Proposed Park



Figure 6.1.a. The red building on the right side of the photo is rated Condition One: Very few to no signs of deterioration. The small red building to its left is rated Condition Three: Severely deteriorated.



Figure 6.1.b. The red building in the center is Condition 2: Deteriorating.



Figure 6.1.c. Perkiomen Street between Wylie and Vineyard is a contiguous row.



Figure 6.1.d. Trash strewn fenced-in vacant lot.



Figure 6.1.e. Well-maintained fenced-in vacant lot.



Figure 6.1.f. Community Ventures rehabilitation work.



Figure 6.1.g. Community Ventures new construction.



Figure 6.1.h. Turnkey 3 housing.



Figure 6.1.i. The grey cement stuccoed building is an example of a candidate for preventative maintenance.



Figure 6.1.j. These buildings are candidates for light rehabilitation.



Figure 6.1.k. This building which is in obvious need of some structural repair is a candidate for major rehabilitation.



Figure 6.1.1. Debris strewn vacant lots.



Figure 6.1.m. The four remaining houses which would be demolished for the creation of the park.



Figure 6.1.n. Discontinuous yard border elements in varying states of disrepair.

6.2. Commercial Activities: The Farmers' Market and Ridge Avenue

Upper Ridge Avenue: Commercial Redevelopment

The Ridge Avenue corridor is an integral part of the character of the Francisville community. Following an American Indian trail which pre-dated the strict grid pattern laid over much of Philadelphia, Ridge and the adjacent streets developed a distinct orientation which still survives. The community that grew around Ridge Avenue, Francisville, contributes to the character of the area. Ridge Avenue quickly developed as a major thoroughfare and commercial center, with the surrounding Francisville community having a sizable population of African-Americans. Commercial vitality was characteristic of the area up until the 1960s when race riots and economic depression destroyed the livelihood of the street. The closure of businesses and subsequent deterioration of the built environment are still apparent along the street today. Through the redevelopment of commercial activity in Francisville, needed services will be attained, jobs wills be created, and the built environment will receive a greater amount of care. Commercial redevelopment is a critical component in the revitalization of the neighborhood and preservation of the character of the area.

Existing Conditions and Issues

Currently, the area of Ridge Avenue between Francis and Stiles Street represents a former commercial thoroughfare whose physical fabric and economic viability have deteriorated to the point of discouraging business investment [See Map 6.2.a.]. With the closure of neighborhood businesses such as the Ridge Avenue Farmers' Market and the disappearance of retail goods and services, the area no longer has the commercial character that it once had [See Fig. 6.2.a.]. Although some commercial services are able to survive, such as small food markets [See Fig. 6.2.b.], convenience stores, restaurants, and a laundromat, the present condition of Ridge Avenue is characterized by boarded storefronts, vacant buildings, broken sidewalks, and empty lots.

The low building occupancy discourages new commercial activity. According to *Philadelphia Shops*, a 1989 citywide study of retail centers written by the Philadelphia City Planning Commission, an estimated 78.9% of the 105,000 square feet of gross leasable retail space on Ridge Avenue between Brown Street and Stiles Street are vacant. This represents the highest vacancy rate of 384 retail centers identified in the city. Judging by present building appearances, the percentage is probably about the same at the current time. The overbearing presence of derelict buildings and dirt lots along Ridge Avenue does not encourage new business nor does it invite pedestrian activity other than loitering.

In addition to the large number of vacant buildings, there also exists much vacant land along Ridge Avenue. These lots are dirt plots filled with trash. They often serve as unofficial parking

¹⁰See Appendix A.

areas for those people using the food markets and convenience stores. This barren land adds to the existing appearance of commercial inactivity.

Transportation services are already in place and can be used to encourage commercial activity. Bus routes along Girard and Ridge Avenues bring people in and out of the area. These streets are also major arteries for automobile traffic.

Given the poor building conditions and the low building and land occupancy rate of much of the Ridge Avenue corridor, several considerations should be kept in mind before suggesting a redevelopment strategy. The first priority must be to respond to the needs of the local community. Although Ridge Avenue once offered the commercial goods and services to attract residents from other areas of the city, it currently provides only minimal goods for the immediate Francisville community.

The most pressing commercial need for the community, as cited by Una Vee Bruce, the president of the Francisville Development Corporation, is a supermarket. Although there are two small markets on Ridge Avenue, these do not provide the same level of services that a larger market would. Many of the residents of Francisville are unable to get to larger supermarkets which are some distance away. More organized parking areas would be necessary to serve a new market facility and other commercial activity.

The lack of activity in Francisville, especially in evening hours, is also conducive to a higher crime rate. Greater pedestrian activity and evening commercial activity could provide a more secure environment.

Redevelopment Strategy

Principles. Based on the needs of the Francisville community, proposals made for its commercial development, and programs applied in other business areas, we propose a three phase strategy which will help to rebuild the commercial core of the Francisville neighborhood. This strategy of commercial revitalization will provide the Francisville community with the goods and services it needs as well as create employment opportunities for its residents. It should also be used to preserve the surviving building fabric. The means to accomplishing the strategy requires economic incentive, an organized business community, attention to building design, and effective promotion, four principles applied successfully in the National Trust's Main Street Program and other revitalization programs such as that of Columbus, Ohio, as described by Bob Busser.

Part of the means to accomplish the proposed commercial redevelopment strategy already exist within the city, but must be directed toward Ridge Avenue. Several activities administered through the Office of Housing and Community Development and funded through the Community Development Block Grant program address the issue of commercial redevelopment. These programs seek to provide employment and training for low- and moderate-income residents through stabilization and expansion of the city's employment base. Although the Upper Ridge

Avenue area has not been explicitly recommended to receive assistance from these programs in fiscal year 1996, it should be given consideration in future years.

- The priorities of the Philadelphia Industrial Development Corporation are to create lowand moderate-income employment opportunities, retain and expand neighborhood retail goods and services, stimulate investment in economic activity, and prevent or eliminate slums or blight in neighborhoods.
- The Philadelphia Commercial Development Corporation assists commercial revitalization and small business development, retains and expands retail goods and services for residents of low- and moderate-income neighborhoods, and prevents or eliminates slums or blight in neighborhoods.
- Competitive Neighborhood Grants are given to neighborhood-based organizations for planning and pre-development ventures and for implementation of neighborhood-based economic development projects.
- Targeted Neighborhood Support Grant Activities provide assistance to specific areas of the city through the rehabilitation or redevelopment of the built environment and infrastructure. These activities create or retain permanent jobs and increase the availability of goods and services.

Economic Incentive

As part of the Philadelphia/Camden Empowerment Zone, the area of Ridge Avenue north of Poplar Street is eligible for wage tax credit funding and finance incentives for businesses as well as social services block grants for job training, child care, transportation services, and educational programs. Priorities which have been identified by various neighborhoods within the Empowerment Zone include creation of new job opportunities, community banking devices, partnerships for community safety, revitalization of urban landscapes, community enrichment through recreation and cultural facilities, development of infrastructure, and rehabilitation of structures. All of these priorities are also needs of Ridge Avenue.

The CDBG programs and Empowerment Zone funding encourage owner-occupied businesses which will benefit redevelopment and rehabilitation of buildings. Businesses operated by the building's owner tend to be more stable because the property is not subject to rent increases. In addition, the owner of the property is more likely to care for the building and maintain it than a renter would.

An Organized Business Community

Other means for a successful business redevelopment strategy must be created. One of the fundamental principals of main street programs, such as those coordinated by the National Main Street Center of the National Trust for Historic Preservation, is organization. This implies an

organized business community and partnerships between public and private sector organizations. On Ridge Avenue, this could take the form of a local business organization which encourages night-time commercial activity to make the area more active and less vulnerable to crime. A local business organization could also provide economic backing for bank loans and private investment. The business organization would also be responsible for carrying out neighborhood clean-up and crime watch activities. These activities should be coordinated with existing neighborhood groups such as the Francisville Development Corporation.

Attention to Design

In order to insure that the nineteenth century commercial fabric along Ridge Avenue which survives will continue to survive and be rehabilitated, the strategy for commercial redevelopment should give attention to design proposals. Those surviving buildings which are to be reused should be rehabilitated following the Secretary of the Interior's Standards as a guideline. The Philadelphia Historical Commission should oversee building rehabilitation with input from the Francisville Development Corporation and the local business organization. This partnership should also have the power to review new construction design proposals. In addition to review over rehabilitation and new construction design, zoning remapping can be applied to encourage rehabilitation of structures for commercial purposes. Almost all of the lots along Ridge Avenue are currently zoned C-2 allowing a broad range of commercial and light industrial activities. Some areas which no longer contain an operating business could be rezoned as C-1 which allows mixed use and favors service-orientated businesses. This will provide a greater incentive for business activity and aid the community as well.

Effective Promotion

To maximize the likelihood of success for the Ridge Avenue commercial redevelopment strategy, promotion is required. The opportunity for business investment should be made known to small businesses and vendors. Emphasis can be given to informing African-American merchants of possible business ventures. This will help to preserve the historic character of the area.

Commercial Redevelopment Plan: A Three-phase Strategy

These principles form the groundwork for the implementation of a commercial redevelopment plan. They can be applied directly to the Ridge Avenue area of Francisville as part of a three-phase strategy whose purpose is to reinstate businesses and services in the neighborhood while preserving its architectural and historical character.

History of the Ridge Avenue Farmers' Market

An integral component of the architectural and historical character of Ridge Avenue is the Ridge Avenue Farmers' Market [See Fig. 6.2.f.]. Built in 1875, this building was designed by Davis E. Supplee, an architect known primarily for a couple of ecclesiastical designs as well as for some low-cost housing drawings which were used to illustrate Charles Bernard's "A Hundred

Thousand Homes." But the market can perhaps be considered his most innovative design; it is one of the earliest examples in Philadelphia of a market hall which, after 1860, replaced the open, street market sheds. It is also one of the few surviving examples. Other markets of this type, such as the Farmers' Market on Market Street and the Fairmount Market, no longer exist. As did these other markets, the Ridge Avenue Farmers' Market provided the space necessary for farmers to sell their produce. They came from as close as Bucks and Montgomery Counties and as far away as New Jersey and Delaware. The structure also included an adjacent hotel, used exclusively by those farmers who rented space in the market, as well as a stable which adjoined the rear of the hotel [See Fig. 6.2.e.].

The Ridge Avenue Farmers' Market is also one of the few surviving examples in Philadelphia of the High Victorian Gothic style. The building is constructed of brick with sandstone trim and cast iron piers. It incorporates architectural elements which are commonly associated with ecclesiastical architecture, such as the high-peaked, open-truss roof as well as the large segmental arched windows which dominate the end gables. Although these jerkin-head end gables are usually an element associated with the Victorian Gothic style, in the market they hold particular significance because of their use on such a large scale.

This is the only surviving market hall in Philadelphia which, from the time it was built in 1875 until it was sold in the late 1960s, remained in continuous use and served its original function. The entire complex, which included the market, hotel, and stable (replaced in 1917 by a two story automobile parking garage), remained under the ownership of the Ridge Avenue Farmers' Market Company until 1945. At this time, the complex was subdivided into two plots: the market as one plot, and the hotel and parking garage as the second plot.

In 1968, two businessmen purchased the market from a group of Amish and Mennonite farmers from Lancaster County. As with its surrounding neighborhood, the market had been in a state of steady decline since the mid 1960s, when it became victim of the riots and looting that swept the city during this time. In its prime, the market boasted over one hundred stalls selling fresh meats and produce. By 1968, the number of farmer stands had been reduced to fifteen, with the market open only on Fridays and Saturdays. The new owners wanted to rehabilitate the market, offering North Philadelphia African-American merchants the opportunity to establish and own their own retail businesses. They bought the market for \$100,000 and, according to an article in the Philadelphia Inquirer, planned on establishing different business enterprises which would range from groceries and meats to shoes and clothing. Plans also included space for community activities as well as an outdoor space for vendors to recreate the atmosphere of the farmers' markets of a century ago.

After a major renovation which cost about \$150,000, the market (now known as Ridge Mart) finally opened in 1969. The market building had remained relatively unaltered up until 1968, but with the renovations came some changes: the outside shed roofs were removed and replaced with modern materials, the original doors were also modernized, and the slate roof was repaired and replaced in some areas with other materials. The idea was that the refurbished market would help reverse deterioration in the area. Unfortunately, this as well as other attempts over the years

to renovate and revitalize the market have all ended in failure. Its last known use was as a storage area for video games and old vending machines.

The building was designated a National Historic Landmark in 1984. In 1988, a Philadelphia developer named Raymond Wood produced plans to reopen the site as an urban farmers' market and call it the International Farmers' Market. According to Mr. Wood, the market is the perfect commercial anchor around which to re-establish and stabilize the neighborhood, and thus help revitalize the whole commercial strip on Ridge Avenue. Besides commercial activities, he hopes that the market may also become a center for job training. It was Mr. Wood who, after several months of researching and planning, successfully sought its designation as a historic landmark. He then began looking for financing from federal and state sources. In 1985, Mr. Wood applied for a state grant specifically set up to develop urban markets, but was turned down the following year. This was the same grant which was used to renovate the Firehouse Farmers' Market on Baltimore Avenue.

The Ridge Avenue Farmers' Market was the central element in the North Philadelphia commercial district. Although located in what was essentially a working class neighborhood, it bordered on the neighborhoods of the city's social elite. The market today remains the dominant commercial feature of the area, and its rehabilitation should serve as an impetus to the revitalization of the surrounding community.

Phase One

The first phase in the reinstatement of commercial activity on Ridge Avenue is to promote and encourage the presence of retail vendors on the street. This strategy is based on the proposal by the architects of Cassway Albert Ltd., in the winning design for the Francisville Housing Competition. Semi-permanent shelters can be built along the sidewalk, ideally in those lots which are now vacant. Cassway Albert have identified the Ridge Avenue side of the block between Ogden and 16th Streets as a potential site for a row of vendors' shelters [See Fig. 6.2.d.]. These shelters can be used to sell goods, according to scheduled times if necessary. This will create an air of activity as well as help to revive the commercial nature of Ridge Avenue. To some extent this has already happened. The owner of at least one retail store has set up a table on the sidewalk to sell the same goods that she normally sells inside. Because of the deteriorated appearance of most of the built environment, the store owner has moved outdoors to show that commercial activity does indeed exist on Ridge Avenue [See Fig. 6.2.c.].

Phase Two

The second stage of redevelopment strategy is to provide a permanent anchor on Ridge Avenue which can hold together the commercial growth. The Ridge Avenue Farmers' Market, now vacant, is the ideal building to serve this purpose because of its location near Girard Avenue, its size and spatial organization, and its distinctive architectural character [See Fig. 6.2.g.].

The second phase also provides strategies for bringing the former Ridge Avenue Farmers' Market back to active use. This is a significant building which could serve as an anchor for the community, as well as a connecting point with other nearby city landmarks such as Eastern State Penitentiary and Girard College. The most viable use would be to reinstate a farmers' market. This would restore a historical use for the building, which would most likely require less alterations than other potential uses. Most importantly, a market would provide the services needed in communities such as Francisville.

There are two immediate locations where grocery shopping is viable along Ridge Avenue. These small markets do not provide the same level of services as those of a large market. The selection of produce, for example, is not as fresh or varied. A supermarket, however, is not the answer. For one, chains are not interested in areas with small lots such as Ridge Avenue. Both Bob Busser of Habitat for Humanities and Steve Kaufman of Community Ventures have noted that they do not consider establishing a market unless there is more than one acre of land available for just the market building. Parking would require another two to three acres for the property to become viable. There is no such available space in an urban environment such as Ridge Avenue. More importantly, any sizable market with adjacent off-street parking would be detrimental to the character of the street. Restoring the Ridge Avenue Farmers' Market building back to use as a market would help to bring a large variety of fresh foods into the community, and would retain the historic character of the area.

The need for a ready supply of fresh foods is especially important in inner city neighborhoods such as Francisville, where nutritional needs are not always adequately met. A market would help provide these needs. To help, there are programs such as the Farmers' Market Nutrition Program, which could be operated at the federal, state, or local level. Consumers are given coupons which can only be redeemed at certified farmers' markets, thus encouraging them to shop for healthier foods. Other food items and goods would have to be sold as well in order for the market to be a successful venture. Vendors could sell prepackaged food items such as canned goods as well as prepared foods. There is the danger of prepared foods having low nutritional values. The types of food prepared would need to be monitored.

In order for the building to be successful again as a market, it would have to be more than simply a place to shop for groceries. It should ultimately be a gathering place where locals can feel comfortable shopping and would be able to take advantage of community resources. There are two basic factors that would help make the market accessible. A manned information booth would provide visitors with pamphlets and other informative handouts about city and neighborhoods resources. At a central location inside the market, there should be adequate seating, where customers could not only eat, but also catch up with friends or colleagues.

Periodic fairs or special events could encourage new visitors. At these fairs, additional booths would be set up in the market which would be of interest to the community. For example, at the seasonal Bronx Sunday Market in New York City, nutritional information and demonstrations were offered to visitors of the market. Representatives from the Bronx Natural History Museum were also present to provide cultural and educational stimulus. Similar programs could also be

implemented at the Ridge Avenue Farmers' Market. The Eastern State Penitentiary and the Philadelphia Museum of Art are examples of institutions that could periodically set up stands. Ideally, a public market would be owned and occupied by local entrepreneurs and businesses who would have a somewhat larger stake and interest in allowing the market to succeed and would give it greater local flavor. With most of the stalls occupied by locals, or at the very least African-Americans, there would also be a greater level of acceptance by the community. The relative affordability and small size of a typical stall could help encourage local entrepreneurs, especially first-time owners. They can benefit by learning from adjacent businesses as well as from the market management. The market would have programs which would help train and assist first-time potential vendors.

The vendors could be given an option of leasing the more permanent space indoors or using the portico space on the northwest side of the market building during warmer seasons. This outdoor space would demand less commitment in terms of time and money from potential vendors who may have less resources. The use of these covered walkway areas would also serve to make the market appear safe and inviting, for a bustling appearance helps to draw a greater amount of potential customers. The success of the building as a market could also help reduce crime levels. A successful market would mean a greater concentration of people walking on the streets. As the example of the Bronx Sunday Market has proven, crimes such as prostitution and drug dealing are significantly reduced when there are more witnesses to the crimes. A good relationship should also be set up with the local police department.

The marketing plan for the Ridge Avenue Farmers' Market should primarily target the immediate community for its consumers where the need is greatest. The average income of its immediate clientele may not, however, bring in enough revenue for the market. Outside shoppers would most likely be necessary in order to sustain the market. The building does have the advantage of being acknowledged in the minds of many Philadelphians as being a significant and perhaps even a beloved landmark, so that good promotional campaigns may bring in necessary consumers.

Parking is a significant factor for effective use of the building as a market by customers from outside Francisville. There are vacant or parking lots on several lots surrounding the building. The area most promising for use by a farmers' market is a fenced and paved parking lot owned by St. Joseph's Preparatory School between Ridge and Girard Avenues and 18th and Stiles Streets. Possible arrangements can be made for using these parking facilities for the vendors and consumers of the market.

Other possible uses for the market building that would benefit the community, such as a community center, were also considered. However, there already exists two resources that act as recreation centers in Francisville. The private, non-profit organization, The Police Athletic League, provides programs for K-12 students, such as a Homework Club which has study sessions, and indoor basketball leagues. Although physically uninviting, the Francisville Recreation Center, a city owned organization, provides indoor as well as outdoor recreational facilities for all members of the community. Both facilities run year-round. Thus there appears to be less of a need for another facility dedicated solely to recreational needs.

Unfortunately, several factors must be overcome to ensure the success of the Ridge Avenue Farmers' Market. First, the market has the disadvantage of being on a lackluster commercial strip. In addition, there would be high initial costs for its development. The poor condition of the building would require high restoration costs and there are start-up expenses as well.

Phase Three

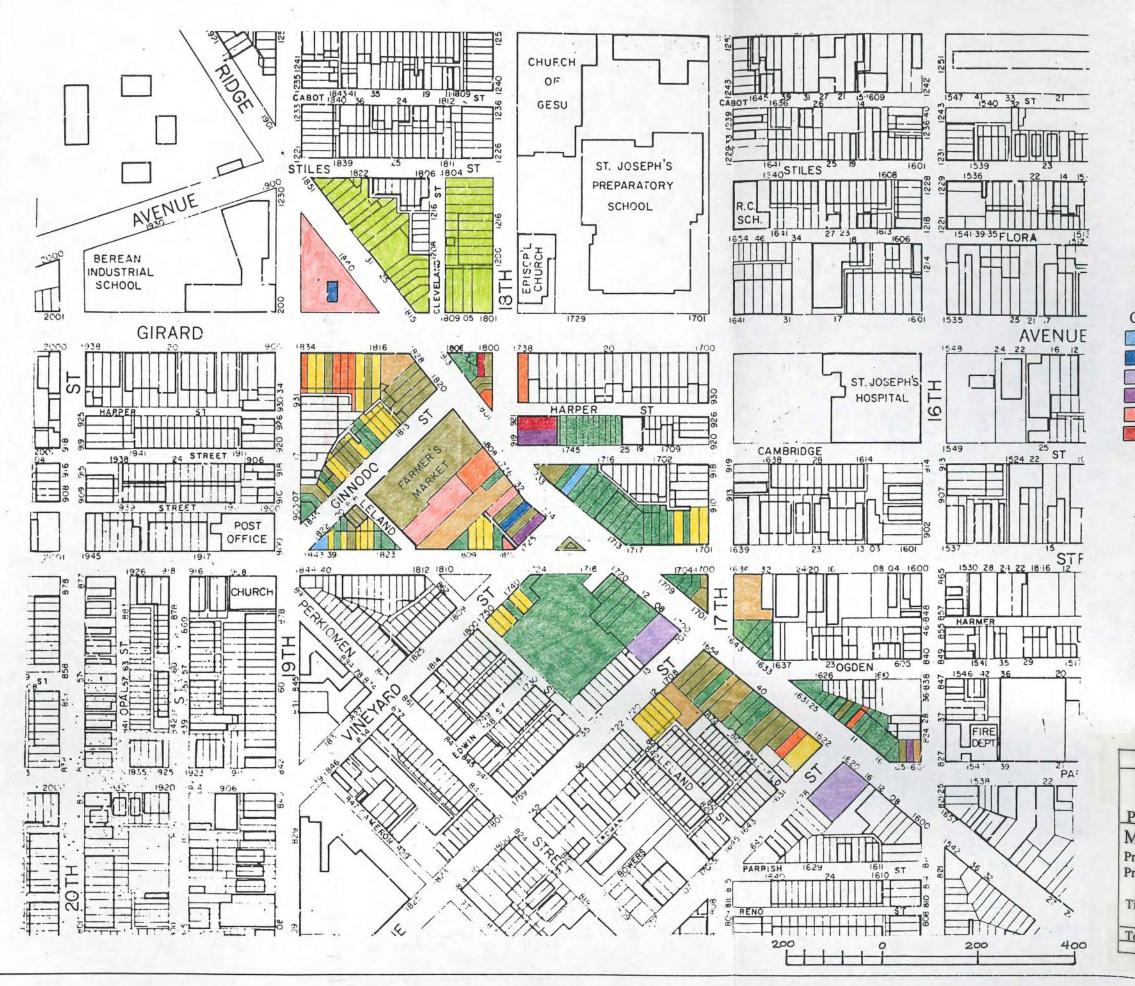
The third stage of the revitalization of Ridge Avenue would be to use the success of the market building as a positive influence towards the rest of the street. The massive size and significance of the market building would allow for it to serve as an anchor for Ridge Avenue. The customers shopping at the market would ideally spill over, thus bringing potential shoppers to the other stores. The greater foot traffic would also mean potentially a lower amount of crime for the area. The use of area parking such as that owned by St. Joseph's Preparatory School could be shared amongst not just market entrepreneurs, but also store owners along the street.

Ideally, the revitalization principles for Ridge Avenue, as outlined earlier, should be implemented simultaneously with that of the market, so that the potential success of it can directly affect the avenue. With an important landmark such as the Ridge Avenue Farmers' Market, the rebirth of commercial activity on the rest of the avenue would be more likely [See Fig. 6.2.h.].

It is evident that there is a need for certain basic services. Businesses such as clothing shops, hardware stores, and pharmacies are needed. Ideally, these should be locally owned businesses. There is enough surviving building fabric to support new businesses and services. However, as with the market building, these structures are in such poor condition that their rehabilitation would prolong phase three.

Conclusion

Today, Ridge Avenue is not being utilized to its fullest potential. Many buildings such as the former Ridge Avenue Farmers' Market stand empty, and just as many lots are now vacant. The few businesses that are on the street do not encourage pedestrian traffic and do not provide the full level of services needed by a neighborhood. Organizations such as Community Ventures and the Philadelphia Housing Development Corporation are busy providing renovated and infill housing for Francisville residents. Little has been done to revitalize what was once an important commercial street in this neighborhood. Through grant and loan programs, as well as community initiative and possibly city involvement, the Ridge Avenue commercial development can be nurtured simultaneously with housing development. It can once again become a viable "Main Street" for the neighborhoods of Francisville.



EXISTING LAND USE



University of Pennsylvania
Graduate Program in Historic Preservation
Physical Planning in Urban Conservation Areas

Map 6.2.a.

Project Area: F

Fairmount and Francisville Neighborhoods

Project Component: Priority Sectors and Target Areas

--Commercial Activities

Existing Land Use Along Ridge Avenue

Team 2: Evan Kopelson, Debora Rodrigues, Christeen Taniguchi



Figure 6.2.a. Existing conditions of commercial properties on Ridge Avenue near Francis Street: vacant buildings and boarded up store fronts.



Figure 6.2.b. Existing services on Ridge Avenue and Wylie Street: local food market.



Figure 6.2.c. Vendor's table on Ridge Avenue near Francis Street. The owner of a fragrance and candle store has set up a table outdoors to attract customers' attention.



Figure 6.2.d. Nearly vacant lot on Ridge Avenue between Ogden and Parrish Streets: site of the recreational and vending improvements as proposed by Cassway Albert Ltd. and explained in Phase One of the commercial redevelopment strategy.

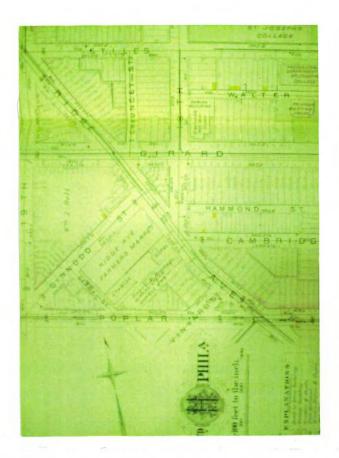


Figure 6.2.e. 1882 City Atlas of Philadelphia showing Ridge Avenue Farmers' Market and associated hotel and stables, all built in 1875.



Figure 6.2.f. 1902 photograph of the Ridge Avenue Farmers' Market as seen from the intersection of Girard and Ridge Avenues.

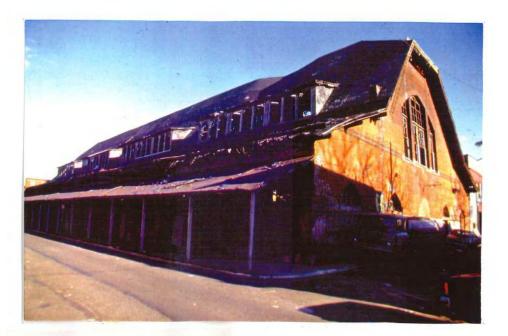


Figure 6.2.g. Present condition of the Ridge Avenue Farmers' Market, as seen from Ginnodo and Leland Streets. The market hall is to be stabilized, rehabilitated, and reused as a farmers' market according to Phase Two.



Figure 6.2.h. Examples of new commercial development along Ridge Avenue, in between Cambridge and Harper Streets. Phase Three of the commercial redevelopment strategy is to promote and encourage additional commercial use along the Ridge, using the Farmers' Market as an anchor.

6.3. Educational and Recreational Facilities: A New School and Upgraded Recreation Area North of Francis Street

The Francisville community has assessed a need for a new primary school. The site under consideration for development is located along Wylie Street at the intersection of 19th Street [See Fig. 6.3.a.]. The selection of this site was based partially on the opportunity to utilize existing facilities within the neighborhood in order to broaden the range of activities available to the residents of Francisville. The Francisville Recreation Center and the Police Athletic League are situated across the street from the recommended site. Careful site design will enable an incorporation of the three facilities providing a total integration of community resources for the neighborhood. The union of the facilities along Wylie and Francis Streets, combined with the optimistic planning of commercial development along Ridge Avenue, will provide a coherent link between the residential and commercial services available within the community. According to officers involved in the Police Athletic League, such a link, providing a range of opportunities for the community, is a key factor in planning facilities for the neighborhood. The intent of the following design is to focus community attention on already existing facilities and the possible creation of a new school.

Planning Considerations

The selection and development of a school site should proceed from the basic premise that the school is an integral part of the total community along with its institutions, industries, recreational centers, and commercial activities. Site selection should therefore follow the comprehensive process of surveying population trends, local residential housing, and economic and sociological factors. The manner and extent to which a site serves a school district's formal educational needs should be considered as only one aspect of its adequacy. Its potential for contributing to the scope and depth of the development and maintenance of many other basic community cultural patterns must be evaluated as well.

In locating elementary school sites, it is important to understand the boundaries and patterns of neighborhood life. Comprehensive planning will result in the selection of a site with adequate playground space and park facilities, as well as the potential to accommodate an increasing school population. As community life is not static, periodic revisions are necessary in order to adapt to changing conditions within the area.

It is important to note significant influences on the character and boundaries of a local attendance area. The aforementioned is by no means a complete list of all the issues to be considered in school planning, but it serves to illustrate some of the many factors, both natural and man made, that significantly affect long range planning. The proposed school site, situated at Wylie and 19th Streets, is surrounded by a variety of areas that can be characterized, in the terms of Kevin Lynch, as nodes, poles, and edges [See Map 6.3.a.]. Nearby nodes are located just south of the site, at the Francisville Recreation Center and at the intersection of 17th and Francis Streets at the Police Athletic League. The existing vacant lots, namely, the proposed site, and areas to the

north, at 19th, Vineyard, Ridge, and Poplar act primarily as poles. This neighborhood is clearly bounded by its edges at Ridge and Fairmount Avenues.

Bill Montgomery, Space and Grade Planner for the Philadelphia Board of Education, cites the current need for an early childhood school in the area as being spurred by local development and an increase in population. This is a marked change for the neighborhood which, as recently as 1980, witnessed the transformation of the nearby Darrah School into a senior citizens' home due to plummeting enrollment.

The greatest challenge facing planners today appears to be in locating a site that can sufficiently accommodate an educational facility. The coordination of school, recreation and park facilities marks an efficient approach to this problem. As land and facilities are better utilized, more value can be attributed to the tax dollars spent. The location of school and recreation sites adjacent to one another creates an efficient combined facility. The proposed school site at Wylie and 19th Streets, which is easily accessible to the Francisville Recreation Center across the street and the Police Athletic League one block to the south, two facilities frequently used by the community, provides the perfect illustration to this theory [See Maps 6.3.b. and 6.3.c.].

Site Proposals

All proposed changes to the area should provide a holistic integration of the urban fabric. The site and design for the Francisville Housing Competition and nearby park on Ridge Avenue and Ogden Streets by the architecture firm of Cassway Albert Ltd. will provide catalysts for further development. The park design will provide open space and additional recreational facilities for new housing. The construction of a school not far from these plans provides an opportunity to create a link between the two developments, subsequently improving the connecting streetscapes.

The primary theme behind the design of the site was the integration of various elements that would together provide a more tightly-knit, upgraded fabric along the streets. The selection of the lot across the street from the Francisville Recreation Center makes efficient use of a vacant piece of land, and may potentially increase the influx of people to the location. This in turn should encourage further use of the recreation center. Thus, design should optimize the correlation between the school and the center. A direct relationship should exist between the design of the new school and any improvements suggested for the recreation center's lot. The placement of the entrance to the school on Wylie Street, facing the recreation center, draws a direct link to the main entrance of the recreation center and the playground across the street. The location of the playground, directly across the street from the school and next to the recreation center, facilitates area supervision.

The two main streets to be focused on for linking the facilities are Wylie and Francis Streets. Currently, Wylie Street is a main thoroughfare for access between Ridge and Fairmount Avenues. As such, traffic flow along this street and likewise on Francis Street tends to be heavier and faster. As these streets will be the main routes for children going to the recreation center and the Police Athletic League from the proposed school, the speeds along them must be decreased.

Public safety and vandalism are issues that must be considered in the site design of the area. A sensitive landscape treatment for the recreation center might be to place low shrubs interspersed now and again with trees along the perimeter of the park, maintaining space between any shading trees. The park should contain no secluded areas where people can be hidden from the street. This will aid in the prevention of vandalism and crime and hopefully encourage the feeling of public safety. Illumination of the park, as well as along Wylie and Francis Streets, should be carefully designed in order to maintain a well lit environment, even at night. Thus, consideration must be given to issues of activity, safety, security, and emergency, as well as aesthetics. The surest way to prevent crime, however, is to encourage public interaction as much as possible.

Site Improvements at the Francisville Recreation Center

The park designed by Cassway Albert Ltd. proposed for the vacant lot at Ridge Avenue and Ogden Street incorporates tables for picnicking, paths, and a basketball court. The future of this plan is uncertain, leaving open the possibilities for other designs for the Francisville site. The Police Athletic League holds Little League softball playoffs on the field of the Recreation Center in the spring, and according to neighborhood residents, the field is well used [See Fig. 6.3.b.]. Thus, only minor alterations should be made. The baseball field could be upgraded and seating could be installed to encourage more community involvement, but heavy landscaping might encourage criminal activity and inhibit uses already well established by the community. A pedestrian path, surfaced with gravel or sand, may be installed just inside the new perimeter plantings to lessen the amount of wear and tear on the playing field. Such a pathway may also serve as an easily accessible, safe, and non-taxing walking course for seniors who wish to exercise. A successful park design should provide something for every generation. A key issue in the design of a well planned park is that every user or group feels at home without anyone else impinging on him. This is particularly important in an economically disadvantaged minority neighborhood. Currently, the play area demonstrates a completely inefficient use of space [See Fig. 6.3.c.]. A seating area, isolated from the rest of the playground by a brick wall, sees little use [See Fig. 6.3.d.]. Minimal landscaping, including the planting of a few trees and the incorporation of a picnic area, will provide a comfortable setting for refreshment, in a location convenient for both parental and facility-based supervision. The addition of different types of playground equipment forms part of the proposal. This venue of activity requires equipment that is stimulating and that provides an outlet for the children's energy if it is to compete with the interest and excitement of the streets. The entrance to the recreation center is already in the middle of Wylie Street, but a more pronounced, public entrance should be constructed to coincide with the main entrance of the proposed school. Plantings should be kept to a minimum in order to prevent the accumulation of trash.

The number of trash containers must be adequate for user capacity and easily accessible. Ideally, they should be protected from the elements and scavengers, and conveniently located to both visitors and maintenance personnel. One possibility is a type made of durable rust resistant, non-absorbent material. Successful performance has been demonstrated in other parks.

The recreation center should, by design, include the support services for the park, such as a maintenance and operations office, a programming office for park-sponsored activities, a first aid office, and a refreshment and concession area that could house food, beverage, and activity supplies. A game room could provide activity for rainy days. Public restrooms are a necessity.

School Proposal

Considerations for a detailed design of the school cannot be covered in the overall design of the site due to the large scale of such an endeavor. Nor can this proposal begin to describe the elements of the school beyond the general orientation and the allowable building lot coverage, as determined by zoning requirements. Certain suggestions, however, may be made regarding the subsequent use of space. A medium-sized primary school may house twelve classrooms for use by up to 480 students. Depending on enrollment, this design should provide adequate space for potential growth of the school-age population. Specific plan features have been deemed essential by local primary school principals. The separation of auditorium, cafeteria, and gymnasium facilities is one such request. As a gymnasium facility already exists at the Police Athletic League, it may be possible to compromise this feature, freeing valuable space within the school for construction of both an auditorium and a cafeteria. Essential to a school and park operation is a pre-arranged agreement between the school and the park authorities regarding responsibility for the staffing, maintenance, and assumption of injury liability, specifically used in instances when one authority's program is in effect upon another agency's land. 11 The setting of the school was motivated by neighborhood interests, yet it is a well located lot in close proximity to other facilities. As such, it was maintained as the site for the planning study. A secondary entrance to the school is proposed on Cameron Street, directly across from the school's proposed parking lot. The creation of this parking lot will entail the destruction of a few dilapidated rowhouses, but would create an immediate zone between the school and the neighboring better maintained rowhouses on Perkiomen Street. The square footage of this parking lot can accommodate a maximum of fifteen cars without any landscaping. A more accessible main entrance to the school has been proposed for the Wylie Street facade. On-street parking in front of this entrance will create lively public interactions and further impede the faster moving traffic.

There are two structures on the lot proposed for the construction of the school. They are presently in such disrepair that their demolition would have no effect on the preservation of the neighborhood character. In fact, the replacement of these buildings with a new, community-oriented development will have a beneficial effect on the character of the neighborhood. A similar situation, for which the same argument applies, exists on the site of the proposed parking lot.

¹¹See Albert J. Rutledge, ASLA, *Anatomy of a Park*, (New York: McGraw-Hill Inc., 1971), p. 130.

The parking lot will, for considerations similar to those affecting the park, be sparsely planted with only low plants and high canopy trees which will shade the cars, but not obscure views from the street to the parking lot. The entrance is proposed for Wylie Street because it is the most easily accessible inlet.

Streetscapes Along Wylie and Francis Streets

As previously stated, the primary intervention along both Wylie and Francis Streets will be the reinstallation of brick pavings to discourage speeding traffic and heavy flow. This material was one of the original paving surfaces of the two streets [See Fig. 6.3.e.]. Parked cars will serve as a boundary zone between the street and the sidewalk, narrowing the street width and consequently slowing traffic.

New trees and improved street lighting are additional factors under consideration for the enhancement of the streetscape. New street lights may take their example from historical precedents. In this way, the original character of the neighborhood can be reflected in future changes to the area, creating a link between the original physical elements and the new elements which can effect positive changes.

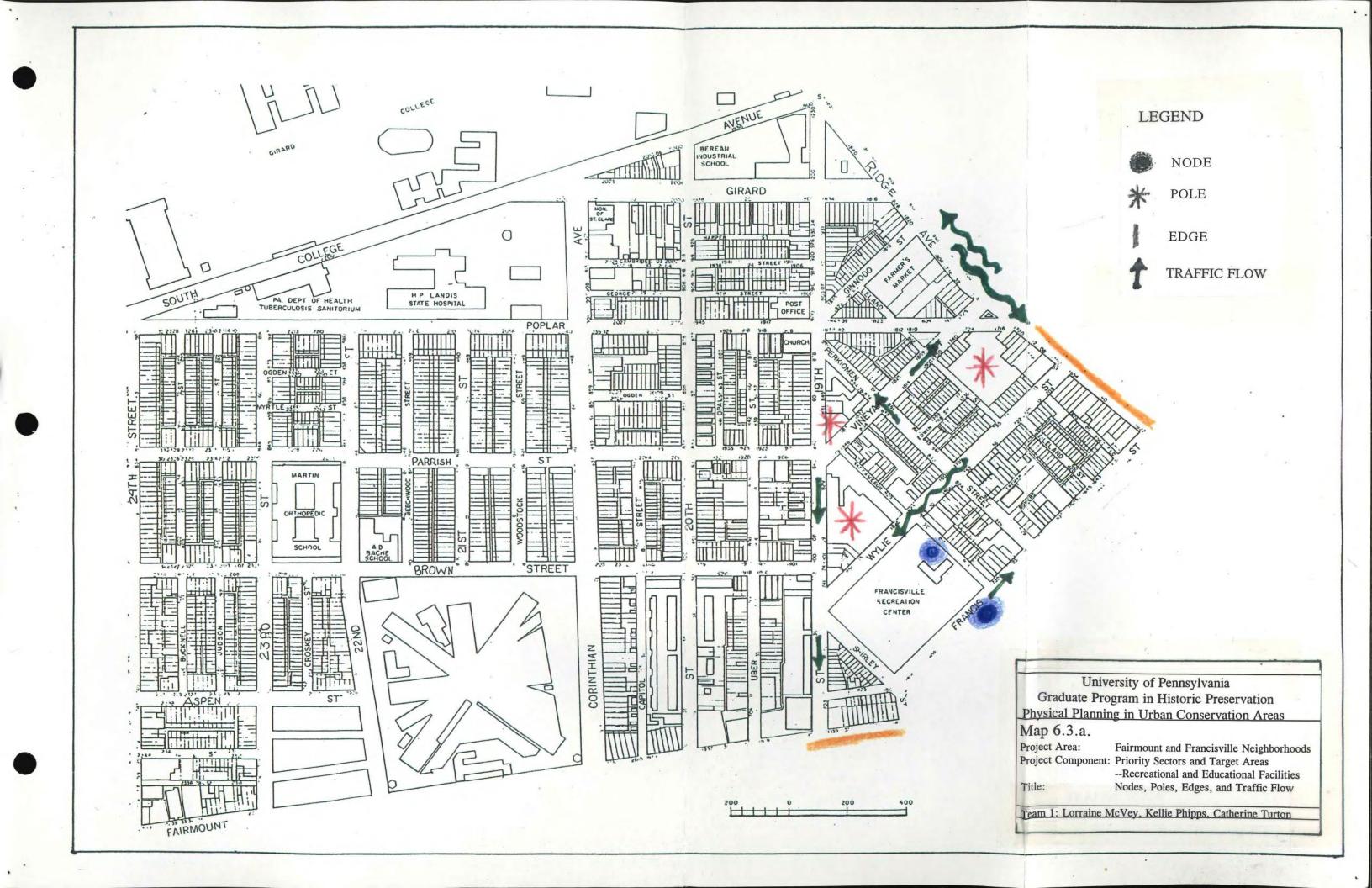
The Artpark, currently under construction at the intersection of Perkiomen and 19th Streets, is set to provide a performance and gathering space for the neighborhood youth [See Fig. 6.3.f.]. The same brick paving will be used as a link to this area, preventing observation of the recreation sites as isolated islands of green space.

Zoning Considerations

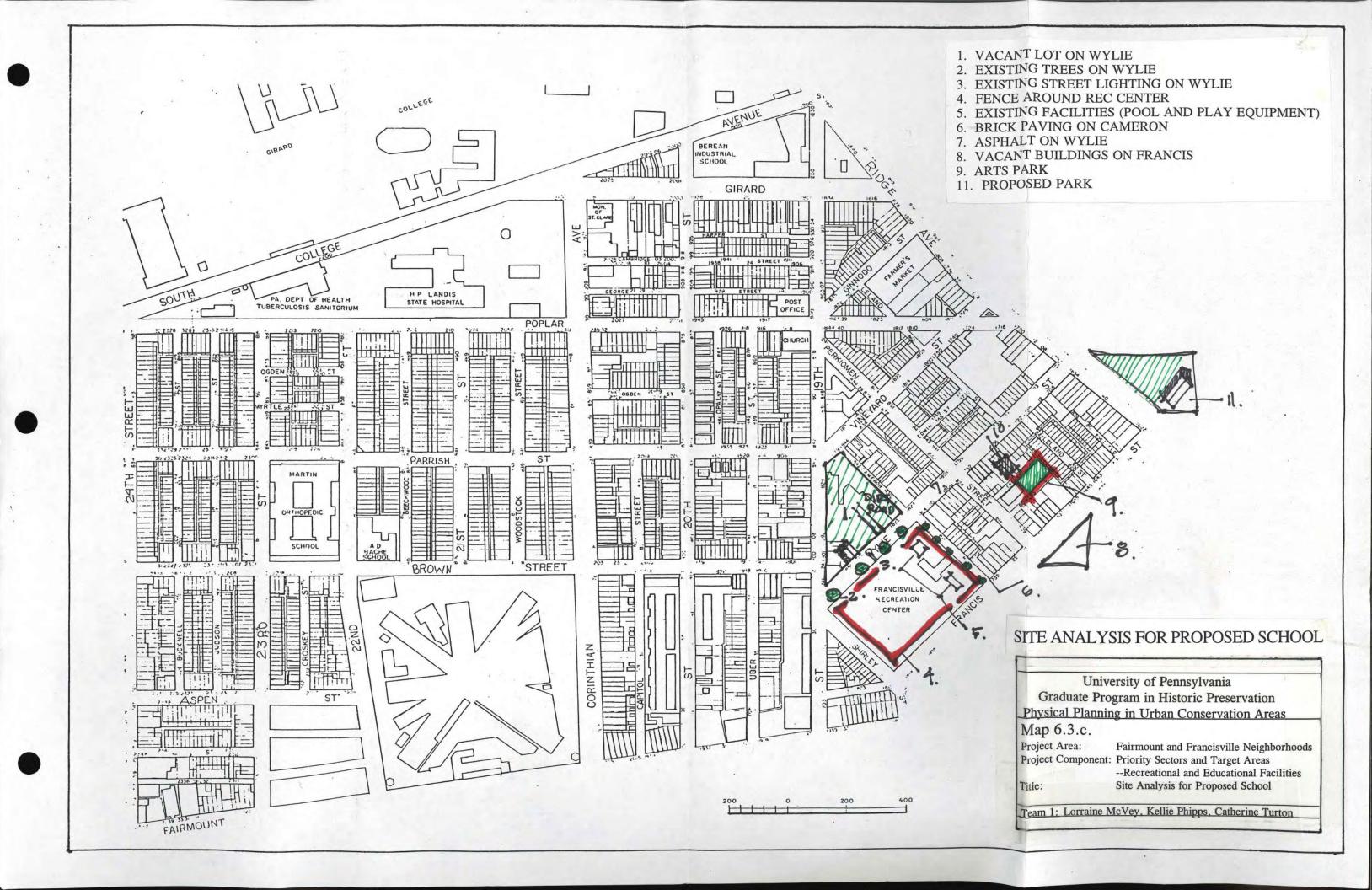
The construction of a school on the lot at the intersection of Wylie and 19th Streets requires no alteration of the current zoning regulations. The school automatically takes on the zoning status of its surroundings. The adjacent parking lot, however, being a component of the school and not a commercial lot, is proposed for a site currently zoned residential. Cornell Pankey, of the City Planning Commission, has stated that such a change would require a variance and a subsequent rezoning to G-2 industrial status.

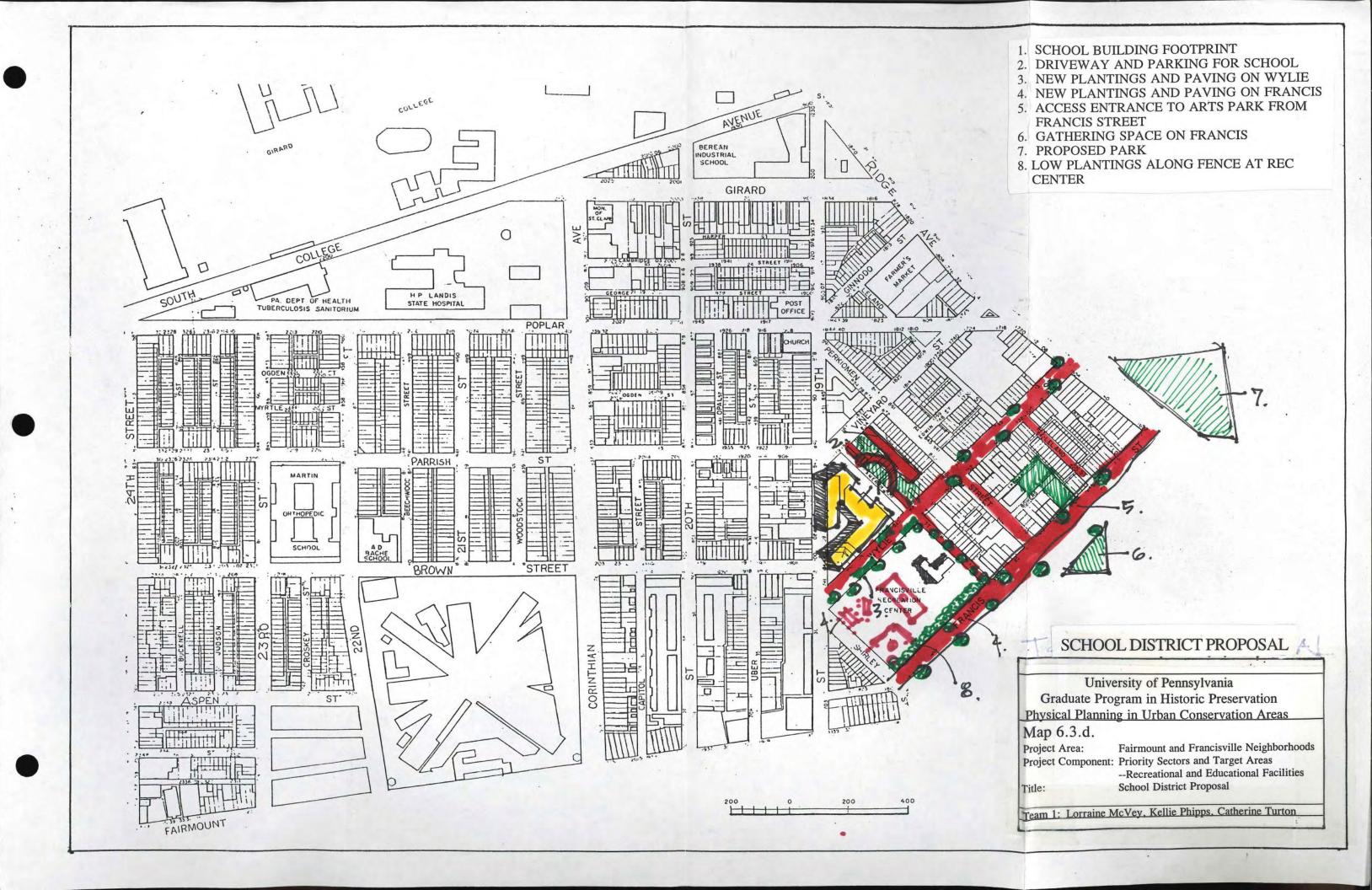
Typically, the zoning remapping procedure is a year long process requiring an initial request by local community organizations. This proposal must then be approved by the Planning Commission, the City Council, and the Mayor. The existence of residential buildings on both lots is a circumstance requiring the implementation of eminent domain. The government may in this way take possession of privately owned property, so long as just compensation is awarded the owner.

James Becker, Design Manager for the Board of Education, has explained that local zoning requirements must be taken into consideration during the design process. Such parameters will influence the location and orientation of the building, the number of stories, the setbacks, the design, integrated building and landscape plans, parking requirements, and finally, safety issues.









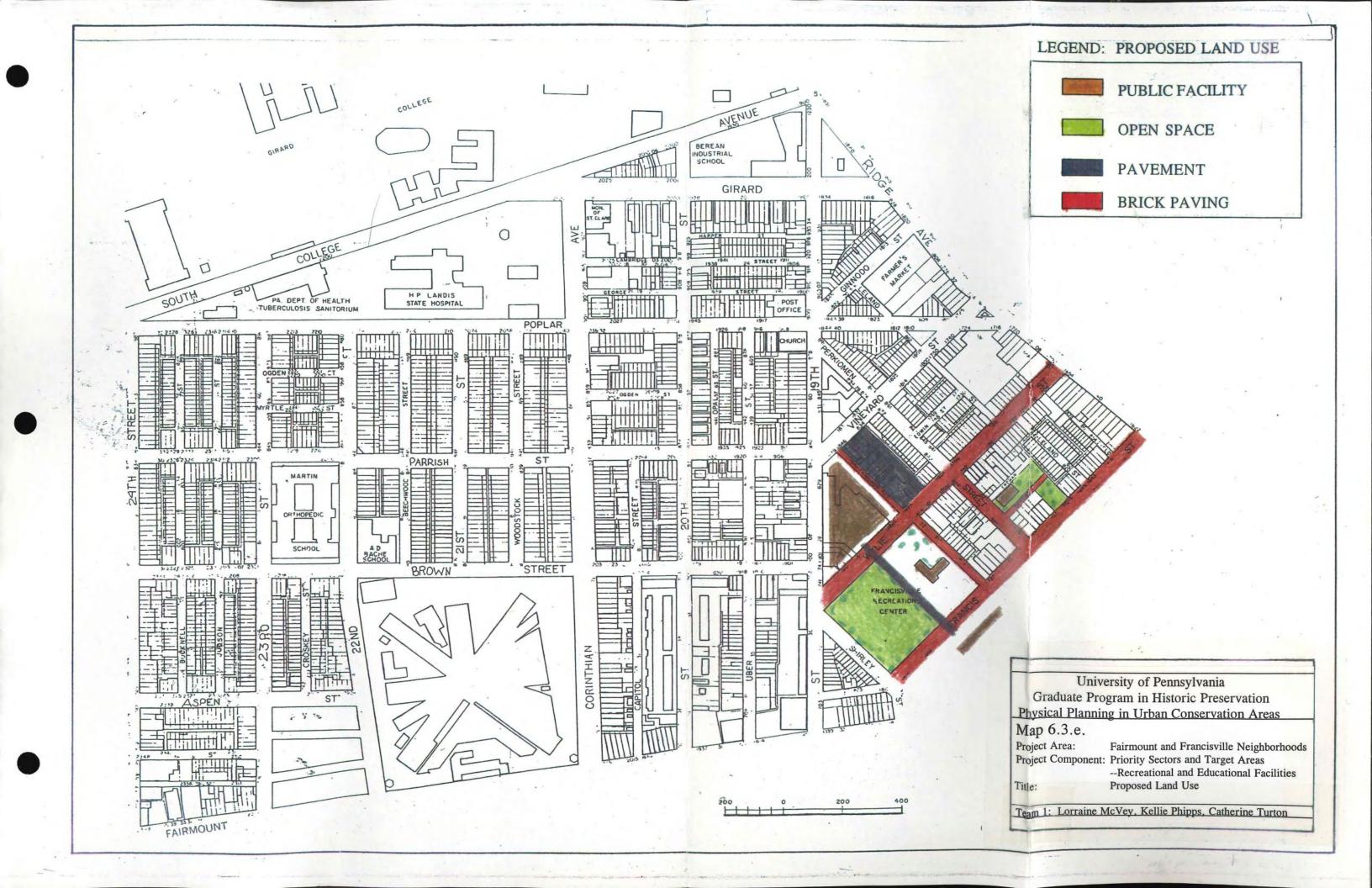




Figure 6.3.a. The intersection of Nineteenth and Wylie Streets: the proposed site of the planned school.



Figure 6.3.b. Looking west at the baseball field at the Francisville Recreation Center.



Figure 6.3.c. The playground at the Francisville Recreation Center.

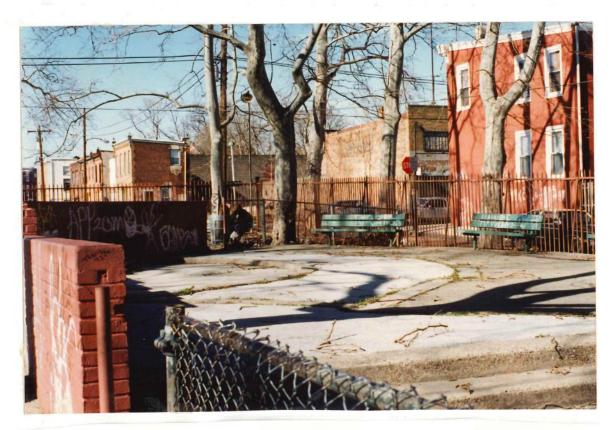


Figure 6.3.d. Inefficient use of space behind the Recreation Building at the Francisville Recreation Center.

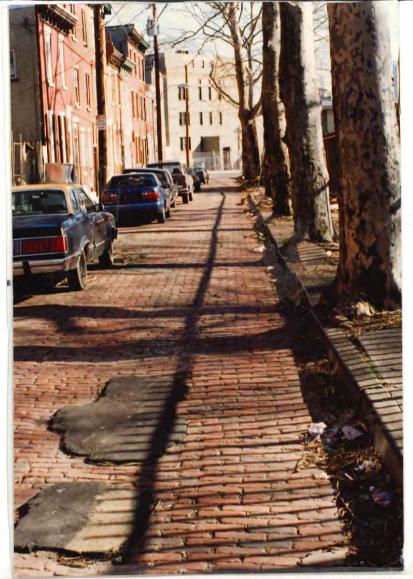


Figure 6.3.e. The original brick paving of the neighborhood as seen on Cameron Street. This historical surface can be reutilized in the streetscaping of Wylie and Francis Streets in an effort to slow traffic.



Figure 6.3.f. The unfinished Arts Park on Perkiomen in Francisville.

6.4. Open Areas: the Reorganization of Spaces Around the Eastern State Penitentiary

The following is the formulation of a preliminary planning strategy for the reorganization of the open areas surrounding Eastern State Penitentiary. The open lot on the west side of the prison at 22nd Street and Fairmount Avenue, and the triangle parcels of land adjacent to the prison walls on Brown and Corinthian Streets are the open areas surrounding the Penitentiary under consideration for this preliminary proposal.

Proposal Goals

The proposed goal is the utilization of the open areas surrounding the penitentiary in a way that will encourage the growth and stability of the surrounding neighborhoods of Fairmount, Francisville, and Spring Garden.

Analysis Methodology

1) Identification of proposed future uses for the penitentiary and how the reorganization of the open lot could best support these uses. 2) Investigation of the status of the school board's ownership of the lot. 3) Consultation with interested organizations, neighborhood groups, and individuals to gather their views and preferences regarding the open lot. 4) Reviewing neighborhood proposals and programs for the landscaping of the triangular pieces of land on the north and east sides of the penitentiary.

Current Condition and Use of the Fairmount Lot

Approximately twenty-five years ago the city of Philadelphia demolished the 2200 block of Fairmount back to Aspen Street in order to build a new school. This school was never constructed and the leveled block was left unpaved and unimproved. The lot still has the two small east/west streets running through it, utility poles, and in various places, the remains of foundations and stoops. Despite the poor condition of the lot, with its uneven muddy surface, significant amount of trash, and growing number of abandoned cars, this space is currently being used as a parking lot by neighborhood residents, patrons of area businesses and restaurants, and commuters.

In its present configuration the parking lot can accommodate over three hundred cars although it is rarely full. Patterns of daily use have been observed and illustrated on the Current Condition And Use sketch [See Map 6.4.a.]. For example, an average of seventy cars are generally parked in the southern section of the block, concentrated along Fairmount Avenue. On average, there are also twenty-five cars in the middle section and twenty-five in the northern section of the block, with concentrations along 23rd Street and the corner of 23rd and Aspen Streets. It was noted that very few people seem to park at the corner of 22nd and Aspen Streets, a fact which can most likely be attributed to the lack of commercial activity in that area.

Eastern State Penitentiary

In 1987, the Eastern State Penitentiary Task Force was formed in order to gather information and support to re-evaluate the importance of the building and proposals received by the Redevelopment Authority for potential re-uses of the building. The task force conducted numerous studies and concluded that the best re-use of the penitentiary is as an historic site. Using funding from private foundations such as Pew, Getty, Warhol, and Connley, as well as funds generated from tours, the penitentiary was opened for its first full season in May of 1994, and during the 1995 season had 19,000 visitors. Currently, management of the penitentiary is being transferred from the task force, which is disbanding as it has completed its purpose, to a sub-committee of the Pennsylvania Prison Society which is in the process of signing a ten year assignment agreement with the city of Philadelphia to manage the property as an historic site. During an interview and site visit with Sean Kelley of the Pennsylvania Prison Society, he stated that they would like to see the open lot continue to be utilized as a parking area. He also said he would like to see the lot repayed and improved to create a more formal and visibly pleasurable space. In addition, Kelley pointed out that planning space for bus parking is important for the development of the penitentiary as an historic site. Kelley also said he preferred housing a tourist information center in the penitentiary or on the parkway as opposed to in the parking lot, stating that either of those places would be a more central location.

Ownership of the Open Lot

The school board of the city of Philadelphia has confirmed that they do still hold title to the open lot at 22nd and Fairmount. When asked about potential plans to sell or develop the lot, they replied that the school board is definitely not considering selling the land as they are planning to build a school there when enrollment increases as their projections are predicting. They also firmly stated that they have no money to improve the existing condition of the lot, and that to do so would encourage people to park there.

Consultation with Interested Organizations and the Neighborhood

Milton Marks, the executive director of the Preservation Coalition for Greater Philadelphia, and leader of the Eastern State Penitentiary Task Force since 1992, shared his observations and views concerning the open lot. He recognizes that the neighborhood residents who have been using this lot for twenty-five years have a strong sense of ownership and a feeling that it is their right to park there, but is quick to point out that it is not their property and that they actually have no legal right to use it as such. However, he is also aware that the surrounding neighborhoods have a powerful impact upon development in the area and that their support is necessary in the case of any action being taken. In this light, he sees the space being used as a parking lot with some limitations and improvements. First of all, he does not think that there is any need to provide the neighborhood with parking in the daytime hours. He also believes that people should have to pay to park their cars in the lot. In agreement with Sean Kelley, he believes that the lot should be repaved, the alleyways closed, and the space redesigned to be more aesthetically pleasing. He also expressed some interest in seeing the Fairmount Avenue side of the parking lot developed

with three story residential and commercial structures, similar to the other buildings along Fairmount Avenue, in order to re-establish the streetscape continuity. Should this development occur, he only foresees structures being built along the south side of the lot, with the remainder being left for parking.

Carla Walters, a neighborhood resident and member of the Task Force and FPBNA (Fairmount Parent Business Neighborhood Association), referred to a survey that had been taken approximately two and a half years ago concerning the use of the open lot. She said that several ideas were presented as options, including a visitors center and parking area, commercial buildings along Fairmount Avenue, and terraces of parking back towards Aspen Street. Apparently, the response to this survey was overwhelmingly in favor of the lot remaining as a parking area. Carla Walters said that the main problem with the development of the lot is that the school board will not communicate with the neighborhood and that the residents are left with no idea as to future plans concerning the lot's development.

Jim Burke, another resident member of FPBNA and an influential member of the Friends of Windsor Square, said that over the years many options have been explored. These options include the lot being developed as a community center, a large complex such as a supermarket, or other types of low scale development. These options have all been discarded by the community for reasons such as teenagers loitering at a community center, and the noise and traffic associated with a supermarket. Burke stated that he believes the lot should continue to be utilized for parking because the community has used it as such for twenty-five years, it provides free parking, and it is a good location for an overflow parking lot for the city of Philadelphia.

The two corner restaurants on 23rd Street, Londons and Rembrandt's, strongly believe that the parking lot is essential to their businesses and therefore should remain as a parking lot. Jan Zarkin, the owner of Rembrandt's, said that the parking lot was very important to both the residents and the businesses in the Fairmount neighborhood. He also mentioned the survey which was taken concerning the use of the lot and indicated that the community wished to see the lot used for parking. Zarkin also alluded to the possibility of the lot being used for both parking and as a space for a visitors center and shuttle bus which would link Eastern State Penitentiary to other historic sites, such as the Philadelphia Art Museum and the Philadelphia Water Works.

An anonymous resident also contributed his opinion when we were working on the site. After questioning what we were doing, he vehemently declared that he did not wish anything to be built upon the site and that he felt it should remain just the way it is.

Reviewing Neighborhood Proposals for Triangle Parks (Current Plans for the Triangular Parcels along Brown Street and Corinthian Avenue)

When Eastern State Penitentiary was constructed, it was situated along Francis Lane on the outskirts of the city. As the city of Philadelphia expanded, the grid pattern of streets engulfed the site, creating wedges of open space on the east, west, and north sides of the penitentiary. Eastern State Penitentiary and the spaces along the perimeter are owned by the city of

Philadelphia. Currently, the western edge of Eastern State Penitentiary is defined by a wide concrete sidewalk. The spaces to the north and east are showing signs of transformation from negative weed and trash filled lots into positive, planned green spaces. The demolition of a vacant twentieth century building at the corner of 22nd and Brown Streets in December 1994 was the impetus for the development of the vacant lot along Brown Street and, ultimately, the space along Corinthian [See Map 6.4.b.]. School officials from Bache-Martin and community residents expressed concerns about what might happen to the space if it was left vacant with no organized plan or purpose.

The principal of Bache-Martin invited neighbors to a meeting at the school in January 1995, to discuss ideas and gather input. School officials were particularly concerned about providing a grassy, clean and safe outdoor space for children to play. Currently, the only outdoor play area is a concrete courtyard along Beechwood Street next to the school building. Neighbors voiced concerns about safety and maintenance. Several neighbors volunteered their professional expertise to develop plans for the space incorporating the ideas and concerns of school officials and community residents.

During the course of several meetings, the following items were discussed extensively:

- Fencing: Should there be a fence? If so, how high? Would it be locked at a certain time? Who would have keys? Would a fence really keep vandals and homeless people out? Solution: A cast iron fence with brick or stone piers and no gates.
- Lighting: Should the area be lit at night? Where should the lights be mounted? Would the light bother the neighbors? Solution: Mount floodlights on existing utility poles along Brown Street.

No benches are planned for the site because many people felt benches would incite loitering and encourage homeless people to sleep there. Whether or not dogs should be allowed in the park was another hotly debated item. To limit construction and maintenance costs, simplicity was the key to designing Windsor Square Park. The plan consists of three large lawn panels separated by crushed stone pathways that are aligned with the three streets perpendicular to Brown Street (Woodstock, 21st, and Beechwood). Trees will line both sides of Brown Street and an iron fence with stone or brick piers will mark the park's perimeter [See Dwgs. 6.4.a. and 6.4.b.].

Once plans were developed, neighborhood volunteers began gathering support from various groups and city officials, including the Philadelphia Historical Commission, the Eastern State Task Force, the Pennsylvania Horticultural Society, the Pennsylvania Prison Society, the FPBNA, the teachers, parents and students from Bache-Martin School, and local politicians. After numerous meetings and conversations with various public officials, the city agreed to grade the site, provide top soil, and make necessary repairs. Currently, the sidewalk is being repaired and the retaining wall at the corner of Brown and Corinthian, which had been crumbling for years, has been rebuilt.

The plans for work along Brown Street naturally generated an interest in improving the Corinthian Avenue side of the prison. Other residents volunteered their time to produce a plan for the Corinthian parcel. The plan consists of curving pathways lined with low plantings and a few trees. The crushed stone pathways are low maintenance and the plants will be ones that can tolerate hot and dry conditions. A thorny shrub will be planted along the base of the prison wall in hopes of limiting graffiti [See Dwg. 6.4.c.].

The Friends of Windsor Square Park, a volunteer, non-profit corporation, is being established to raise funds for the park and its on-going maintenance. The green space along Brown Street is considered Phase 1 and the formal plan for the Corinthian parcel is Phase 2. At the end of 1995, the Friends of Windsor Square had raised almost \$4,000.

Preliminary Planning Strategy Proposal

Proposed planning strategy. In consideration of the aforementioned unanimous preference of the neighborhood, local businesses, and the Pennsylvania Prison Society for the lot to remain primarily parking, we feel that this use is compatible with our stated proposal goal of reorganizing the open areas surrounding the penitentiary in a way that will encourage the growth and stability of the surrounding neighborhoods of Fairmount, Francisville, and Spring Garden.

We recognize that the school board's ownership of the lot has posed some obstacles in the past with respect to improving the space, and that their stated future plan for the site is still to build a school there. This would seem to eliminate the possibility of a neighborhood led initiative to improve the open space surrounding the penitentiary, as has been pursued by Windsor Square Park and the Corinthian Avenue residents. However, we feel that as the city of Philadelphia is the owner of Eastern State Penitentiary and is actively supporting its development as an historic site and tourist attraction, the city has a vested interest in improving the piece of city property adjacent to the Penitentiary. We have also concluded that the support of the neighborhood for the continued use of the lot as parking, and for its improvement to create a space which will be more aesthetically pleasing to the community, can only be viewed positively by the city as an incentive to invest in the lot.

Goals of proposed treatment. 1) to support the development of Eastern State Penitentiary as an historic site, 2) to encourage commercial development on Fairmount as a preservation strategy for the currently vacant storefronts and for neighborhood growth and stability, and 3) to improve the appearance of the neighborhood.

Treatment options. 1) low density landscaped lot [See Map 6.4.c.], 2) combination high density parking with open space reserved in the center for kiosks and raised plaza area [See Map 6.4.d.], 3) maximum density parking lot--236 slots available [See Map 6.4.e.], and 4) maximum density bi-level parking that takes advantage of the natural grade with the deck of the structure reserved as open space.

Treatment recommendations. 1) redefining the edge of the lot along Fairmount Avenue through the use of a low wall of complimentary materials and trees. We prefer this treatment to constructing new buildings that front Fairmount as there is currently excess historic building stock on Fairmount that is not being utilized. Construction in this area would also block the outstanding view of the penitentiary when looking east up Fairmount Avenue and from the two restaurants on 23rd Street, 2) retaining the current configuration of the east/west alleys through the block to maintain urban memory of what was there for over 100 years, 3) accommodate tour buses by providing a drop-off zone in front of the penitentiary, and parking and pick-up areas along the wall on 22nd Street where idling buses and groups of people will not disturb neighbors. Reconfiguration of this corner will also decrease the pedestrian hazard of the cars that currently turn this corner at high speeds.

Final Proposal for Open Lot at 22nd and Fairmount

It is our proposal that the open lot on the west side of Eastern State Penitentiary at 22nd Street and Fairmount Avenue be reorganized as a landscaped parking lot with an open area in the center of the lot devoted to community use [See Map 6.4.f.].

Supporting Arguments for Parking Proposal. The reorganization of the open lot is vital to the development of the surrounding neighborhoods. This three block area was demolished twenty-five years ago and has been used for parking ever since. This long term use has encouraged neighborhood feelings of ownership and a strong desire to see this lot retained for parking purposes. Over the years, many proposed uses of the open lot have been reviewed. In consultation with various members of the community and interested organizations, the following proposed uses have been revealed:

- a parking lot
- a visitors center and parking lot
- a reinstitution of the commercial strip along Fairmount Avenue with parking on the remaining land
- a supermarket or similar large scale development
- a community center

For the most part, these proposals have been systematically rejected by the communities who wish to see the lot maintained as parking.

It should be noted that the school board, who still owns the property, claims to have plans to build a school on the lot in the future. There are, however, plans to review the open lot at 19th and Wylie Streets in Francisville as a potential location for a new school. It is our opinion that the Francisville lot would be a more suitable location for a new school for several reasons. The school would be located directly next to the Francisville Recreation Center which would provide the children with an open area were they could play. The nearby Police Athletic League would also provide them with a positive place to go after school. Francisville is in need of a school that could act as both a catalyst for redevelopment and an anchor for the community.

Assuming that the new school will be built in Francisville, it is our opinion that the neighborhoods could benefit most from redeveloping the open area as a parking lot. Individuals involved with the operation of Eastern State Penitentiary as an historic site have stated that they have a need for a parking area and that they would like to see the lot developed as such. The restaurants which are adjacent to the open lot have also expressed the desire to see the lot maintained as parking as it is essential to their continuance and success. Furthermore, neighborhood residents have become accustomed to using the lot as a parking area since the demolition of the three blocks twenty-five years ago and do not want to lose this current use. It is also believed that the existence of a landscaped lot along Fairmount Avenue would help promote and encourage commercial development in the empty storefronts along this stretch.

Proposal for Open Lot. Hence, it is proposed that the open lot be reorganized as a landscaped parking lot with 198 parking spaces and a paved plaza which can be used for periodic events, such as bazaars, festivals, and flea markets. Neighborhood events, including Bastille Day and the FPBNA flea market could be held on this paved area. It has been decided to retain the three block configuration with the alleys in order to maintain the urban memory of the area before it was demolished.

The plaza will be centrally located and will be slightly raised and paved with brick. Brick pathways will lead inward to the open area to encourage pedestrians to enter the space. The curved paths which intersect the space will be laid in a contrasting brick pattern. The open area will be slightly narrower to the eastern side of the lot. By narrowing the open space at one end, a focal point will be created. The viewshed will be directed toward the wall of Eastern State Penitentiary and an information kiosk will be placed at the eastern end of the bricked area. The design of the kiosk will be influenced by the guard towers of Eastern State Penitentiary [See Dwg. 6.4.e. and Figs. 6.4.a. through 6.4.e.].

This central space will be edged to the north and south by a swath of green and an outer row of parking spaces which can be accessed directly from the alleyways. The grassy area will be planted with both canopy and understory trees. Different varieties of trees will be used, with a concerted effort to utilize trees which are appropriate for both parking lots and urban settings. Rob Fleming, a landscape architect, suggested that Marshall's Seedless Ash, Red Oaks, and Pin Oaks be used for canopy layer trees. He also suggested that understory trees, such as the Kwanzan Cherry, the Korean Dogwood, and the Autumn Flowering Cherry, be incorporated. Bill Bolger supports the idea of reintroducing cherry trees since the area was originally a cherry orchard before the prison was built.

The outer blocks along Aspen Street and Fairmount Avenue will be primarily devoted to parking. The Aspen Street block will contain rows of parking for a total of sixty-three spaces. The block along Fairmount Avenue will contain ten rows of parking spaces for a total of seventy-eight spaces. Both sections will be divided by islands of grass and trees.

It is also important to re-establish the edge along Fairmount Avenue. This will be accomplished by building a low wall along Fairmount Avenue and along a portion of 23rd Street [See Dwg.

6.4.d.]. By continuing the wall along part of 23rd Street, the corner of the lot will be anchored. This wall should be built with materials that are complementary to the prison. It should have a stone base which is topped by a wrought iron fence in order to visually tie the lot to the prison walls. This type of wall, a similar example of which can be found along Corinthean Avenue and Poplar Streets where the Mary J. Drexel Home once stood, can also act as a reminder of the institutions that once graced the neighborhood. There will be three small breaks in the fence so that pedestrians can easily move from their cars to the sidewalk along Fairmount Avenue. The remaining two breaks will be more monumental and will coincide with the brick paths that lead to the central plaza. By creating such notable entranceways, the pedestrian will be drawn into the space. There will also be trees planted just inside the fence which will eventually grow and cast their shadows onto the sidewalk. These trees will not only enhance the streetscape, but will aid in defining the edge along Fairmount Avenue.

The parking lot does not include spaces for buses due to the large amount of space they require. We recommend that the east side of 22nd Street be designated as bus only parking. The buses will be able to pull up in front of Eastern State Penitentiary to drop off their passengers. Then they will proceed around the corner to 22nd Street where they will be able to park while waiting for the return of the passengers. This street is wide enough to accommodate bus parking and a steady stream of traffic. There is space for six or seven buses to park along this stretch of the road [See Map 6.4.g.].

Another important consideration in the development of this open space is the pedestrian traffic to and from the parking lot. The intersection of 22nd Street and Fairmount Avenue is a dangerous one for pedestrians. We strongly suggest that crosswalks be clearly marked on the street and that pedestrian "walk" signs should be installed at this intersection. These safety measures will aid in the protection of both neighborhood residents and visitors to the prison.

Implementation Strategies. In order to implement this proposal, a significant amount of work concerning the legality of parking on the lot and the proper zoning must be undertaken. Currently, it is illegal to park on the open lot, but the school board has no desire to enforce the trespassing laws which would prohibit it. The school board also has no intentions of selling this lot. Therefore, several steps must be taken in order to develop this space as a parking lot. Unfortunately, it is not as easy as simply rezoning the land. The lot is currently zoned 10-A residential district. However, in consultation with Cornell Pankey, a city planner for Philadelphia, we discovered that a lot which is primarily devoted to parking is generally zoned industrial. Then, a variance must be sought to permit the land to be used as a parking lot.

In order for this open area to be developed as a parking lot, an individual or an organization must get a lease from the school board which would permit them to reorganize the three block area as a parking lot. After a lease is signed, the lessee must take the lease and a proposal before the zoning board to apply for a variance which would allow parking on the open lot. If it meets the standards, which include such things as square footage, height, parking, FAR (floor area ratio), and open space, then the variance will be granted. If, however, the proposal does not meet the

standards, then the lessee has the opportunity to correct the proposal and resubmit it to the zoning board.

There are also some recommendations concerning the use of the parking lot by residents, patrons, and commuters. At the moment, there is no charge to park on this open lot. However, the reorganization of the lot will most likely lead to charging a fee for parking privileges in order to pay for the changes that will take place. This might take the form of paying for parking upon entering the lot or metered parking. Since people are accustomed to parking on the lot for free, there may be some disgruntled residents and patrons. There are several options which may be explored to offset the payment for residents and commuters who use the lot on a regular basis. The following items should be investigated:

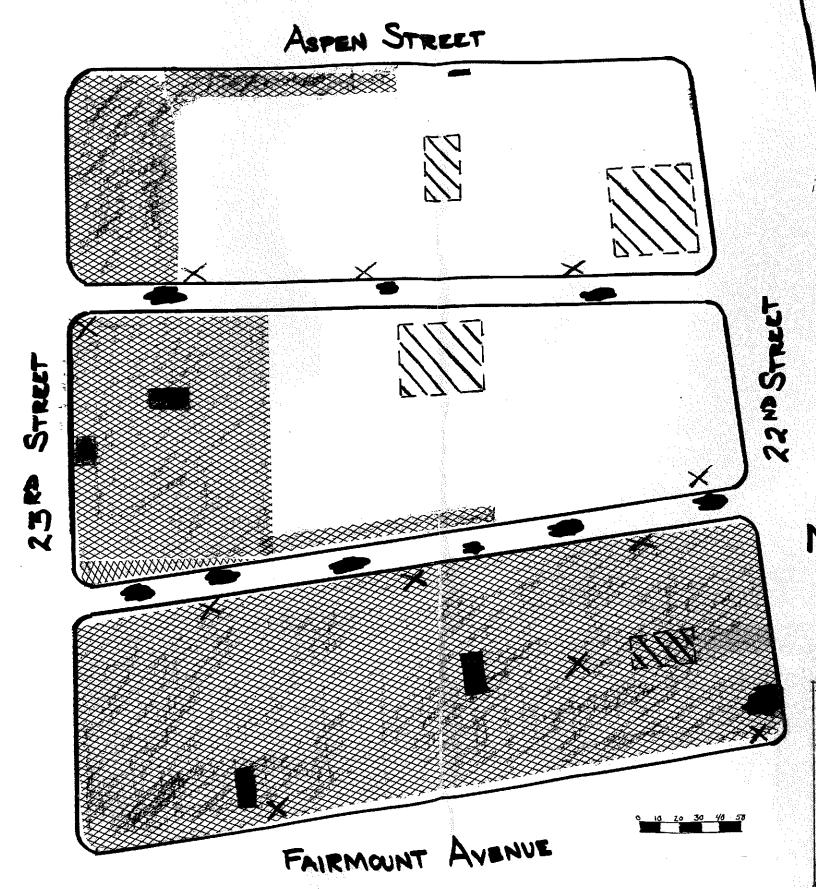
- resident stickers for free parking
- charge for parking during the day, but not at night
- vouchers for patrons of the neighboring restaurants
- monthly parking permits for commuters which could be purchased from the lessee

If it is possible to incorporate some of these ideas, it might help smooth the transition from unpaid to paid parking for the residents, commuters, and business owners.

Conclusion. It is our belief that the transformation of this open lot into a landscaped parking lot with a central plaza for community events is the appropriate course of action. This reorganization will benefit the surrounding neighborhoods in several ways. First of all, Eastern State Penitentiary will have a well maintained parking lot for the many visitors which they hope to attract in the upcoming years. The availability of a designed parking area may spur development along Fairmount Avenue. The landscaped lot will become a more organized and aesthetically pleasing space for community residents. Lastly, the raised plaza will provide the community with a space to stage various events. This development should be viewed as a positive step towards the enhancement and preservation of the surrounding neighborhoods.

EXISTING CONDITIONS

- PARKING PATTERNS
- * POT HOLES
- M DEPRESSIONS
- X TRASH
- REMAINING MARBLE STEP
- ABANDGNED CARS
- RESIDENTS' FLOWER
 PATCH



LSOP

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Map 6.4.a.

Project Area:

Fairmount and Francisville Neighborhoods

Project Component: Priority Sectors and Target Areas

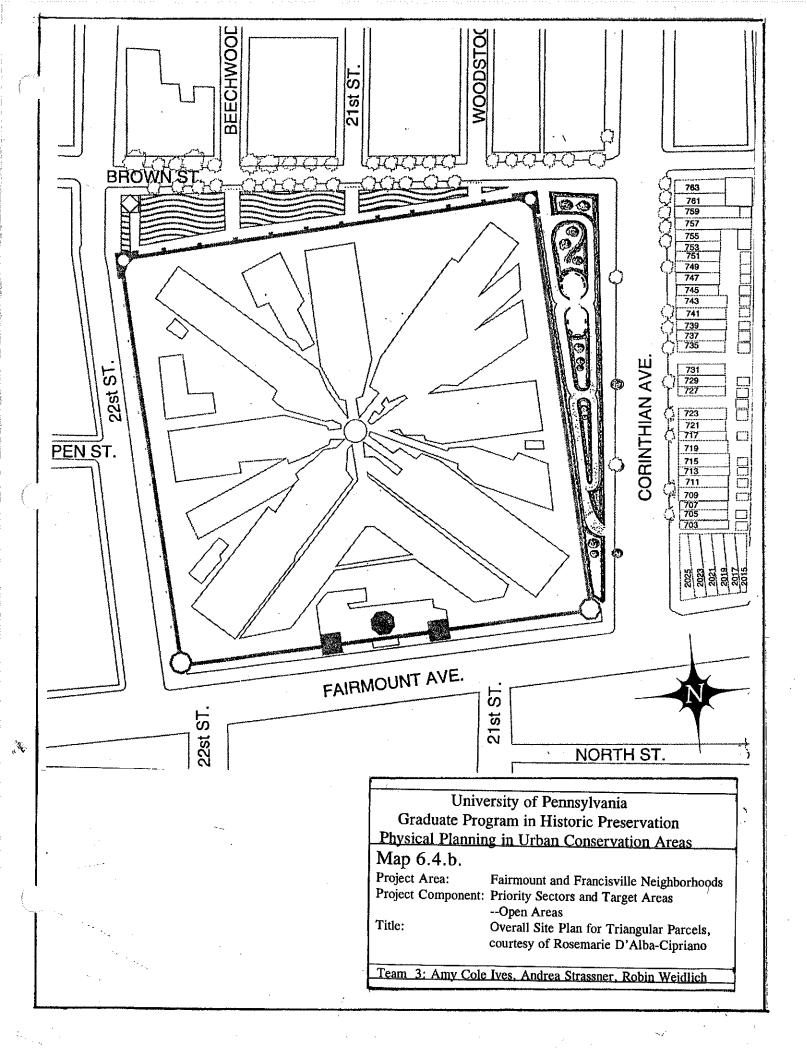
--Open Areas

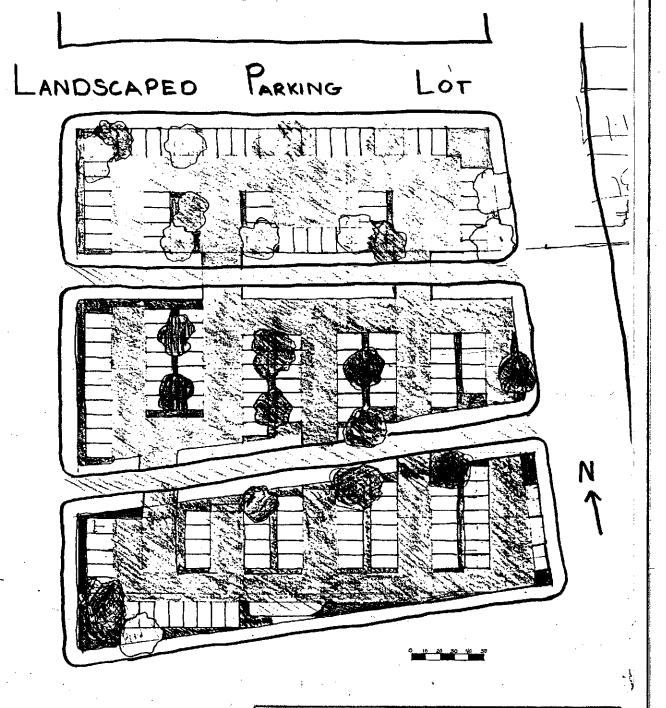
Title:

Existing Conditions of Open Lot Adjacent to

Eastern State Penitentiary

Team 3: Amy Cole Ives, Andrea Strassner, Robin Weidlich





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Map 6.4.c.

Project Area:

Fairmount and Francisville Neighborhoods

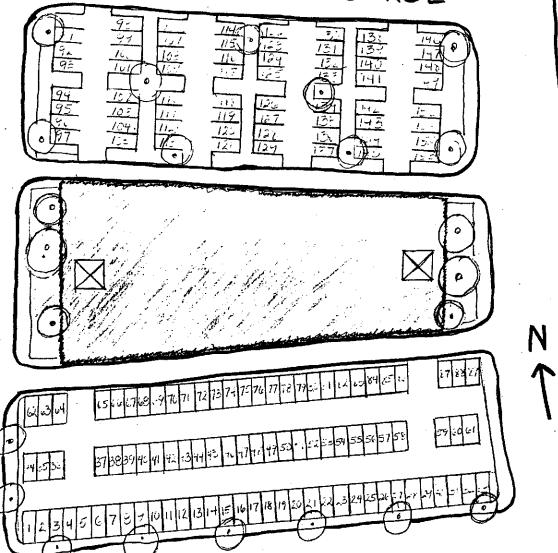
Project Component: Priority Sectors and Target Areas

--Open Areas

Title:

Landscaped Parking Lot

PARKING WITH OPEN SPACE



University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Conservation Areas Map 6.4.d.

Project Area:

Fairmount and Francisville Neighborhoods

Project Component: Priority Sectors and Target Areas

--Open Areas

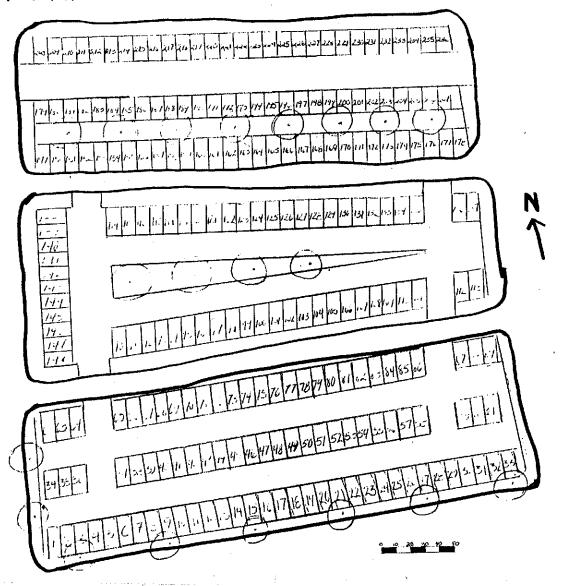
Title:

,

Parking with Open Spaces

MAXIMUM DENSITY PARKING

APPROX. 236



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Map 6.4.e.

Project Area:

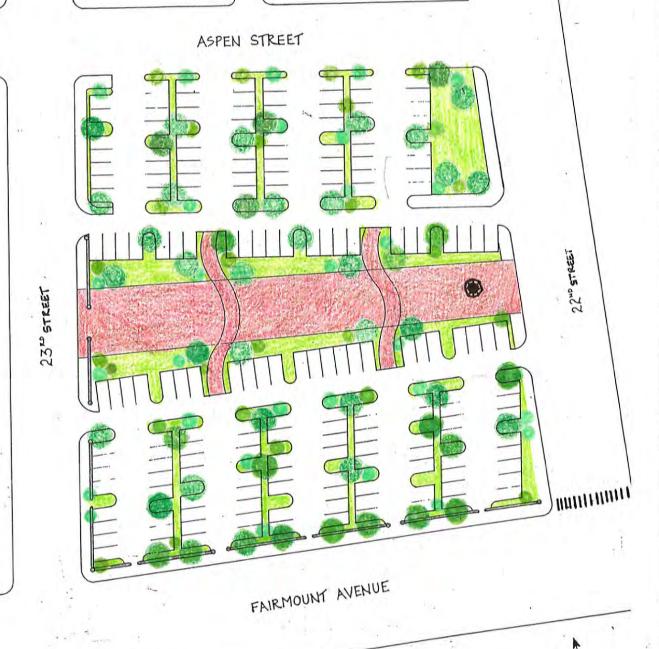
Fairmount and Francisville Neighborhoods

Project Component: Priority Sectors and Target Areas

--Open Areas

Title:

Maximum Density Parking





PROPOSAL FOR OPEN LOT

AT 22nd and FAIRMOUNT

1

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Physical Planning in Urban Conservation Areas

Map 6.4.f.

Project Area:

Fairmount and Francisville Neighborhoods

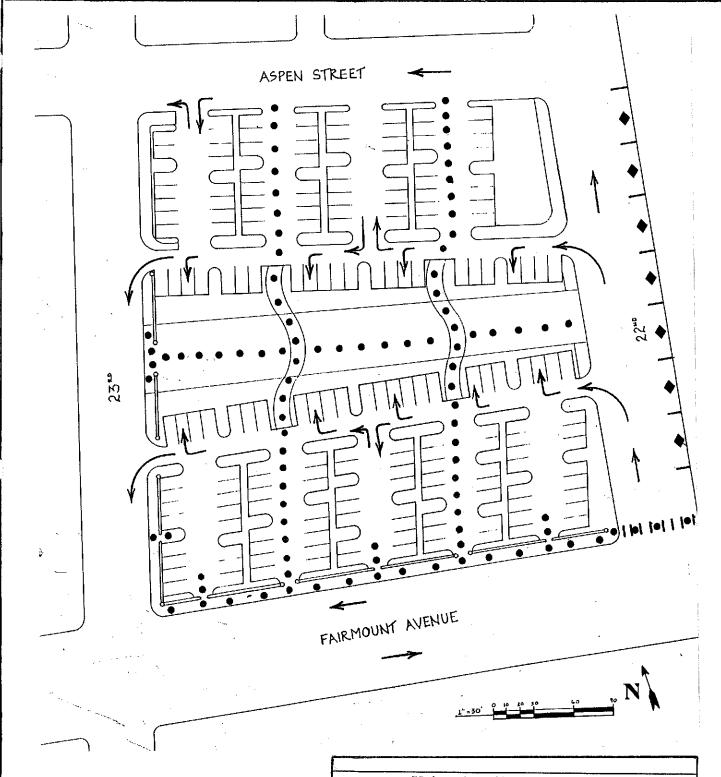
Project Component: Priority Sectors and Target Areas

--Open Areas

Title:

Proposal for Open Lot

Team 3: Andrea Strassner, Robin Weidlich



CIRCULATION PATTERNS

- PEDESTRIAN
- → TRAFFIC
- ♦ BUS PARKING

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Map 6.4.g.

Project Area:

Fairmount and Francisville Neighborhoods

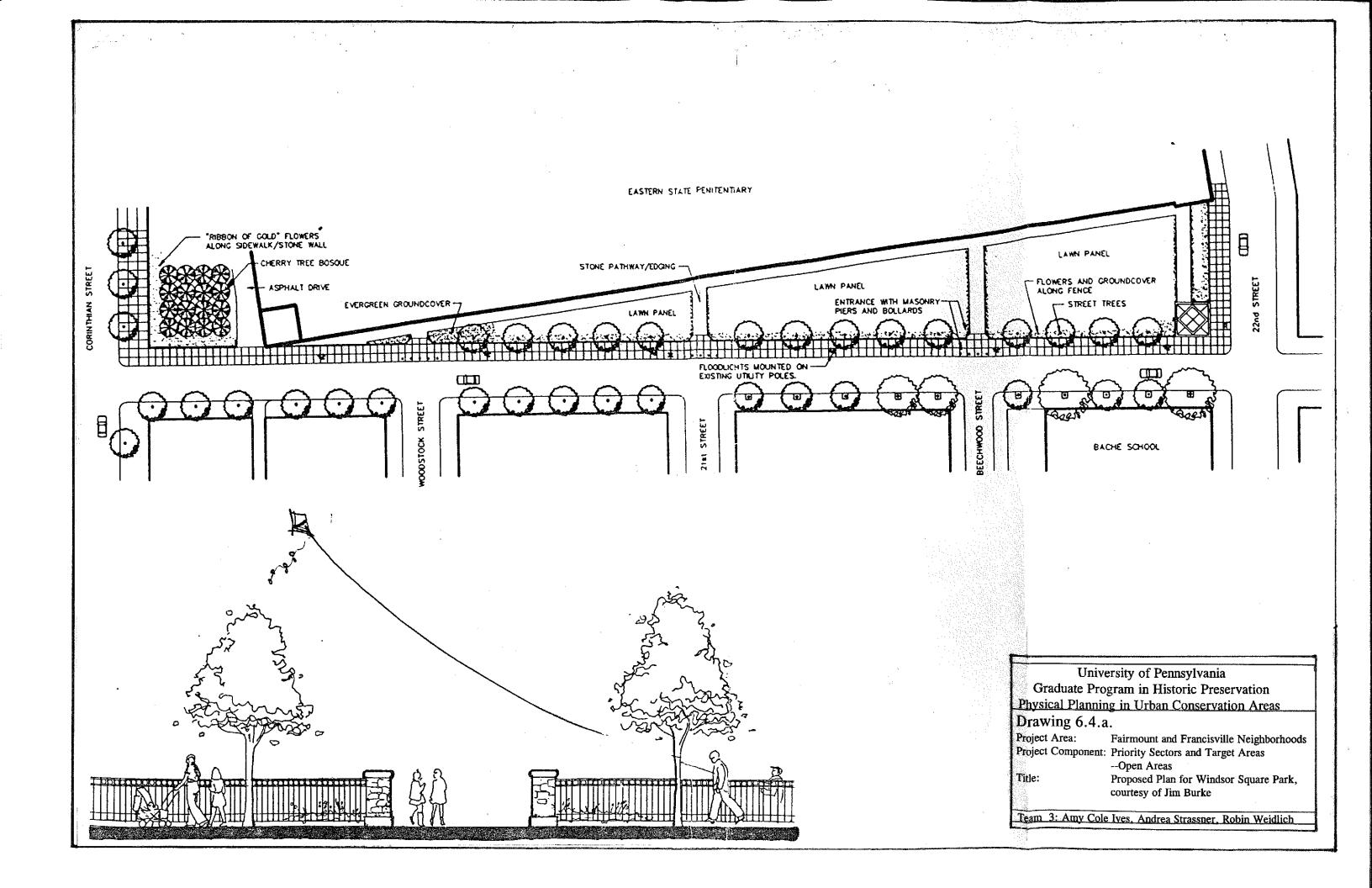
Project Component: Priority Sectors and Target Areas

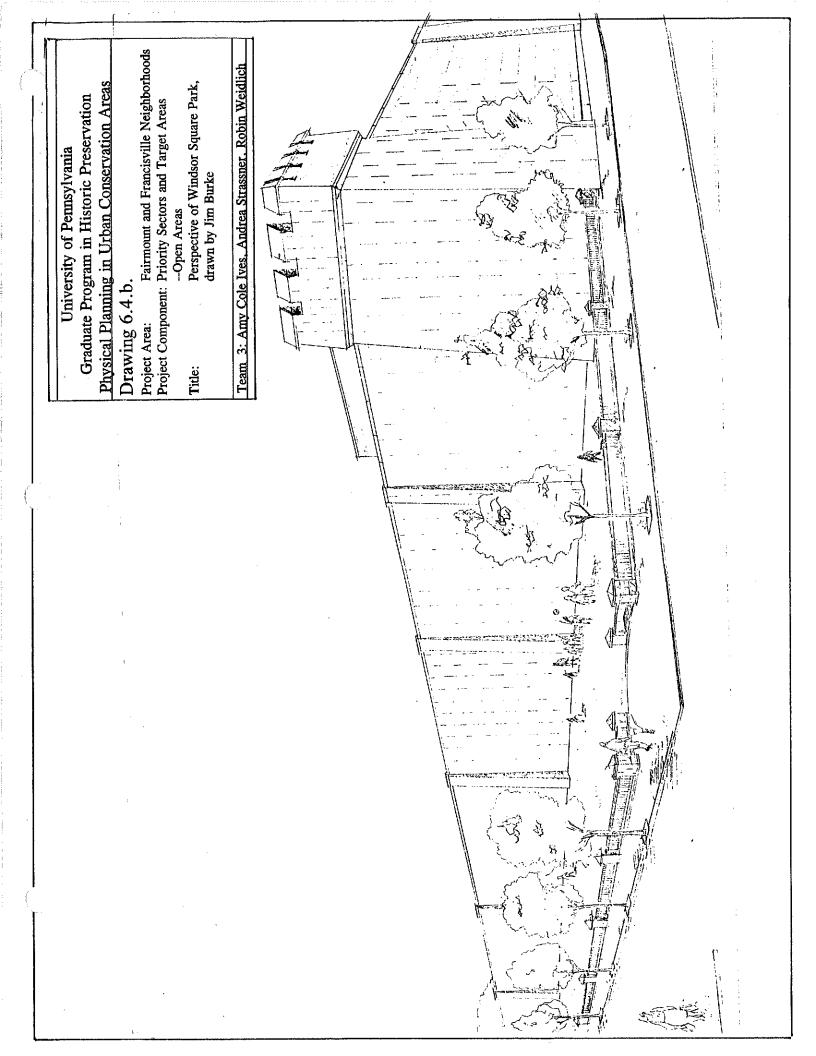
--Open Areas

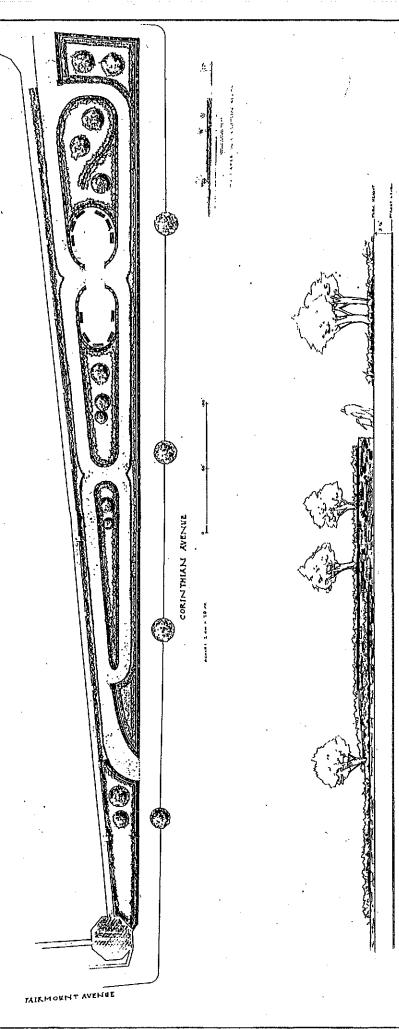
Title:

Circulation Patterns

Team 3: Andrea Strassner, Robin Weidlich







Physical Planning in Urban Conservation Areas Graduate Program in Historic Preservation University of Pennsylvania

SAMPLE ELLEVATION: BED NESS YIEN FROM COMMITTIEN AND.

Fairmount and Francisville Neighborhoods Drawing 6.4.c.

Project Area:

--Open Areas Proposed Plan for Corinthian Avenue, Project Component: Priority Sectors and Target Areas Title:

courtesy of Rosemarie D'Alba-Cipriano

University of Pennsylvania Graduate Program in Historic Preservation Physical Planning in Urban Conservation Areas

Drawing 6.4.d.

Project Area:

Fairmount and Francisville Neighborhoods

Project Component: Priority Sectors and Target Areas

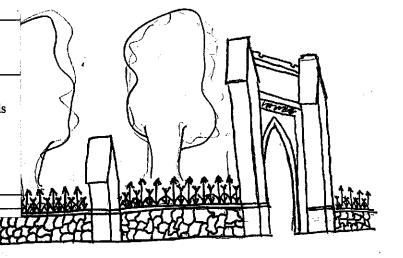
--Open Areas

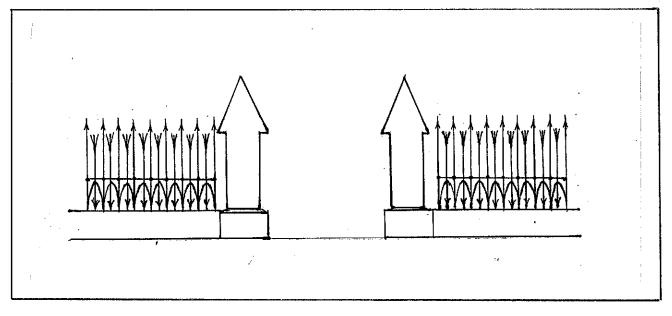
Title:

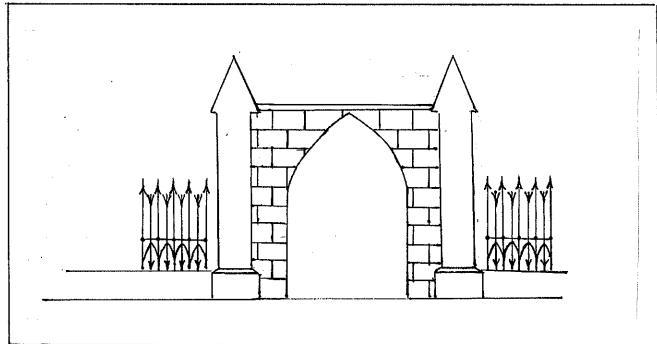
Sketch Studies for Proposed Wall Along

Fairmount Avenue

Team 3: Andrea Strassner, Robin Weidlich







University of Pennsylvania Graduate Program in Historic Preservation

Physical Planning in Urban Conservation Areas

Drawing 6.4.e.

Fairmount and Francisville Neighborhoods

Project Area: Fairmount and Francisville Neight Project Component: Priority Sectors and Target Areas

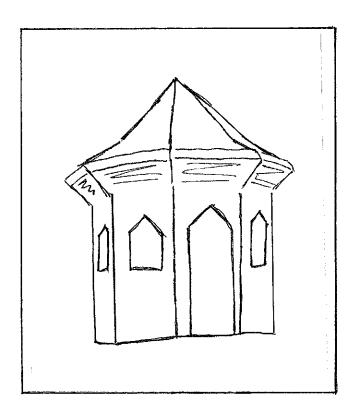
--Open Areas

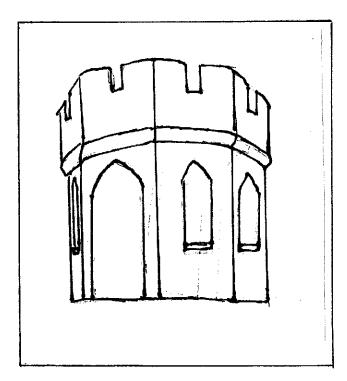
Title:

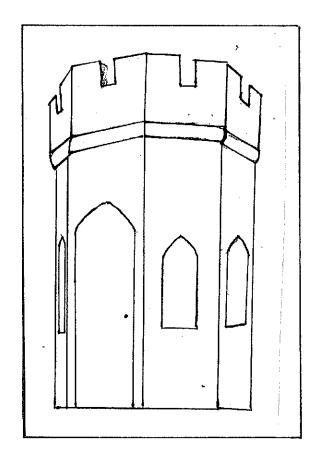
Sketch Studies for Proposed

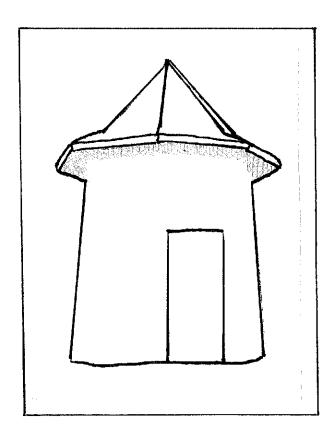
Information Kiosk

Team 3: Andrea Strassner, Robin Weidlich









EXAMPLES OF INFORMATION KIOSKS THROUGHOUT PHILADELPHIA



Figure 6.4.a. Independence Hall

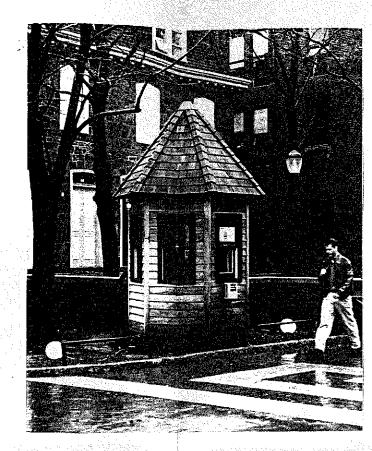


Figure 6.4.b. Locust Walk, University of Pennsylvania

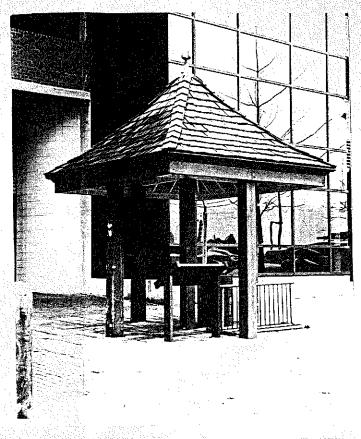


Figure 6.4.c. Penn Welcome Park



Figure 6.4.d. Washington Square



Figure 6.4.e. Washington Square

7. Summary of Recommendations

Housing

- The objective of the housing study was to preserve and enhance the character of Francisville through the strengthening of its vital urban fabric. This process will be facilitated through the development of conservation tools and strategies as they specifically apply to housing and community. It is the view of many Francisville community members that housing should be one of the neighborhood's primary concerns. The following recommendations are made with these concepts in mind.
- The rehabilitation of existing structures should be of the highest priority. The character of an otherwise well maintained block of rowhouses is significantly compromised by the presence of dilapidated buildings. Because the neighborhood's historic fabric is directly linked to its character, rehabilitation is preferred to demolition wherever possible. Where the cost of rehabilitation is prohibitive, the historic and aesthetic integrity of the buildings and rows can be used to justify greater expenditure to preserve these resources.
- There are many sites in Francisville that are suitable for new construction. Any structures constructed on these lots should reflect the typologies and character of the existing building stock. Because vacant lots within or beside rows are highly disruptive, infill building in these areas should be given priority. Recognizing that the cost of such construction can be excessive, it is recommended that these scattered site be tied in to the development of larger housing tracts.
- There have been many interventions in the housing stock in recent years but there are still many areas of need remaining--some of these are actually adjacent to recent work. Areas where previous but incomplete interventions have been made should be emphasized for future development to continue the positive growth of the neighborhood.
- Finally, it is important to remember that the issue of housing is intimately related to other neighborhood concerns such as commercial development, open space, and infrastructural needs. These issues must be addressed whenever housing development is considered.

Commercial Activities

• In order to achieve the goal of redeveloping commercial activity along Ridge Avenue, direct communication between the existing businesses and the Francisville Development Corporation is necessary. Once there is an established relationship between the two groups, a consensus can be reached over what types of additional services ar needed and what form a local business organization might take.

• In conjunction with the first phase of the proposed commercial redevelopment strategy, designs should be developed for semi-permanent shelters to be placed in vacant lots along Ridge Avenue. These do not need to be elaborate structures, nor should they overwhelm the streetscape. The second phase entails using the now vacant Ridge Avenue Farmers' Market to act as a permanent anchor on the avenue to hold together commercial growth. The third stage of the revitalization would be to use the success of the market building as a positive influence towards the rest of the street. Because of the lack of available funding and the highly deteriorated conditions of the buildings along Ridge Avenue, there has been little attention paid to re-establishing it as a viable commercial district.

Recreation and Educational Facilities

• The implementation of a few of the aforementioned public facilities will go a long way in generating an overall beneficial effect for the Francisville community. For example, the construction of a three story primary school at the intersection of Wylie and 19th Streets will positively influence the rest of the neighborhood surrounding Francis and Wylie Streets. A variance from the city is needed for the parking lot which is required for the school. Street lights and landscaping along Wylie and Francis Streets will further link the various improvements. These improvements include repaving the streets with an original brick surface still seen on neighboring Cameron Street, and the provision of onstreet parking to encourage slower traffic in front of the school. The site design improvements must also integrate the Francisville Recreation Center and the Police Athletic League. The field at the Francisville Recreation Center should be landscaped in a manner sensitive to the needs of the community. This would include developing a picnic area near the existing playground. These public facilities are an integral part of a planning strategy that will revive this section of the Francisville community.

Open Areas

• Investigations have found that the appropriate course of action for the open lot at 22nd Street and Fairmount Avenue is to transform it into a landscaped parking lot with a central paved area for community events, a proposal which the communities support. It is recommended that an individual or an organization sign a lease with the school board which would permit them to reorganize the open space as a parking lot. The lease and a proposal should then be presented to the zoning board in a bid for a variance which would permit parking on the property. While we acknowledge that this will be a costly endeavor, we recommend that the community seek monetary support, which would make this proposal feasible.

APPENDICES

Building and Land Ownership, Market Value, and Tax Value

2203-2217 Aspen Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
2203	PI	25600	0	80000	2116
2205	PI	25600	0	80000	2116
2207	PI	28800	0	90000	2380
2209	PI	28800	0	90000	2380
2211	PI	22400	0	70000	1851
2213	PI	22400	0	70000	1851
2215	PI	22400	0	70000	1851
2217	PB/PC	19200	0	60000	1587

801-890 Beechwood Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
801	PI	17600	0	55000	1454
802	PI	17600	0	55000	1454
803	PI	17600	0	55000	1454
805	PI	17600	0	55000	1454
807	PI	17600	0	55000	1454
809	PI	22400	0	70000	1851
811	PI	17600	0	55000	1454
813	PI	19200	0	60000	1587
815	PI	19200	0	60000	1587
817	PI	19200	0	60000	1587
819	PI	20800	0	65000	1719
821	PΙ	19360	0	60500	1600
822	PI	16000	0	50000	1322
823	PI	17600	0	55000	1454
824	PI	16000	0	50000	1322
825	PI	17600	0	55000	1454
826	PI	20800	0	65000	1719
827	PI	17600	0	55000	1454
828	PI	16000	0	50000	1322
829	PI	17600	0	55000	1454
830	PI	16000	0	50000	1322
831	PI	17600	0	55000	1454
832	PI	17600	0	55000	1454
833	PI	17600	0	55000	1454
834	PI	16000	0	50000	1322

835	PI	17600	0	55000	1454
836	PI	20800	0	65000	1719
837	PI	17600	0	55000	1454
838	PI	16000	0	50000	1322
839	PI	17600	0	55000	1454
840	PI	16000	0	50000	1322
841	PI	19200	0	60000	1587
843	PI	20800	0	65000	1719
845	PI	22400	0	70000	1851
846	PI	20800	0	65000	1719
847	PΙ	20800	0	65000	1719
848	PI	20800	0	65000	1719
849	PI	27200	0	85000	2248
850	PI	19200	0	60000	1587
851	PI	19200	0	60000	1587
852	ΡΙ	19200	0	60000	1587
853	PI	19200	0	60000	1587
854	PI	19200	0	60000	1587
855	PI	19200	0	60000	1587
856	PI	19200	0	60000	1587
857	PI	19200	0	60000	1587
858	PI	19200	0	60000	1587
859	PI	19200	0	60000	1587
860	PI	19200	0	60000	1587
861	PI	19200	0	60000	1587
862	PI	22400	0	70000	1851
863	PI	19200	0	60000	1587
864	PI	19200	0	60000	1587

865	PI	25600	0	80000	2216
866	PI	19200	0	60000	1587
867	PI	19200	0	60000	1587
868	PΙ	19200	0	60000	1587
869	PI	19200	0	60000	1587
870	PI	19200	0	60000	1587
871	PI	19200	0	60000	1587
872	PI	19200	0	60000	1587
873	PI	19200	0	60000	1587
874	PI	20800	0	65000	1719
875	PI	19200	0	60000	1587
876	PI	22400	0	70000	1851
877	PI	19200	0	60000	1587
878	PI	19200	0	60000	1587
879	PI	22400	0	70000	1851
880	PI	19200	0	60000	1587
881	PI	20800	0	65000	1719
882	PI	19200	0	60000	1587
883	PI	19200	0	60000	1587
884	PI	19200	0	60000	1587
885	PI	19200	0	60000	1587
886	PI	19200	0	60000	1587
887	PΙ	19200	0	60000	1587
888	PI	27200	0	85000	2248
889	PI	17600	0	55000	1454
890	PI	19200	0	60000	1587

1701-1713 Bowers Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1701-11	PB/PC	1056	0	3300	87
1702	PI	160	0	500	13
1704	PΙ	160	0	500	13
1706	Mun	160	0	500	13
1708	PI	224	0	700	19
1710	PΙ	224	0	700	19
1713	PB/PC	192	0	600	16

1901-2222 Brown Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1901	PI	3200	0	10000	264
1903	PI	3200	0	10000	264
1905	PI	4480	0	14000	370
1907	Mun	480	0	1500	40
1909	Mun	480	0	1500	40
1910	Mun	0	8000	25000	661
1911	PI	480	0	1500	40
1913	Mun	0	480	1500	40
1915	Mun	0	512	1600	42
1917	Mun	0	640	2000	53
1918	PI	2840	0	12000	317
1919	Mun	0	6400	20000	529
1920	Mun	0	4800	15000	397
1921	PI	640	0	2000	53
1922	Mun	0	4800	15000	397
1923	Mun	0	6400	20000	529
1925	Mun	0	3200	10000	264
1926	PI	8000	0	25000	661
1927	PΙ	3200	0	10000	264
1928	PI	8000	0	25000	661
1929	Mun	0	3200	10000	264
1930	Mun	0	8000	25000	661
1931	PI	3200	0	10000	264
1932	Mun	0	8000	25000	661
1933	Mun	0	3200	10000	264

1934	ΡΙ	0	8000	25000	661
1935	Mun	0	3200	10000	264
1936	Mun	0	8000	25000	661
1937	PI	3200	0	10000	264
1939	PI	6400	0	20000	529
2000	Mun	0	8000	25000	661
2002	ΡΙ	8000	0	25000	661
2004	Mun	0	8000	25000	661
2006	Mun	0	8000	25000	661
2008	PI	8000	0	25000	661
2010	Mun	0	8000	25000	661
2011	PΙ	512	0	1600	42
2013	PI	11200	0	35000	926
2015	PI	576	0	1800	48
2017	PI	1600	0	5000	132
2019	PI	3200	0	10000	264
2021	PI	9600	0	30000	793
2023	PI	6400	0	20000	529
2025-27	PΙ	10240	0	32000	846
2029-31	PI	10240	0	32000	846
2200	PI	27200	0	85000	2248
2201	Mun	0	416960	1303000	34458
2202	PΙ	33600	0	105000	2777
2204	PI	23200	0	72500	1917
2206	PI	24000	0	75000	1983
2208	PI	24000	0	75000	1983
2210	PI	27200	0	85000	2248
2218	PI	33600	0	105000	2777

2220	PI	30400	0	95000	2512
2222	PI	32000	0	100000	2644

1906-2016 Cambridge Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1906	Mun	0	320	1000	26
1908	Mun	0	2880	9000	238
1910	PB/PC	2624	0	8200	217
1911	PI	2176	0	6800	180
1912	PI	2624	0	8200	217
1913	PI	2176	0	6800	180
1914	PI	2624	0	8200	217
1915	PI	1472	0	4600	127
1916	PI	2624	0	8200	217
1917	PI	2176	0	6800	180
1918	PI	2624	0	8200	217
1919	PI	2176	0	6800	180
1920	Mun	0	2880	9000	238
1921	PI	2176	0	6800	180
1922	Mun	0	2880	9000	238
1923	PI	2176	0	6800	180
1924	PI	320	0	1000	26
1925	PI	1472	0	4600	127
1926	PI	320	0	1000	26
1927	PI	2176	0	6800	180
1928	PI	2624	0	8200	217
1929	PI	2176	0	6800	180
1930	PI	2624	0	8200	217
1931	PI	2176	0	6800	180
1932	Mun	0	2880	9000	238

1933	PΙ	2176	0	6800	180
1934	PΙ	2624	0	8200	217
1935	PΙ	2176	0	6800	180
1936	PΙ	2624	0	8200	217
1937	PΙ	2176	O	6800	180
1938	PI	2624	0	8200	217
1939	PΙ	2176	0	6800	180
1941	PI	2176	0	6800	180
2004	PI	2624	0	8200	217
2005	PI	15104	0	47200	1248
2008	PI	2880	0	9000	238
2010	PI	2624	0	8200	217
2012	Mun	0	320	1000	26
2014	PI	320	0	1000	26
2016	PI	320	0	1000	26

801A-847 Cameron Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
801A	PB/PC	3680	0	11500	304
801	PI	2880	0	9000	238
803	PI	2880	0	9000	238
805	PB/PC	2880	0	9000	238
807	PI	2880	0	9000	238
809	PI	2880	0	9000	238
811	PI	8000	0	25000	661
813	PB/PC	1600	0	5000	132
815	PI	2880	0	9000	238
817	ΡΙ	1920	0	6000	159
819	PI	1120	0	3500	93
829	PI	2400	0	7500	198
831-33	PI	16000	0	50000	1322
835	PI	640	0	2000	53
837	PI	1920	0	6000	159
839	PI	1920	0	6000	159
841	PI	1920	0	6000	159
843-45	ΡΙ	4800	0	15000	397
847	PI	480	0	1500	40

707-840 Capitol Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
707-09	PI	3200	0	10000	264
711	PI	8480	0	26500	701
713	PI	8480	0	26500	701
717	Mun	0	8480	26500	701
721	PI	8480	0	26500	701
725	PI	8480	0	26500	701
729	Mun	0	8480	26500	701
730	PI	4800	20224	78200	397
737	PI	8480	0	26500	701
739	Mun	0	8480	26500	701
743	PI	8480	0	26500	701
747	Mun	0	8480	26500	701
751	Mun	0	8480	26500	701
755	Mun	0	8480	26500	701
764	PI	0	6400	20000	529
801	PI	3840	0	12000	317
803	PI	3840	0	12000	317
804	Mun	0	4800	15000	397
805	PI	6400	0	20000	529
806	Mun	0	3328	10400	275
807	PI	4416	0	13800	365
808	PB/PC	1600	0	5000	132
809	PI	4416	0	13800	365
810	PI	6400	0	20000	529
811	PB/PC	3840	0	12000	317

812	PΙ	4960	0	15500	410
813	PΙ	4064	0	12700	336
814	PΙ	1440	0	4500	119
815	PB/PC	800	0	2500	66
816	PI	1600	0	5000	132
817	PI	3200	0	10000	264
818	PI	14400	0	45000	1190
819	PΙ	3200	0	10000	264
820	PI	4608	0	14400	381
821	PI	6400	0	20000	529
822	PI	4800	0	15000	397
824	PI	4608	0	14400	381
825	PI	6400	0	20000	529
826	Mun	0	800	2500	66
827	PI	3200	0	10000	264
828	PI	4928	0	15400	407
829	PI	6400	0	20000	529
830	PI	4928	0	15400	407
831	PI	1600	0	5000	132
832	PI	5152	0	16100	426
833	PI	3200	0	10000	264
834	PΪ	800	0	2500	66
835	PI	3200	0	10000	264
836	PI	800	0	2500	66
838	PΙ	800	0	2500	66
840	PI	800	0	2500	66

2000-2010 South College Avenue

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
2000-06	PI	41600	0	130000	3438
2008	Mun	0	3782	8500	225
2010	PI	2464	0	7700	204

703-925 Corinthian Avenue

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
703	PI	30400	0	95000	2512
705	PI	32000	0	100000	2644
707	PI	32000	0	100000	2644
709	PI	32000	0	100000	2644
711	PI	25600	0	80000	2116
713	PI	25600	0	80000	2116
715	PI	25600	0	80000	2116
717	PI	25600	0	80000	2116
719	PI	25600	0	80000	2116
721	PI	25600	0	80000	2116
723	Mun	0	24640	77000	2036
725	Mun	0	6400	20000	529
727	Mun	0	24640	77000	2036
729	PI	33600	0	105000	2777
731-33	PI	42976	0	134300	3552
735	PI	25600	0	80000	2116
737	Mun	0	24640	77000	2036
739	PI	25600	0	80000	2116
741	PI	25600	0	80000	2116
743	PI	25600	0	80000	2116
745	PI	25600	0	80000	2116
747	PI	25600	0	80000	2116
749	PI	25600	0	80000	2116
751	PI	19200	0	60000	1587
753	PI	25600	0	80000	2116

755	PI	27200	0	85000	2248
757	PI	27200	0	85000	2248
761-63	Mun	0	30240	94500	2499
800	PI	24000	0	75000	1983
801	PΙ	19200	0	60000	1587
802	PI	24000	0	75000	1983
803	PI	25600	0	80000	2116
804	PI	24000	0	75000	1983
805	PΙ	20800	0	65000	1719
806	Mun	0	22400	70000	1851
807	PI	20800	0	65000	1719
808	PI	24000	0	75000	1983
809	PB/PC	14400	0	45000	1190
810	PI	24000	0	75000	1983
811	PI	8000	0	25000	661
812	PI	24000	0	75000	1983
813	PI	17600	0	55000	1454
814	PI	24000	0	75000	1983
815	PI	32000	0	100000	2644
816	PI	32000	0	100000	2644
817	PI	22400	0	70000	1851
818	PI	27200	0	85000	2248
819-21	PI	38400	0	120000	3173
820	PI	24000	0	75000	1983
822	PI	28800	0	90000	2380
823	PI	9600	0	30000	793
824	PI	32000	0	100000	2644
825	PI	17600	0	55000	1454

826	Mun	0	22400	70000	1851
827	PI	3200	0	10000	264
828	PI	24000	0	75000	1983
829	PI	8000	0	25000	661
830	PI	24000	0	75000	1983
831	PI	19200	0	60000	1587
832	PI	24000	0	75000	1983
833	PI	17600	0	55000	1454
834	PI	24000	0	75000	1983
835	PI	9600	0	30000	793
836	PI	27200	0	85000	2248
837	PI	12800	0	40000	1058
838	PI	20800	0	65000	1719
839	PI	14400	0	45000	1190
841	PI	14400	0	45000	1190
843	PI	14400	0	45000	1190
845	PI	14400	0	45000	1190
846	PI	24000	0	75000	1983
847	PI	14400	0	45000	1190
848	PI	18400	0	57500	1521
849	PI	20800	0	65000	1719
850	PI	20800	0	65000	1719
851	Mun	0	13440	42000	1111
852	PI	18400	0	57500	1521
853	PB/PC	3200	0	10000	264
854	PI	18400	0	57500	1521
855	PB/PC	3200	0	10000	264
856	PI	18400	0	57500	1521

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857	PB/PC	3200	0	10000	264
858	PI	18400	0	57500	1521
859	PB/PC	17600	0	55000	1454
860	PI	18400	0	57500	1521
861	PI	17600	0	55000	1454
862	PI	19200	0	60000	1587
863	Mun	0	17600	55000	1454
864	PI	19200	0	60000	1587
865	PI	14400	0	45000	1190
866	PI	18400	0	57500	1521
867	PR	0	12800	40000	1058
868	PI	18400	0	57500	1521
869-79	PR	0	29670	92720	2452
870	PI	18400	0	57500	1521
872	PI	18400	0	57500	1521
874	PI	18400	0	57500	1521
876	PI	18400	0	57500	1521
878	PI	18400	0	57500	1521
880	PI	17600	0	55000	1454
882	PI	18400	0	57500	1521
884	PI	18400	0	57500	1521
886	PI	18400	0	57500	1521
888	PI	19200	0	60000	1587
901	PI	12192	0	38100	1008
903	PI	10752	0	33600	889
905	PI	11808	0	36900	976
907	PI	4800	0	15000	397
909	PB/PC	140800	0	440000	11636

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917-25	PB/PC	86400	0	270000	7140

739-794 Croskey Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
739	PI	24000	0	75000	1983
741	PI	24000	0	75000	1983
742-44	PI	30400	0	95000	2512
743	PI	24000	0	75000	1983
745	PI	24000	0	75000	1983
746	PI	19200	0	60000	1587
747	PI	24000	0	75000	1983
748	PI	19200	0	60000	1587
749	PI	24000	0	75000	1983
750	PI	24000	0	75000	1983
751	PI	16000	0	50000	1322
752	PI	19200	0	60000	1587
753	PI	19200	0	60000	1587
754	PI	19200	0	60000	1587
755	PI	20800	0	65000	1719
756	PI	19200	0	60000	1587
757	PI	24000	0	75000	1983
758	PI	19200	0	60000	1587
759	PI	19200	0	60000	1587
760	PI	24000	0	75000	1983
761	PI	19200	0	60000	1587
762	PI	19200	0	60000	1587
763	PI	19200	0	60000	1587
764	PI	19200	0	60000	1587
765	PI	19200	0	60000	1587

766	PΙ	19200	0	60000	1587
767	PI	19200	0	60000	1587
768	PI	19200	0	60000	1587
769	PI	22400	0	70000	1851
770	PI	19200	0	60000	1587
771	PI	19200	0	60000	1587
772	PI	19200	0	60000	1587
773	PI	19200	0	60000	1587
774	PI	19200	0	60000	1587
775	PI	19200	0	60000	1587
776	PI	19200	0	60000	1587
778	PI	19200	0	60000	1587
780	PI	16000	0	50000	1322
782	PI	20800	0	65000	1719
784	PI	19200	0	60000	1587
786	PI	22400	0	70000	1851
788	PI	22400	0	70000	1851
790	PI	22400	0	70000	1851
792	PI	25760	0	80500	2129
794	PI	33600	0	105000	2777

1730-1749 Edwin Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1730	Mun	0	480	1500	40
1731	PI	1920	0	6000	159
1732	PB/PC	320	0	1000	26
1733	PB/PC	1920	0	6000	159
1734	Mun	0	320	1000	26
1735	Mun	0	960	3000	79
1736	Mun	0	224	700	19
1737	Mun	0	256	800	21
1738	Mun	0	352	1100	29
1739	Mun	0	320	1000	26
1740	Mun	0	282	880	23
1741	PI	1920	0	6000	159
1742	Mun	0	352	1100	29
1743	Mun	0	256	800	21
1744	PI	320	0	1000	26
1745	Mun	0	256	800	21
1746	Mun	0	282	880	23
1747	Mun	0	320	1000	26
1748	PI	320	0	1000	26
1749	Mun	0	320	1000	26

1716-1733 Erdman Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1716-22	PB/PC	1440	0	4500	119
1717	PI	160	0	500	13
1719	PI	160	0	500	13
1721	PI	160	0	500	13
1723	PI	224	0	700	19
1724	PB/PC	179	0	560	15
1725	PI	224	0	700	19
1731	Mun	0	192	600	16
1733	PI	224	0	700	19

1901-2239 Fairmount Avenue

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1901-19	Mun	0	353600	1105000	29222
1921-29	PΙ	56000	0	175000	4628
1931	PB/PC	0	4800	15000	397
1933	Mun	0	4320	13500	357
1935	Mun	0	5120	16000	423
1937	Mun	0	5760	18000	476
1939	Mun	0	5120	16000	423
2001	PI	25600	0	80000	2116
2003-11	PI	112000	0	350000	9256
2013	PI	8000	0	25000	661
2015	PI	20800	0	65000	1719
2017-19	PΙ	27200	0	85000	2248
2021-23	PI	27200	0	85000	2248
2025	PI	32000	0	100000	2644
2027	Mun	0	1120000	3500000	92557
2201-39	Mun	0	246989	771840	20411

854-874 Field Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
854	PI	192	0	600	16
856	PI	192	0	600	16
858	PI	192	0	600	16
860	PΙ	192	0	600	16
861	PI	352	0	1100	29
862	PI	192	0	600	16
864	Mun	0	192	600	16
866	Mun	0	192	600	16
868	Mun	0	192	600	16
870	PR	0	192	600	16
872	Mun	0	192	600	16
874	PI	288	0	900	24

1627-1739 Francis Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1627	Mun	0	11200	35000	926
1629	Mun	0	11200	35000	926
1631	PB/PC	4800	0	15000	397
1633	PB/PC	4800	0	15000	397
1635	PB/PC	4800	0	15000	397
1637	Mun	0	640	2000	53
1639	Mun	0	640	2000	53
1641	PI	3200	0	10000	264
1643	PI	1600	0	5000	132
1645	PI	3200	0	10000	264
1647	PB/PC	4800	0	15000	397
1649	Mun	0	12800	40000	1058
1651	Mun	0	12800	40000	1058
1701	PB/PC	2016	3584	17500	463
1703	PB/PC	2800	0	9000	238
1705	PB/PC	2016	3584	17500	463
1707	PI	3840	0	12000	317
1709	PB/PC	3840	0	12000	317
1711	PI	3840	0	12000	317
1713	Mun	0	3200	10000	264
1723	PI	20800	0	65000	1719
1725	PB/PC	3680	0	11500	304
1727	PI	2400	0	7500	198
1729	PI	3200	0	10000	264
1731	PB/PC	4800	0	15000	397

1733	Mun	0	3200	10000	264
1735	PI	800	0	2500	66
1737-39	Mun	0	352000	1100000	29089

1911-2021 George Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1911	Mun	0	320	1000	26
1913	PI	320	0	1000	26
1915	Mun	0	320	1000	26
1917	PI	224	0	700	19
1921	PB/PC	224	0	700	19
1923	PI	320	0	1000	26
1929	Mun	0	320	1000	26
1931	PB/PC	320	0	1000	26
1933	PI	320	0	1000	26
1935	PI	320	0	1000	26
1937	Mun	0	320	1000	26
1939	PI	320	0	1000	26
2013	PI	320	0	1000	26
2019	PI	1157	0	3600	96
2021	PI	320	0	1000	26

1813-1839 Ginnodo Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1813	PR	1440	0	4500	119
1815	PI	1440	0	4500	119
1816	PI	1120	0	3500	93
1817	PI	1440	0	4500	119
1818	PI	7360	0	23000	608
1819	Mun	0	256	800	21
1820	PI	1056	0	3300	87
1821	PI	320	0	1000	26
1823	PI	1440	0	4500	119
1825	Mun	0	256	800	21
1827	ΡΙ	736	0	2300	61
1829	PI	736	0	2300	61
1831	PI	1440	0	4500	119
1833	PI	1440	0	4500	119
1835	PI	736	0	2300	61
1837	Mun	0	256	800	21
1839	PI	1216	0	3800	100

1816-2100 Girard Avenue

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1816	PI	5632	0	17600	465
1818	PI	1600	0	5000	132
1820	PI	5632	0	17600	465
1822	PI	6400	0	20000	529
1824	PI	6400	0	20000	529
1826	PI	6400	0	20000	529
1828	PI	1600	0	5000	132
1830	Mun	0	5632	17600	465
1832	PI	5632	0	17600	465
1834	PI	5632	0	17600	465
1900	PI	8864	0	27700	733
1901-05	Sta	0	400640	1252000	33109
1902	PI	9760	0	30500	807
1904	PI	9504	0	29700	785
1906	PI	9632	0	30100	796
1908	PI	9248	?0	28900	764
1910	PI	11520	0	36000	952
1912	PB/PC	9696	0	30300	801
1914	PI	10432	0	32600	862
1916	PI	9216	0	28800	762
1918	PI	9824	0 .	30700	812
1920	PI	10176	0	31800	841
1922	PI	8320	0	26000	688
1924	PI	6688	0	20900	553
1926	PI	8320	0	26000	688

1928	PI	10176	0	31800	841
1930	PI	10368	0	32400	857
1932	PB/PC	8320	0	26000	688
1934	PI	9152	0	28600	756
1936	PI	8320	0	26000	688
1938	PI	19200	0	60000	1587
2000	PI	29280	0	91500	2420
2001	PI	7552	0	23600	624
2002	PΙ	33440	0	104500	2763
2003	PI	5664	0	17700	468
2004	PI	30656	0	95800	2533
2005	PI	10176	0	31800	841
2006	PI	22016	0	68800	1819
2007	PI	6880	0	21500	569
2008	PΙ	29600	0	92500	2446
2009	PΙ	6880	0	21500	569
2010	PΙ	12800	0	40000	1058
2011	PI	6880	0	21500	569
2012-30	PI	12800	0	40000	1058
2013	PI	6240	0	19500	516
2015	PI	640	0	2000	53
2017	PI	5664	0	17700	468
2019	PI	5664	0	17700	468
2021	PI	11072	0	34600	915
2023	PΙ	6880	0	21500	569
2025	PB/PC	8896	0	27800	735
2100	Sta	0	3248115	10150359	268424

820-862 Leland Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
820	Mun	0	1120	3500	93
821	Mun	0	640	2000	53
822	Mun	0	2400	7500	198
823	Mun	0	2400	7500	198
824	PI	3200	0	10000	264
825	PI	2400	0	7500	198
826	PB/PC	3680	0	11500	304
827	PI	640	0	2000	53
828	PI	2400	0	7500	198
829	PB/PC	859	2821	11500	304
830	PI	2400	0	7500	198
831	PI	2400	0	7500	198
832	Mun	0	2400	7500	198
833	PI	2400	0	7500	198
834	Mun	0	2400	7500	198
835	PI	2400	0	7500	198
836	PI	3200	0	10000	264
837	PI	859	2821	11500	304
838	PI	2400	0	7500	198
839	PI	2400	0	7500	198
840	PI	2400	0	7500	198
841	PI	640	0	2000	53
842	PI	640	0	2000	53
843	Mun	0	640	2000	53

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862	ΡΙ	224	0	700	19

2210-2221 Myrtle Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
2210	PI	19200	0	60000	1587
2211	PI	16800	0	52500	1388
2212	PI	16800	0	52500	1388
2213	PI	19200	0	60000	1587
2214	PI	16800	0	52500	1388
2215	PI	16800	0	52500	1388
2216	PI	16800	0	52500	1388
2217	PI	16800	0	52500	1507
2218	PI	18240	0	57000	1507
2219	PI	16800	0	52500	1507
2220	PI	16800	0	52500	1507
2221	PI	16800	0	52500	1507

2008-2221 Ogden Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
2008	PI	19200	0	60000	1587
2009	PI	4800	0	15000	397
2010	PΙ	20800	0	65000	1719
2011	PI	19200	0	60000	1587
2012	PI	16000	0	50000	1322
2013	PI	16000	0	50000	1322
2014	PI	24000	0	75000	1983
2015	PI	16800	0	52500	1507
2016	PI	22400	0	70000	1851
2017	PI	16640	0	52000	1375
2018	PI	20800	0	65000	1719
2019	PI	16000	0	50000	1322
2020	PI	19200	0	60000	1587
2021	PI	960	0	3000	79
2022	PI	19200	0	60000	1587
2023	Mun	0.	14400	45000	1190
2024	PI	25600	0	80000	2116
2025	PI	14400	0	45000	1190
2026	PB/PC	8000	0	25000	661
2027	PI	14400	0	45000	1190
2210	PI	13440	0	42000	1111
2211	PI	13440	0	42000	1111
2212	PI	13440	0	42000	1111
2213	PI	14112	0	44100	1166
2214	PI	13440	0	42000	1111

2215	PI	13440	0	42000	1111
2216	PI	17600	0	55000	1454
2217	PI	13440	0	42000	1111
2218	PI	13440	0	42000	1111
2219	PI	13440	0	42000	1111
2220	PI	13440	0	42000	1111
2221	PI	13440	0	42000	1111

1812-28 Olive Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1812	PI	16000	0	50000	1322
1814	PI	16000	0	50000	1322
1816	PI	9600	0	30000	793
1818	PI	3200	0	10000	264
1822	PI	1920	0	6000	159
1823	PI	3200	0	10000	264
1824	PI	6176	0	19300	510
1825	PI	3200	0	10000	264
1826	PI	3200	0	10000	264
1827	PI	3200	0	10000	264
1828	PI	12800	0	40000	1058

841-883 Opal Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
841	Mun	0	160	500	13
843	Mun	0	160	500	13
845	Mun	0	160	500	13
847	Mun	0	160	500	13
849	PI	160	0	500	13
851	PB/PC	160	0	500	13
853	Mun	0	160	500	13
855	Mun	0	160	500	13
857	Mun	0	160	500	13
859	Mun	0	160	500	13
861	Mun	0	160	500	13
863	PI	160	0	500	13
865	Mun	0	160	500	13
867	Mun	0	160	500	13
869	PI	160	0	500	13
871	Mun	0	160	500	13
873	Mun	0	160	500	13
875	Mun	0	160	500	13
877	Mun	0	160	500	13
879	Mun	0	160	500	13
881	Mun	0	160	500	13
883	PI	160	0	500	13

1911-2300 Parrish Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1911	PI	320	0	1000	26
1913	Mun	0	320	1000	26
1915	PB/PC	2880	0	9000	238
1917	PΙ	2880	0	9000	238
1919	PI	2880	0	9000	238
1920	PI	4800	0	15000	397
1921	PI	4480	0	14000	370
1922	PB/PC	4800	0	15000	397
1923	PI	320	0	1000	26
1924	PI	4800	0	15000	397
1925	PI	320	0	1000	26
1926	PI	1920	0	6000	159
1927	PI	2880	0	9000	238
1928	Mun	0	1920	6000	159
1929	PI	4800	0	15000	397
1930	PR	0	640	2000	53
1931	PI	2880	0	9000	238
1932	PR	0	640	2000	53
1933	PI	2880	0	9000	238
1935	PI	2880	0	9000	238
2000	PI	640	0	2000	53
2002	PI	8000	0	25000	661
2004	PI	8000	0	25000	661
2006	PI	8000	0	25000	661
2008	PI	8000	0	25000	661

2010	PI	8000	0	25000	661
2012	PI	800	0	2500	66
2013	PI	8000	0	25000	661
2014	Mun	0	800	2500	66
2015	PI	8000	0	25000	661
2017	PI	1600	0	5000	132
2019	Mun	0	1600	5000	132
2021	PI	8000	0	25000	661
2023	PI	8000	0	25000	661
2025	PI	8000	0	25000	661
2027	PI	8000	0	25000	661
2029	Mun	0	8000	25000	661
2031	PI	8000	0	25000	661
2033	PI	730	0	2300	61
2211	PI	19200	0	60000	1587
2213	PI	17600	0	55000	1454
2215	PI	17600	0	55000	1454
2217	PI	17600	0	55000	1454
2219	PI	17600	0	55000	1454
2300	PI	35200	0	110000	2909

807-889 Perkiomen Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
807	PB/PC	1148	4452	17500	463
809	PB/PC	1148	4452	17500	463
811	PB/PC	2730	2870	17500	463
813-19	PB/PC	16000	0	50000	1322
814	PI	1216	0	3800	100
816	Mun	0	3040	9500	251
818	PI	4800	0	15000	397
820	PB/PC	1840	1840	11500	304
821	PI	3200	0	10000	264
822	PI	3200	0	10000	264
839	PI	704	0	2200	58
841	PI	3200	0	10000	264
842	PI	1600	0	5000	132
843	PI	3200	0	10000	264
844	PI	3200	0	10000	264
845	Mun	0	11200	35000	926
846	PI	3200	0	10000	264
847	Mun	0	3040	9500	251
848	PI	3200	0	10000	264
849	PI	3200	0	10000	264
850	PI	3200	0	10000	264
851	PI	3200	0	10000	264
852	PI	3200	0	10000	264
853	Mun	0	4416	13800	365
854	PI	3200	0	10000	264

855	PΙ	3200	0	10000	264
856	PI	3200	0	10000	264
857	PI	2400	0	7500	198
858	PΙ	3200	0	10000	264
859	PI	3200	0	10000	264
860	PI	3200	0	10000	264
861	PI	4800	0	15000	397
862	PΙ	3200	0	10000	264
863	Mun	0	4416	13800	365
864	PI	3200	0	10000	264
865	PI	3200	0	10000	264
866	PI	3200	0	10000	264
867	PI	3200	0	10000	264
868	PI	3200	0	10000	264
869	PI	3200	0	10000	264
870	PI	3200	0	10000	264
871	PΙ	704	0	2200	58
872	PI	3200	0	10000	264
873	PI	2400	0	7500	198
875	PI	2400	0	7500	198
877	PI	3200	0	10000	264
879	PI	3200	0	10000	264
881	PI	3200	0	10000	264
883	PΙ	3200	0	10000	264
885	PI	4800	0	15000	397
887	PI	3200	0	10000	264
889	PI	4800	0	15000	397

1716-2218 Poplar Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1716	PB/PC	16000	0	50000	1322
1724	Mun	0	480	1500	40
1800-08	Mun	0	3302	10320	273
1801	PI	5440	0	17000	450
1803	PB/PC	256	0	800	21
1805	PI	736	0	2300	61
1807	PI	1472	0	4600	122
1809	PΙ	1760	0	5500	145
1812	PI	1920	0	6000	159
1814	PI	1920	0	6000	159
1816	PI	1920	0	6000	159
1818	PI	2400	0	7500	198
1820	Mun	0	2400	7500	198
1822	PI	448	0	1400	37
1823	Mun	0	320	1000	26
1824	PΙ	3200	0	10000	264
1825	PI	480	0	1500	40
1826	PI	4320	0	13500	357
1827	Mun	0	960	3000	79
1828	PI	3200	0	10000	264
1829	PI	896	0	2800	74
1830	PI	4320	0	13500	357
1831	PI	896	0	2800	74
1832	PI	3200	0	10000	264
1833	PB/PC	640	0	2000	53

1834	Mun	0	224	700	19
1835	PI	960	0	3000	79
1836	Mun	0	224	700	19
1837	PI	480	0	1500	40
1838	Mun	0	192	600	16
1839	PI	960	0	3000	79
1840	PI	160	0	500	13
1841-43	PB/PC	9280	0	29000	767
1842	PI	576	0	1800	48
1910	PI	6400	0	20000	529
1912	PI	6400	0	20000	529
1914	PI	16000	0	50000	1322
1916	PI	4800	0	15000	397
1918	PI	8000	0	25000	661
1919	PI	4800	0	15000	397
1920	. PI	8000	0	25000	661
1921	PI	800	0	2500	66
1922	PI	8000	0	25000	661
1923	PI	4800	0	15000	397
1924	PI	4800	0	15000	397
1925	PI	4800	0	15000	397
1926	Mun	0	320	1000	26
1927	PI	4800	0	15000	397
1929	PI	6368	0	19900	526
1931	PI	640	0	2000	53
1933	PI	3648	0	11400	301
1935	PI	5504	0	17200	455
1937	Mun	0	5728	17900	473

1939	PI	4800	0	15000	397
1941	PI	4800	0	15000	397
1943	PI	4800	0	15000	397
1945	PI	16000	0	50000	1322
2001	PΙ	640	0	2000	53
2003	PI	640	0	2000	53
2005	PI	640	0	2000	53
2007	PI	640	0	2000	53
2009	Mun	0	640	2000	53
2011	PI	6368	0	19900	526
2012-14	PI	960	0	3000	79
2013	PI	6368	0	19900	526
2014	PI	12800	0	40000	367
2015	PI	800	0	2500	66
2016	PI	6400	0	20000	529
2017	PI	6368	0	19900	526
2018	PΙ	1120	0	3500	93
2019	PI	6368	0	19900	526
2020	PI	8000	0	25000	661
2021	PI	6368	0	19900	526
2022	PI	6400	0	20000	529
2023	PI	6368	0	19900	526
2024	PB/PC	6400	0	20000	529
2025	PI	6368	0	19900	526
2026	PI	6400	0	20000	529
2027	PI	7008	0	21900	579
2028	PI	6400	0	20000	529
2030	PI	4800	0	15000	397

2032	Mun	0	6400	20000	529
2036	PB/PC	1600	0	5000	132
2040	PI	17600	0	55000	1454
2042	PI	15200	0	47500	1256
2044	PI	15200	0	47500	1256
2046	PI	15200	0	47500	1256
2048	PI	15200	0	47500	1256
2050	PI	15200	0	47500	1256
2052	PI	15200	0	47500	1256
2054	PI	15200	0	47500	1256
2056	PI	15200	0	47500	1256
2058	PI	15200	0	47500	1256
2060	PΙ	24000	0	75000	1983
2062	PI	22400	0	70000	1851
2064	PΙ	15200	0	47500	1256
2066	PI	15200	0	47500	1256
2068	PI	19200	0	60000	1587
2070	PI	15200	0	47500	1256
2072	PI	15200	0	47500	1256
2074	PI	15200	0	47500	1256
2100	PI	16800	0	52500	1388
2102	PI	16800	0	52500	1388
2104	PB/PC	16800	0	52500	1388
2106	PI	19200	0	60000	1587
2108	PI	25120	0	78500	2076
2110	PI	16800	0	52500	1388
2112	PI	16800	0	52500	1388
2114	PI	16800	0	52500	1388

2116	PR	16800	0	52500	1388
2122	PI	28800	0	90000	2380
2124	PI	16800	0	52500	1388
2126	PI	16800	0	52500	1388
2128	PB/PC	16800	0	52500	1388
2130	PI	16800	0	52500	1388
2132	PI	16800	0	52500	1388
2134	PI	16800	0	52500	1388
2136	PI	19200	0	60000	[*] 1587
2138	PI	24000	0	75000	1983
2210	PI	20160	0	63000	1666
2212	PI	19840	0	62000	1714
2214	PI	20160	0	63000	1666
2216	PI	25600	0	80000	2116
2218	PI	25600	0	80000	2116

1622-1854 Ridge Avenue

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1622-24	PB/PC	89600	0	280000	7404
1626	PI	4160	0	13000	26
1628	PΙ	3360	0	10500	278
1630-32	Mun	0	5760	18000	476
1634	PI	3200	0	10000	264
1636	PI	320	0	1000	26
1638	Mun	0	448	1400	37
1640	PI	640	0	2000	53
1642-44	PI	6400	0	20000	529
1646	PI	3200	0	10000	264
1648	Mun	0	640	2000	53
1650	PI	3040	0	9500	251
1652	PI	2560	0	8000	212
1654	PI	6240	0	19500	516
1700-06	PI	40000	0	125000	3306
1708-12	PI	4640	0	14500	383
1712-16	PI	4640	0	14500	383
1718	PB/PC	480	0	1500	40
1720	PB/PC	640	0	2000	53
1722	PI	320	0	1000	26
1724	PI	5760	0	18000	476
1726	PI	800	0	2500	66
1728	PI	2080	0	6500	172
1730	PI	2080	0	6500	172
1732	PI	2080	0	6500	172

1734-38	PΙ	5760	0	18000	476
1800-08	PI	67200	0	210000	5553
1810	PB/PC	8000	0	25000	661
1820	PΙ	640	0	2000	53
1822	PI	640	0	2000	53
1824	Mun	0	800	2500	66
1826	PI	4800	0	15000	397
1828	PR	0	5760	18000	476
1830-54	PB/PC	48576	0	151800	4014

712-834 Shirley Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
712	PI	11200	0	35000	926
713	PI	800	0	2500	66
714	ΡΙ	6400	0	20000	529
715	PI	800	0	2500	66
716	PΙ	1600	0	5000	132
718	PI	4800	0	15000	397
720	PI	4800	0	15000	397
722	PI	4800	0	15000	397
724	Mun	0	9600	30000	793
726	Mun	0	9600	30000	793
728	ΡΙ	4800	0	15000	397
730	PI	8000	0	25000	661
732	PI	544	0	1700	45
734	PI	320	0	1000	26

711-878 Uber Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
711	PI	4480	0	14000	370
713	PI	4480	0	14000	370
715	PI	640	0	2000	53
716	PI	4480	0	14000	370
717	PI	640	0	2000	53
718	PI	672	0	2100	56
719	PI	4480	0	14000	370
720	PI	672	0	2100	56
721	Mun	0	4480	14000	370
722	PI	672	0	2100	56
723	PI	4480	0	14000	370
724	PI	672	0	2100	56
725	Mun	0	640	2000	53
726	PB/PC	672	0	2100	56
727	PB/PC	640	0	2000	53
728	PI	672	0	2100	56
729	Mun	0	608	1900	50
730	PI	672	0	2100	56
731	PI	8000	0	25000	661
732	Mun	0	1216	3800	100
733	Mun	0	8000	25000	661
734	PI	640	0	2000	53
735	Mun	0	8000	25000	661
736	PI	640	0	2000	53
738	PI	640	0	2000	53

739	Mun	0	704	2200	53
740	Mun	0	5216	16300	431
741	PI	704	0	2200	58
742	PI	640	0	2000	53
743	PI	4480	0	14000	370
744	PI	1600	0	5000	132
745	PI	640	0	2000	53
746	PI	4480	0	14000	370
747	PI	4480	0	14000	370
748	PI	4480	0	14000	370
749	Mun	0	704	2200	58
750	PI	4480	0	14000	370
751	PI	704	0	2200	58
752	PI	4480	0	14000	370
753	PI	4800	0	15000	397
754	PB/PC	4480	0	14000	370
756	PI	4480	0	14000	370
757	PI	8000	0	25000	661
758	PI	4480	0	14000	370
759	Mun	0	8000	25000	661
760	PI	4480	0	14000	370
761	Mun	0	8000	25000	661
763	PI	8000	0	25000	661
764	Mun	0	8480	26500	701
765	Mun	0	8000	25000	661
766	PI	8480	0	26500	701
767	PI	8000	0	25000	661
768	Mun	0	288	900	24

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769	Mun	0	8000	25000	661
808	Mun	0	576	1800	48
809	PI	4480	0	14000	370
810	Mun	0	576	1800	48
811	PI	4480	0	14000	370
812	PB/PC	576	0	1800	48
813	PI	3200	0	10000	264
814	Mun	0	576	1800	48
815	PI	640	0	2000	53
816	PI	576	0	1800	48
817	PI	960	0	3000	79
818	PI	3200	0	10000	264
819	Mun	0	800	2500	66
820	PI	3200	0	10000	264
821	Mun	0	800	2500	66
822-36	Mun	0	6336	19800	524
823	Mun	0	800	2500	66
825	PB/PC	4480	0	14000	370
827	PI	4480	0	14000	370
829	PB/PC	640	0	2000	53
831	PB/PC	256	0	800	21
833	PB/PC	256	0	800	21
835	PB/PC	256	0	800	21
837	PB/PC	256	0	800	21
839	PI	4800	0	15000	397
841	PI	4800	0	15000	397
842	PB/PC	384	0	1200	32
843	PI	7800	0	30000	645

844	PI	4480	0	14000	370
845	PI	4800	0	15000	397
846	PI	4480	0	14000	370
847	PI	4800	0	15000	397
848	PI	4480	0	14000	370
849	PI	7800	0	30000	645
850	PI	4480	0	14000	370
851	PI	7800	0	30000	645
852	PI	384	0	1200	32
853	PI	4800	0	15000	397
854	Mun	0	384	1200	32
855	PI	576	0	1800	48
856	Mun	0	384	1200	32
858	Mun	0	4800	15000	397
859	PI	4800	0	15000	397
860	Mun	0	384	1200	32
861	Mun	0	4800	15000	397
862	PI	284	0	1200	32
863	PI	4800	0	15000	397
864	Mun	0	4480	14000	370
865	Mun	0	1056	3300	87
866	PI	4480	0	14000	370
867	PI	1120	0	3500	93
868	Mun	0	4480	14000	370
869	PI	6400	0	20000	529
870	Mun	0	4480	14000	370
872	Mun	0	384	1200	32
874	PI	4480	0	14000	370

876	PI	4480	0	14000	370
878	PI	4480	0	14000	370

1740-1846 Vineyard Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land /Bldg	Market Value	Tax Level
1740	Mun	0	11200	35000	926
1742	PB/PC	3680	0	11500	304
1744	PB/PC	640	0	2000	53
1746	Mun	0	3200	10000	264
1748	Mun	0	3200	10000	264
1750	PI	3200	0	10000	264
1800	Mun	0	704	2200	58
1802	PI	704	0	2200	58
1804	PI	1760	0	5500	145
1806	PI	3200	0	10000	264
1808	PI	3200	0	10000	264
1809	PB/PC	3680	0	11500	304
1810	PI	3200	0	10000	264
1811	PI	2400	0	7500	198
1812	PI	3200	0	10000	264
1813	PB/PC	3680	0	11500	304
1814	PI	3200	0	10000	264
1815	PI	1920	0	6000	159
1817	Mun	0	2784	8700	230
1819	PI	2880	0	9000	238
1821	Mun	0	2400	7500	198
1823	Mun	0	2400	7500	198
1825	PI	832	0	2600	69
1834-36	PI	14400	0	45000	1190
1838	PI	3200	0	10000	264

1840	PI	1920	0	6000	159
1842	PI	3200	0	10000	264
1844	PI	704	0	2200	58
1846	PI	1600	0	5000	132

800-890 Woodstock Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
800	PI	22400	0	70000	1851
801	PI	30400	0	95000	2512
802	PI	22400	0	70000	1851
803	PI	24000	0	75000	1983
804	PI	14400	0	45000	1190
805	PI	22400	0	70000	1851
806	PI	22400	0	70000	1851
807	· PI	25600	0	80000	2116
809	PI	24000	0	75000	1983
810	PΙ	22400	0	70000	1851
811	PI	22400	0	70000	1851
812	PI	22400	0	70000	1851
813	PI	22400	0	70000	1851
814	PI	22400	0	70000	1851
815	PI	22400	0	70000	1851
816	PI	22400	0	70000	1851
817	PI	22400	0	70000	1851
818	PI	22400	0	70000	1851
819	PI	22400	0	70000	1851
820	PI	22400	0	70000	1851
821	PI	24000	0	75000	1983
822	PI	22400	0	70000	1851
823	PI	19200	0	60000	1587
824	PI	22400	0	70000	1851
825	PI	22400	0	70000	1851

826	PI	24000	0	75000	1983
827	PI	24000	0	75000	1983
828	PI	22400	0	70000	1851
829	PΙ	24000	0	75000	1983
830	PI	22400	0	70000	1851
831	PI	22400	0	70000	1851
832	PI	24000	0	75000	1983
833	PI	24000	0	75000	1983
834	PI	22400	0	70000	1851
835	PI	24000	0	75000	1983
836	PI	22400	0	70000	1851
837	PI	24000	0	75000	1983
838	PI	25600	0	80000	2216
839	PI	24000	0	75000	1983
845	PI	19840	0	62000	1714
846	PI	19840	0	62000	1714
847	PI	20800	0	65000	1719
848	PI	19840	0	62000	1714
849	PI	19840	0	62000	1714
850	PI	19840	0	62000	1714
851	PI	19840	0	62000	1714
852	PI	20800	0	65000	1719
853	PI	19840	0	62000	1714
854	PI	19840	0	62000	1714
855	PI	19840	0	62000	1714
856	PI	19840	0	62000	1714
857	PI	19840	0	62000	1714
858	PI	19840	0	62000	1714

859	PI	19840	0	62000	1714
860	PI	20800	0	65000	1719
861	PI	19840	0	62000	1714
862	PI	19840	0	62000	1714
863	PI	19840	0	62000	1714
864	PI	19840	0	62000	1714
865	PI	19840	0	62000	1714
866	PI	19840	0	62000	1714
867	PI	19840	0	62000	1714
868	PI	19840	0	62000	1714
869	PI	19840	0	62000	1714
870	PI	19840	0	62000	1714
871	PI	19840	0	62000	1714
872	PI	19840	0	62000	1714
873	PI	19840	0	62000	1714
874	PI	19840	0	62000	1714
875	PI	19840	0	62000	1714
876	PI	19840	0	62000	1714
877	PI	19840	0	62000	1714
878	PI	17600	0	55000	1454
879	PI	19840	0	62000	1714
880	PI	19840	0	62000	1714
881	PI	19840	0	62000	1714
882	PI	19840	0	62000	1714
883	PI	19840	0	62000	1714
884	PI	20800	0	65000	1719
885	PI	19840	0	62000	1714
886	PI	19840	0	62000	1714

887	PI	19840	0	62000	1714
888	PI	19840	0	62000	1714
889	PΙ	19840	0	62000	1714
890	PΙ	19840	0	62000	1714

1708-1851 Wylie Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
1708-10	PR	0	5440	17000	450
1712	PI	3200	0	10000	264
1713	PI	2400	0	7500	198
1714	PI	3200	0	10000	264
1715	Mun	0	563	1760	47
1716	PI	3200	0	10000	264
1717	PI	2400	0	7500	198
1718	PI	3200	0	10000	264
1719	PI	2752	0	8600	227
1720	PI	3360	0	10500	278
1721	PI	2752	0	8600	227
1722	PI	3680	0	11500	304
1723	PI	2400	0	7500	198
1724	Mun	0	9600	30000	793
1725	PI	2400	0	7500	198
1726	Mun	0	3200	10000	264
1727	PI	2400	0	7500	198
1728	PI	3200	0	10000	264
1729	PI	2400	0	7500	198
1730	PB/PC	3200	0	10000	264
1731	Mun	0	704	2200	58
1732	PB/PC	4800	0	15000	397
1733	PB/PC	704	0	2200	58
1734	PI	3200	0	10000	264
1735	PI	800	0	2500	66

1736	PI	992	0	3100	82
1737	PI	2400	0	7500	198
1738	PI	2528	0	7900	209
1739	Mun	0	704	2200	58
1740	PI	2528	0	7900	209
1741	PI	2400	0	7500	198
1742	PI	2240	0	7000	185
1743	PI	2400	0	7500	198
1744	PB/PC	768	0	2400	63
1745	PI	6400	0	20000	529
1746	Mun	0	1024	3200	85
1747	PI	2400	0	7500	198
1748	Mun	0	11200	35000	926
1749	PI	2400	0	7500	198
1750	PI	4800	0	15000	397
1751	PB/PC	1260	4340	17500	463
1752	PB/PC	4800	0	15000	397
1753	PB/PC	1260	4340	17500	463
1754	PI	4800	0	15000	397
1755	PB/PC	1260	4340	17500	463
1757	PB/PC	832	0	2600	69
1759	Mun	0	704	2200	58
1800	PB/PC	4800	0	15000	397
1801	PI	3712	0	11600	307
1802	PB/PC	4800	0	15000	397
1803	PI	1920	0	6000	159
1804	PB/PC	4800	0	15000	397
1805	PI	3200	0	10000	264

					
1806	PB/PC	3680	0	11500	304
1807	PΙ	2880	0	9000	238
1808	PI	960	0	3000	79
1809	PΙ	2880	0	9000	238
1810	PΙ	13120	0	41000	1084
1811	PB/PC	3680	0	11500	304
1812	PI	13120	0	41000	1084
1813	PI	4800	0	15000	397
1814	PB/PC	3680	0	11500	304
1815	PI	640	0	2000	53
1817	PI	6400	0	20000	529
1819	PI	960	0	3000	79
1821	PI	1056	0	3300	87
1823	PI	960	0	3000	79
1847	PI	1600	0	5000	132
1849	PI	1600	0	5000	132
1851	Mun	0	640	2000	53

701-934 North 19th Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
701	PI	1600	0	5000	132
703	PI	1600	0	5000	132
705	PI	16000	0	50000	1322
707	PI	9600	0	30000	793
708	Mun	0	8000	25000	661
709	PI	9600	0	30000	793
710	PI	8000	0	25000	661
711	PI	20800	0	65000	1719
712	Mun	0	8000	25000	661
713	Mun	0	9216	28800	762
714	PI	8000	0	25000	661
715	PI	640	0	2000	53
716	Mun	0	8000	25000	661
717	PI	640	0	2000	53
718	Mun	0	8000	25000	661
719	PI	16000	0	50000	1322
720	Mun	0	8000	25000	661
721	PI	6400	0	20000	529
722	PI	8000	0	25000	661
723	PI	3200	0	10000	264
724	Mun	0	8000	25000	661
726	Mun	0	8000	25000	661
730	Mun	0	1280	4000	106
732	PI	8000	0	25000	661
734	Mun	0	8000	25000	661

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736	PI	8000	0	25000	661
738	Mun	0	8000	25000	661
740	Mun	0	8000	25000	661
742	ΡΙ	8000	0	25000	661
743	PI	1184	0	3700	98
745	Mun	0	352	1100	29
747	Mun	0	480	1500	40
748	Mun	0	11200	35000	926
749	PI	800	0	2500	66
750	Mun	0	8000	25000	661
800	PI	576	0	1800	48
801	Mun	0	512	1600	42
802	PΙ	576	0	1800	48
803	Mun	0	480	1500	40
804	PI	576	0	1800	48
805	Mun	0	544	1700	45
806	PI	8000	0	25000	661
807-29	PB/PC	32000	0	100000	2644
808	PI	16000	0	50000	1322
814	PI	8000	0	25000	661
816	PI	1280	0	4000	106
818	PI	5600	0	17500	463
820	PI	5600	0	17500	463
822	PI	9600	0	30000	793
824	PI	4800	0	15000	397
826	PI	5600	0	17500	463
828	PB/PC	1120	0	3500	93
830	PI	9600	0	30000	793

831-53	PI	48000	0	150000	3967
832	PB/PC	800	0	2500	66
834	Mun	0	800	2500	66
836	Mun	0	768	2400	63
838	PI	1600	0	5000	132
840	PB/PC	11200	0	35000	926
842	PI	1120	0	3500	93
844	Mun	0	1024	3200	85
846	PI	6400	0	20000	529
848	PI	7040	0	22000	582
850	PI	6400	0	20000	529
852	PI	6400	0	20000	529
854	PI	7040	0	22000	582
856	PI	16000	0	50000	1322
858	Mun	0	6272	19600	518
860	PI	6400	0	20000	529
862	PI	4800	0	15000	397
864	PI	6400	0	20000	529
866	PI	6400	0	20000	529
868	PI	6400	0	20000	529
870	PI	7040	0	22000	582
872	Mun	0	6272	19600	518
874	PI	7040	0	22000	582
876	PI	7040	0	22000	582
878	PB/PC	4800	0	15000	397
880-90	PR	0	25600	80000	2216
900-08	Fed	0	192000	600000	15867
901-05	PI	800	0	2500	66

907	PI	224	0	700	19
909	PB/PC	224	0	700	19
910	Mun	0	5728	17900	473
911	PI	1600	0	5000	132
912	PI	320	0	1000	26
913	PI	224	0	700	19
914	Mun	0	320	1000	26
915-17	PI	4736	0	14800	391
916	Mun	0	3200	10000	264
918	Mun	0	160	500	13
919	PI	3360	0	10500	278
920-22	PB/PC	0	12224	38200	1010
921	PI	3840	0	12000	317
923	PI	288	0	900	24
924-26	PI	13152	0	41100	1087
925	Mun	0	3360	10500	278
927	PB/PC	3360	0	10500	278
929	PI	3360	0	10500	278
930	PI	1472	0	4600	122 *
931	PI	288	0	900	24
932	PI	11472	0	4600	122
934	PI	2912	0	9100	241

702-925 North 20th Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
702-04	PI	11200	0_	35000	926
708	Mun	0	8000	25000	661
710	Mun	0	8000	25000	661
711	Mun	0	4064	12700	336
712	Mun	0	8000	25000	661
713	Mun	0	14400	45000	1190
714	PI	8000	0	25000	661
715	Mun	0	1184	3700	98
716	PI	8000	0	25000	661
718	PI	8000	0	25000	661
719	PI	8480	0	26500	701
720	PI	8000	0	25000	661
721	PI	8480	0	26500	701
722	Mun	0	8000	25000	661
723	Mun	0	12800	40000	1058
724	PI	8000	0	25000	661
725	Mun	0	12800	40000	1058
726	Mun	0	8000	25000	661
727	Mun	0	8480	26500	701
729	PI	8480	0	26500	701
730	PI	8000	0	25000	661
731	Mun	0	8480	26500	701
732	PI	8000	0	25000	661
734	Mun	0	8000	25000	661
735	Mun	0	12800	40000	1058

736	Mun	0	8000	25000	661
737	Mun	0	12800	40000	1058
738	Mun	0	8000	25000	661
740	Mun	0	8000	25000	661
741	PI	8000	0	25000	661
742	PI	8000	0	25000	661
743	PI	8000	0	25000	661
744	Mun	0	8000	25000	661
745	Mun	0	8000	25000	661
746	Mun	0	8000	25000	661
747	PI	8000	0	25000	661
748	PI	8000	0	25000	661
749	PI	8000	0	25000	661
751	Mun	0	8000	25000	661
753	PI	8000	0	25000	661
755	Mun	0	8000	25000	661
800	PI	21120	0	66000	1745
802	PI	960	0	3000	79
803	PI	8000	0	25000	661
804	PI	8000	0	25000	661
805	PI	8000	0	25000	661
806	PI	8000	0	25000	661
807	PI	8000	0	25000	661
808	PI	8000	0	25000	661
809	Mun	0	7360	23000	608
810	PI	8000	0	25000	661
811	PI	8000	0	25000	661
812	Mun	0	7360	23000	608

813	PI	8000	0	25000	661
814	PI	8000	0	25000	661
815	PI	8000	0	25000	661
816	Mun	0	960	3000	79
817	PI	8000	0	25000	661
818	PI	8000	0	25000	661
819	PI	3200	0	10000	264
820	PI	8000	0	25000	661
821	Mun	0	1024	3200	85
822	PI	8000	0	25000	661
823	Mun	0	1536	4800	127
824	PI	4800	0	15000	397
825	Mun	0	14400	45000	1190
826	Mun	0	7360	23000	608
827	PI	3200	0	10000	264
828	ΡĬ	8000	0	25000	661
829	Mun	0	1600	5000	132
830	PI	8000	0	25000	661
831	PB/PC	1600	0	5000	132
832	PB/PC	960	0	3000	79
833-37	PR	0	15360	48000	1269
834	Mun	0	960	3000	79
838	PI	960	0	3000	79
839	PI	9600	0	30000	793
840	Mun	0	960	3000	79
841	Mun	0	14400	45000	1190
842	Mun	0	960	3000	79
843	Mun	0	14400	45000	1190

844	Mun	0	7360	23000	608
845	Mun	0	14400	45000	1190
846	Mun	0	7360	23000	608
847	Mun	0	14400	45000	1190
848	PI	10080	0	31500	833
849	Mun	0	14400	45000	1190
850	Mun	0	7360	23000	608
851	PI	9600	0	30000	793
852	PI	12000	0	37500	992
853	Mun	0	4800	15000	397
854	PI	9600	0	30000	793
855	Mun	0	832	2600	69
856	PI	8000	0	25000	661
857	Mun	0	832	2600	69
858	PI	960	0	3000	79
859	Mun	0	832	2600	69
860	PI	8000	0	25000	661
861	PI	8000	0	25000	661
862	PI	8000	0	25000	661
863	Mun	0	9600	30000	793
864	PI	9216	0	28800	762
865	PI	8000	0	25000	661
866	PI	8000	0	25000	661
867	PR	0	7360	23000	608
868	Mun	0	7360	23000	608
869	Mun	0	832	2600	69
870	PI	8000	0	25000	661
871	PI	8000	0	25000	661

872	PI	9216	0	28800	762
873	PI	8000	0	25000	661
874	Mun	0	7360	23000	608
875	PI	8000	0	25000	661
876	PI	960	0	3000	79
877	PI	7360	0	23000	608
878	PB/PC	960	0	3000	79
880	PI	960	0	3000	79
908	PI	16032	0	50100	1325
909	PI	8288	0	25900	685
910	PI	6688	0	20900	553
911	PI	10208	0	31900	844
912	Mun	0	9120	28500	754
913	PI	10208	0	31900	844
914	PI	6688	0	20900	553
915	PI	12384	0	38700	1023
916	PI	8288	0	25900	685
917	PI	800	0	2500	66
918	PI	7296	0	22800	603
919	PI	13600	0	42500	1124
921	PI	17600	0	55000	1454
923	PI	9440	0	29500	780
925	PI	800	0	2500	66

800-890 North 21st Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
800	PI	11200	0	35000	926
801	PI	25600	0	80000	2116
802	PI	24000	0	75000	1983
803	PI	25600	0	80000	2116
804	PI	27200	0	85000	2248
805	PI	25600	0	80000	2116
806	PI	28800	0	90000	2380
807	PI	36800	0	115000	3041
808	PΙ	28800	0	90000	2380
809	PI	25600	0	80000	2116
810	PI	40000	0	125000	3306
811	PI	36800	0	115000	3041
812	PI	25600	0	80000	2116
813	PI	30400	0	95000	2512
814	PI	24000	0	75000	1983
815	PI	25600	0	80000	2116
816	PI	27200	0	85000	2248
817	PI	22400	0	70000	1851
818	PI	25600	0	80000	2116
819	PI	25600	0 .	80000	2116
820	PI	22400	0	70000	1851
821	PI	36800	0	115000	3041
822	PI	25600	0	80000	2116
823	PI	25600	0	80000	2116
824	PI	25600	0	80000	2116

825	PI	25600	0	80000	2116
826	PI	28800	0	90000	2380
827	PI	25600	0	80000	2116
828	PI	25600	0	80000	2116
829	PI	27200	0	85000	2248
830	PΙ	27200	0	85000	2248
831	PI	25600	0	80000	2116
832	PI	25600	0	80000	2116
833	PI	27200	0	85000	2248
834	PI	25600	0	80000	2116
835	PI	25600	0	80000	2116
836	PI	40000	0	125000	3306
837	PI	27200	0	85000	3348
838	PI	25600	0	80000	2116
839	PI	40000	0	125000	3306
845	PI	26400	0	82500	2182
846	PI	22400	0	70000	1851
847	PΙ	19200	0	60000	1587
848	PI	19200	0	60000	1587
849	PI	19200	0	60000	1587
850	PI	19200	0	60000	1587
851	PI	26880	0	84000	2221
852	PI	19200	0	60000	1587
853	PI	19200	0	60000	1587
854	PI	20800	0	65000	1719
855	PI	19200	0	60000	1587
856	PI	19200	0	60000	1587
857	PI	19200	0	60000	1587

858	PI	19200	0	60000	1587
859	PB/PC	20800	0	65000	1719
860	PΙ	25600	0	80000	2116
861	PI	19200	0	60000	1587
862	PI	19200	0	60000	1587
863	PΙ	19200	0	60000	1587
864	PI	19200	0	60000	1587
865	PI	19200	0	60000	1587
865	PI	19200	0	60000	1587
866	PI	19200	0	60000	1587
867	PI	19200	0	60000	1587
868	PI	19200	0	60000	1587
869	PI	19200	0	60000	1587
870	PI	19200	0	60000	1587
871	PI	19200	0	60000	1587
872	PI	19200	0	60000	1587
873	PI	19200	0	60000	1587
874	PI	19200	0	60000	1587
875	PI	19200	0	60000	1587
876	PI	19200	0	60000	1587
877	PI	19200	0	60000	1587
878	PI	19200	0	60000	1587
879	PI	19200	0	60000	1587
880	PI	19200	0	60000	1587
881	PI	19200	0	60000	1587
882	PI	19200	0	60000	1587
883	PI	19200	0	60000	1587
884	PI	25600	0	80000	2116

885	PI	19200	0	60000	1587
886	PI	19200	0	60000	1587
887	PI	19200	0	60000	1587
888	PΙ	20800	0	65000	1719
889	PI	19200	0	60000	1587
890	PI	19200	0	60000	1587

732-889 North 22nd Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
732	PI	3200	0	10000	264
734	PI	14400	0	45000	1190
736	PI	14400	0	45000	1190
738	PI	20800	0	65000	1719
740	PI	20800	0	65000	1719
742	PI	24000	0	75000	1983
744	PI	32000	0	100000	2644
746	PI	25600	0	80000	2116
748	ΡΙ	20800	0	65000	1719
750	ΡΙ	22400	0	70000	1851
752	PI	28800	0	90000	2380
754	PI	28800	0	90000	2380
756	PI	22400	0	70000	1851
758	PI	32000	0	100000	2644
760	PI	11200	0	35000	926
762	PI	22400	0	70000	1851
764	PI	24000	0	75000	1983
766	PI	22400	0	70000	1851
768	PI	20800	0	65000	1719
770	PI	32000	0	100000	2644
772	PI	22400	0	70000	1851
801	Mun	0	122400	382500	10115
823	PI	24000	0	75000	1983
825	PI	24000	0	75000	1983
827	PI	33600	0	105000	2777

829	PI	24000	0	75000	1983
831	ΡΙ	24000	0	75000	1983
833	PΙ	27200	0	85000	2248
835	PI	20800	0	65000	1719
837	PI	33600	0	105000	2777
839	PI	28800	0	90000	2380
841	PI	11200	0	35000	926
846	PΙ	25600	0	80000	2116
847	PI	33600	0	105000	2777
848	PI	24000	0	75000	1983
849	PI	20800	0	65000	1719
850	PI	25600	0	80000	2116
851	PΙ	20800	0	65000	1719
852	PI	24000	0	75000	1983
853	PΙ	20800	0	65000	1719
854	PI	24000	0	75000	1983
855	PΙ	24000	0	75000	1983
856	PI	24000	0	75000	1983
857	PI	20800	0	65000	1719
858	PI	27200	0	85000	2248
859	PI	24000	0	75000	1983
860	PI	22400	0	70000	1851
861	PI	22400	0	70000	1851
862	PI	25600	0	80000	2116
863	PI	20800	0	65000	1719
864	PI	27200	0	85000	2248
865	PI	20800	0	65000	1719
866	PI	24000	0	75000	1983

867	PI	20800	0	65000	1719
868	PI	24000	0	75000	1983
869	PI	20800	0	65000	1719
870	PI	24000	0	75000	1983
871	PI	20800	0	65000	1719
872	PI	27200	0	85000	2248
873	PI	20800	0	65000	1719
874	PI	24000	0	75000	1983
875	PI	20800	0	65000	1719
876	PI	25600	0	80000	2116
877	PI	20800	0	65000	1719
878	PI	24000	0	75000	1983
879	PI	20800	0	65000	1719
880	PB/PC	27200	0	85000	2248
881	PI	20800	0	65000	1719
883	PI	20800	0	65000	1719
885	PI	20800	0	65000	1719
887	PI	20800	0	65000	1719
889	PI	20800	0	65000	1719

741-887 North 23rd Street

Street Number	Ownership	Taxable Land/Bldg	Exempt Land/Bldg	Market Value	Tax Level
741	PB/PC	64000	0	20000	5289
743	PI	24000	0	75000	1983
745	PI	20800	0	65000	1719
747	PI	20800	0	65000	1719
749	PI	20800	0	65000	1719
751	PI	22400	0	70000	1851
753	PI	20800	0	65000	1719
755	PI	20800	0	65000	1719
757	PI	20800	0	65000	1719
759	PI	20800	0	65000	1719
761	PI	20800	0	65000	1719
763	PI	20800	0	65000	1719
765	PI	20800	0	65000	1719
767	PI	25600	0	80000	2116
769	PI	20800	0	65000	1719
771	PΙ	24000	0	75000	1983
773	PI	25600	0	80000	2116
775	PI	20800	0	65000	1719
777	PI	20800	0	65000	1719
779	PI	20800	0	65000	1719
781	PI	20800	0	65000	1719
845	PI	32000	0	100000	2644
847	PI	32000	0	100000	2644
849	PI	24000	0	75000	1983
851	PI	25600	0	80000	2116

853	PI	20800	0	65000	1719
855	PΙ	24000	0	75000	1983
857	PI	28800	0	90000	2380
859	PI	25600	0	80000	2116
861	PΙ	25600	0	80000	2116
863	PI	24000	0	75000	1983
865	PI	35200	0	110000	2909
867	PI	24000	0	75000	1983
869	Mun	0	25600	80000	2116
871	PI	25600	0	80000	2116
873	PI	32000	0	100000	2644
875	PI	25600	0	80000	2116
877	PI	20800	0	65000	1719
879	PI	20800	0	65000	1719
881	PI	25600	0	80000	2116
883	PI	25600	0	80000	2116
885	PI	28800	0	90000	2380
887	PI	16000	0	50000	1322

Address:1804 Vineyard Street

CONDITION	A	. B	С	Missing
Original Fabric		X		
Cornice		X		
Door Transoms		X		
Brickwork		X		
Windows		X		Frames
Shutters				
Steps		T X		
Lintels & Sills	Х			
Other:				
Basement Grille	Х			
	<u> </u>	·		
MODIFICATIONS				
Porch				
Doors		Х		
Windows		Х		Storm
Steps				
Stucco				
Perma Stone				
New Facade, Brick				
Storefront				
Awning			<u> </u>	
Cornice, aluminum				
Lighting			X	
Painted Brick		Х		
Other:				
Graffiti				
	<u> </u>			

Address:1806 Vineyard Street

CONDITION CONDITION	Α	В	С	Missing
Original Fabric				
Cornice		_ x		
Door Transoms	Χ			Glass cracked
Brickwork				
Windows	Χ			
Shutters				
Steps		X		
Lintels & Sills		X		
Other:				
Basement Grille		X		
•				
				ŀ
		-		
MODIFICATIONS		· · · · · · · · · · · · · · · · · · ·		
Porch		1		
Doors	X			
Windows				Storm
Steps				
Stucco				
Perma Stone	X	;		
New Facade, Brick				
Storefront				
Awning		-		
Cornice, aluminum				
Lighting				
Painted Brick/Stone	X			
Other:				
Graffiti				
Railing	X			

Address:1808 Vineyard Street

Address:1606 vineyard S		1 /5	_ ^	N 4 ! !
CONDITION	A	/ B	С	Missing
Original Fabric				
Cornice		X		
Door Transoms		X		
Brickwork		Х		
Windows		Х		Frames
Shutters				
Steps	Χ			
Lintels & Sills	Χ			
Other:				
Basement Grille	X			
MODIFICATIONS				
Porch				
Doors		X		
Windows		Х		Storm
Steps				
Stucco				
Perma Stone				
New Facade, Brick				
Storefront				
Awning				
Cornice, aluminum				
Lighting				
Painted Brick/Stone		Х		
Other:				
Graffiti				
Railing				
<u> </u>				

Address: 1810 Vineyard S	treet			
CONDITION	Α	.∕ B	C	Missing
Original Fabric				
Cornice		Х		
Door Transoms	X			
Brickwork		X		
Windows		Х		
Shutters				
Steps	X			
Lintels & Sills	Χ			
Other:				
Basement Grille				
			<u> </u>	
MODIFICATIONS				
Porch			Х	
Doors		X		
Windows	X			Storm sash
Steps .				
Stucco		-		
Perma Stone				
New Facade, Brick		•		
Storefront				
Awning				
Cornice, aluminum				
Lighting				
Painted Brick/Stone		Х		
Other:			-	
Graffiti				
Railing				

Address:1812 Vineyard Street

Original Fabric Covered Door Transoms Covered Brickwork X Windows X Shutters Steps Steps X Lintels & Sills X Other: Basement Grille MODIFICATIONS X Porch X Doors X Windows X Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting Painted Brick/Stone Other: Graffiti	CONDITION	A	В	С	Missing
Cornice	***************************************				
Door Transoms					Covered
Brickwork X Windows X Shutters Steps X Lintels & Sills X Other: Basement Grille MODIFICATIONS Porch X Doors X Windows X Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Painted Brick/Stone Other:					Covered
Shutters Steps X Lintels & Sills X Other: Basement Grille MODIFICATIONS Porch X Doors X Windows X Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting Painted Brick/Stone Other:			X		
Shutters Steps X Lintels & Sills Other: Basement Grille MODIFICATIONS Porch Y Doors X Windows X Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting Painted Brick/Stone Other:	Windows		Х		
Lintels & Sills X Other: Basement Grille MODIFICATIONS Porch X Doors X Windows X Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting Painted Brick/Stone Other:	Shutters				
Lintels & Sills X Other: Basement Grille MODIFICATIONS Porch X Doors X Windows X Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting Painted Brick/Stone Other:	Steps	Х			
Basement Grille MODIFICATIONS Porch X Doors X Windows X Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Painted Brick/Stone Other:		Х			
MODIFICATIONS Porch X Doors X Windows X Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Painted Brick/Stone X Other:	Other:				
Porch X Doors X Windows X Steps Stucco Perma Stone Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting X Painted Brick/Stone X Other: X	Basement Grille				
Porch X Doors X Windows X Steps Stucco Perma Stone Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting X Painted Brick/Stone X Other: X					
Porch X Doors X Windows X Steps Stucco Perma Stone Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting X Painted Brick/Stone X Other: X	_	_			
Porch X Doors X Windows X Steps Stucco Perma Stone Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting X Painted Brick/Stone X Other: X	•				
Porch X Doors X Windows X Steps Stucco Perma Stone Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting X Painted Brick/Stone X Other: X	,				
Doors	MODIFICATIONS			ļ	
Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting X Other: X	Porch		<u> </u>		
Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting X Other: X	Doors	<u> </u>			
Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Painted Brick/Stone Other:	Windows	X			
Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting Painted Brick/Stone Other:	Steps				
New Facade, Brick Storefront Awning Cornice, aluminum X Lighting Painted Brick/Stone X Other:	Stucco	,			
Storefront Awning Cornice, aluminum X Lighting Painted Brick/Stone X Other:	Perma Stone				
Awning Cornice, aluminum X Lighting Painted Brick/Stone X Other:	New Facade, Brick			<u> </u>	
Cornice, aluminum X Lighting Painted Brick/Stone X Other:	Storefront				
Lighting Painted Brick/Stone X Other:	Awning				
Painted Brick/Stone X Other:	Cornice, aluminum	X			
Other:	Lighting				
	Painted Brick/Stone		X		
Graffiti	Other:				
	Graffiti				
Railing	Railing				
Window grilles X	Window grilles	X			

Address:1814 Vineyard Street

CONDITION	Α	В	С	Missing
Original Fabric				
Cornice		X		
Door Transoms		Х		
Brickwork				Covered
Windows			X	
Shutters				
Steps		X		
Lintels & Sills		X	<u> </u>	
Other:			-	
Basement Grille				
		_		
			<u> </u>	
MODIFICATIONS				
Porch		<u> </u>	<u>, , </u>	
Doors			X	
Windows				
Steps		 	<i>i</i> .	
Stucco		<u> </u>		
Perma Stone				
New Facade, Brick				
Storefront				
Awning			·	
Cornice, aluminum				
Lighting				
Painted Brick/Stone			X	
Other:				
Graffiti				
Railing				
Window grilles	X			

Address:861 Perkiomen - Vineyard facade

CONDITION	Α	В	С	Missing
Original Fabric				
Cornice		Х		
Door Transoms			Х	
Brickwork		X		
Windows			X	
Shutters				
Steps			X	
Lintels & Sills		X		
Other:				
Basement Grille				
MODIFICATIONS		<u> </u>		
Porch				
Doors			X	
Windows	Х			
Steps			<u> </u>	
Stucco		X		
Perma Stone				
New Facade, Brick				
Storefront				
Awning				
Cornice, aluminum			<u></u>	
Lighting			X	
Painted Brick/Stone	X			
Other:				
Graffiti			X	
Railing	Х			
Window grilles				

Address:1809 Vineyard Street

Address:1809 Vineyard S				
CONDITION	Α	B	C	Missing
Original Fabric				
Cornice	Х			
Door Transoms		X		Covered
Brickwork	Х			
Windows				
Shutters			-	
Steps	X			
Lintels & Sills	Х			
Other:				
Basement Grille				
Chimney/stucco	Χ			
			·	
MODIFICATIONS			<u> </u>	
Porch			<u> </u>	
Doors	X			
Windows	X			
Steps				
Stucco				
Perma Stone				
New Facade, Brick			·	
Storefront				
Awning				
Cornice, aluminum	Х			
Lighting	X X X			
Painted Brick/Stone	X			
Other:				
Graffiti				
Railing	Х			
Window grilles				
Downspout	Х			
	<u> </u>			-

Address:1811 Vineyard Street

Address: 1811 Vineyard Si	reet	·		
CONDITION	A	. ∕ B	C	Missing
Original Fabric				
Cornice	•	Х		Covered
Door Transoms		X		Covered
Brickwork		X		
Windows				
Shutters				
Steps	X			<u>.</u>
Lintels & Sills	X			
Other:				
Basement Grille				
Chimney/stucco				
· .			<u> </u>	
MODIFICATIONS				
Porch			<u> </u>	
Doors	X			
Windows	X			
Steps				
Stucco				
Perma Stone				
New Facade, Brick				
Storefront				
Awning	Χ	ļ		
Cornice, aluminum				
Lighting	X			
Painted Brick/Stone	X			
Other:				
Graffiti				
Railing	Х			
Window grilles				
Downspout				

Address:1813 Vineyard Street

treet			
Α	. ∕ B	С	Missing
			Covered
			Covered
	X		
Χ		·	
Х			
Χ			
	Х		
	X		
		<u> </u>	Sash
X		-	
	X		
Х			
Х			
Х			
	X X X X	X X X X X X X X X X X X X X X X X X X	A B C

Address:1815 Vineyard Street

Address:1815 Vineyard S				
CONDITION	A	В	C	Missing
Original Fabric				
Cornice				Covered
Door Transoms		<u> </u>		
Brickwork				Covered
Windows		X	ļ	
Shutters				
Steps		<u> </u>		
Lintels & Sills			X	
Other:			<u> </u>	
Basement Grille				
Chimney		<u> </u>		
		.		
MODIFICATIONS		<u> </u>		
Porch	X			
Doors	Χ		ļ	w/grilles
Windows		X		Sash
Steps				
Stucco				
Perma Stone			X	
New Facade, Brick				
Storefront				
Awning				
Cornice, aluminum		X		
Lighting				
Painted Brick/Stone				
Other:				
Graffiti				
Railing				
Window grilles				
Downspout	Х			

Address:1817 Vineyard Street

Address:1817 Vineyard St	reet			
CONDITION	Α	. ∕ B	С	Missing
Original Fabric				
Cornice		X		
Door Transoms				Covered
Brickwork				Covered
Windows				
Shutters				
Steps		X		
Lintels & Sills				Covered
Other:				
Basement Grille				
Chimney				
MODIFICATIONS				
Porch				
Doors		X		
Windows		Х		
Steps				
Stucco		X	,	
Perma Stone				
New Facade, Brick				
Storefront				
Awning				
Cornice, aluminum			ļ	
Lighting	Χ			
Painted Brick/Stucco		Х		
Other:				
Graffiti				
Railing		X		
Window grilles				
Downspout				
	·····		·	

Address:1819 Vineyard Street

Address:1819 Vineyard S	treet			
CONDITION	Α	В	С	Missing
Original Fabric	_			
Cornice				Covered
Door Transoms				Covered
Brickwork				Covered
Windows		Χ		
Shutters				
Steps	Х			
Lintels & Sills				Covered
Other:				
Basement Grille				
Chimney			X	
MODIFICATIONS				
Porch				
Doors	X			
Windows	Х			sash
Steps				
Stucco		X		
Perma Stone	Х			
New Facade, Brick				
Storefront				
Awning				
Cornice, aluminum		X		
Lighting				
Painted Brick				
Other:				
Graffiti				
Railing				
Window grilles				
Downspout	Х			
•	-			

Address:1823 Vineyard Street

Original Fabric Cornice Door Transoms Brickwork Windows Shutters Steps X Lintels & Sills Other: Basement Grille Chimney Covered Covered Covered Covered X Covered X Covered X Covered X Covered X	CONDITION	A	В	Гс	Missing
Cornice Covered Door Transoms X Brickwork Covered Windows Shutters Steps X Lintels & Sills Covered Other: Basement Grille Chimney X MODIFICATIONS Total Covered Porch Doors Doors X Windows X Steps Stucco Perma Stone X New Facade, Brick Storefront Awning X Cornice, aluminum X Lighting X Painted Stucco Other: Graffiti Railing Window grilles Window grilles		^	٦ ا	 	MISSING
Door Transoms			ļ		Covered
Brickwork Windows Shutters Steps X Lintels & Sills Other: Basement Grille Chimney X MODIFICATIONS Porch Doors X Windows Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Painted Stucco Other: Graffiti Railing Window grilles				X	Coveled
Windows Shutters Steps X Lintels & Sills Covered Other: Sasement Grille Chimney X MODIFICATIONS MODIFICATIONS Porch Doors Windows X Steps Stucco Stucco X Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting X Painted Stucco Other: Graffiti Graffiti Railing Window grilles					Covered
Shutters X Steps X Lintels & Sills Covered Other: Basement Grille Chimney X MODIFICATIONS MODIFICATIONS Porch Doors Windows X Steps Steps Stucco X Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting X Painted Stucco Other: Graffiti Railing Window grilles Window grilles		·			Covaca
Steps X Lintels & Sills Covered Other: Basement Grille Chimney X MODIFICATIONS MODIFICATIONS Porch Doors Windows X Steps Stucco Stucco X Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting X Painted Stucco Other: Graffiti Railing Window grilles Window grilles					
Lintels & Sills			Y Y		
Other: Basement Grille Chimney X MODIFICATIONS Y Porch Doors Windows X Steps Stucco Stucco X Perma Stone New Facade, Brick Storefront X Awning X Cornice, aluminum X Lighting X Painted Stucco Other: Graffiti Railing Window grilles Window grilles					Covered
Basement Grille Chimney X MODIFICATIONS Porch Doors X Windows X Steps Stucco Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Painted Stucco Other: Graffiti Railing Window grilles					COVERCE
Chimney X MODIFICATIONS			1		
MODIFICATIONS Porch Doors X Windows X Steps Stucco X Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum X Lighting X Painted Stucco Other: Graffiti Railing Window grilles			l x		
Porch Doors X Windows X Steps Stucco X Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Y Painted Stucco Other: Graffiti Railing Window grilles	Сишису		 ^		
Porch Doors X Windows X Steps Stucco X Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Y Painted Stucco Other: Graffiti Railing Window grilles					
Porch Doors X Windows X Steps Stucco X Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Y Painted Stucco Other: Graffiti Railing Window grilles		·	- 		
Doors X Windows X Steps X Stucco X Perma Stone X New Facade, Brick X Storefront X Awning X Cornice, aluminum X Lighting X Painted Stucco Other: Graffiti Railing Window grilles Window grilles	MODIFICATIONS				
Steps Stucco X Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Y Painted Stucco Other: Graffiti Railing Window grilles	Porch				
Steps Stucco X Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Y Painted Stucco Other: Graffiti Railing Window grilles	Doors	Х			
Stucco X Perma Stone	Windows	Х			
Perma Stone New Facade, Brick Storefront Awning Cornice, aluminum Lighting Painted Stucco Other: Graffiti Railing Window grilles	Steps				
New Facade, Brick Storefront Awning Cornice, aluminum Lighting Y Painted Stucco Other: Graffiti Railing Window grilles	Stucco		Х		
Storefront Awning Cornice, aluminum Lighting Y Painted Stucco Other: Graffiti Railing Window grilles	Perma Stone				
Awning Cornice, aluminum Lighting X Painted Stucco Other: Graffiti Railing Window grilles	New Facade, Brick				
Cornice, aluminum X Lighting X Painted Stucco Other: Graffiti Railing Window grilles	Storefront				
Lighting X Painted Stucco Other: Graffiti Railing Window grilles	Awning				
Painted Stucco Other: Graffiti Railing Window grilles	Cornice, aluminum		X		
Other: Graffiti Railing Window grilles	- · · · ·	Х			
Graffiti Railing Window grilles	Painted Stucco				
Railing Window grilles	Other:				
Window grilles	Graffiti				
Window grilles	Railing				
	Window grilles				
		Х			

Address:1821 Vineyard Street

Address:1821 Vineyard S	1	" I		
CONDITION	<u> </u>	/ B	C	Missing
Original Fabric				
Cornice				
Door Transoms				Covered
Brickwork				Covered
Windows				
Shutters				
Steps				
Lintels & Sills				
Other:				
Basement Grille			<u> </u>	
Chimney			X	
			<u> </u>	
MODIFICATIONS				
Porch				
Doors		X	<u> </u>	
Windows	X			
Steps		X		
Stucco	<u> </u>			
Perma Stone			<u> </u>	
New Facade, Brick			<u> </u>	
Storefront			<u> </u>	
Awning				
Cornice, aluminum	X			
Lighting			X	
Painted Stucco		X		
Other:				
Graffiti				
Railing				
Window grilles				
Downspout	Х			

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