GERMANTOWN Town Hall

Preservation Plan

HSPV 701: Preservation Studio | Fall 2011

Graduate Program in Historic Preservation | University of Pennsylvania

GERMANTOWN Town Hall

advisors + project team

Advisors

Suzanna Barucco
Lecturer, Penn Design
Director of Historic Preservation,
KSK Architects Planners Historians, Inc.

Randall F. Mason
Associate Professor and Chair
Graduate Program in Historic Preservation

Project Team

Latishia Allen

Molly Lester

Kalen McNabb

Monica Rhodes

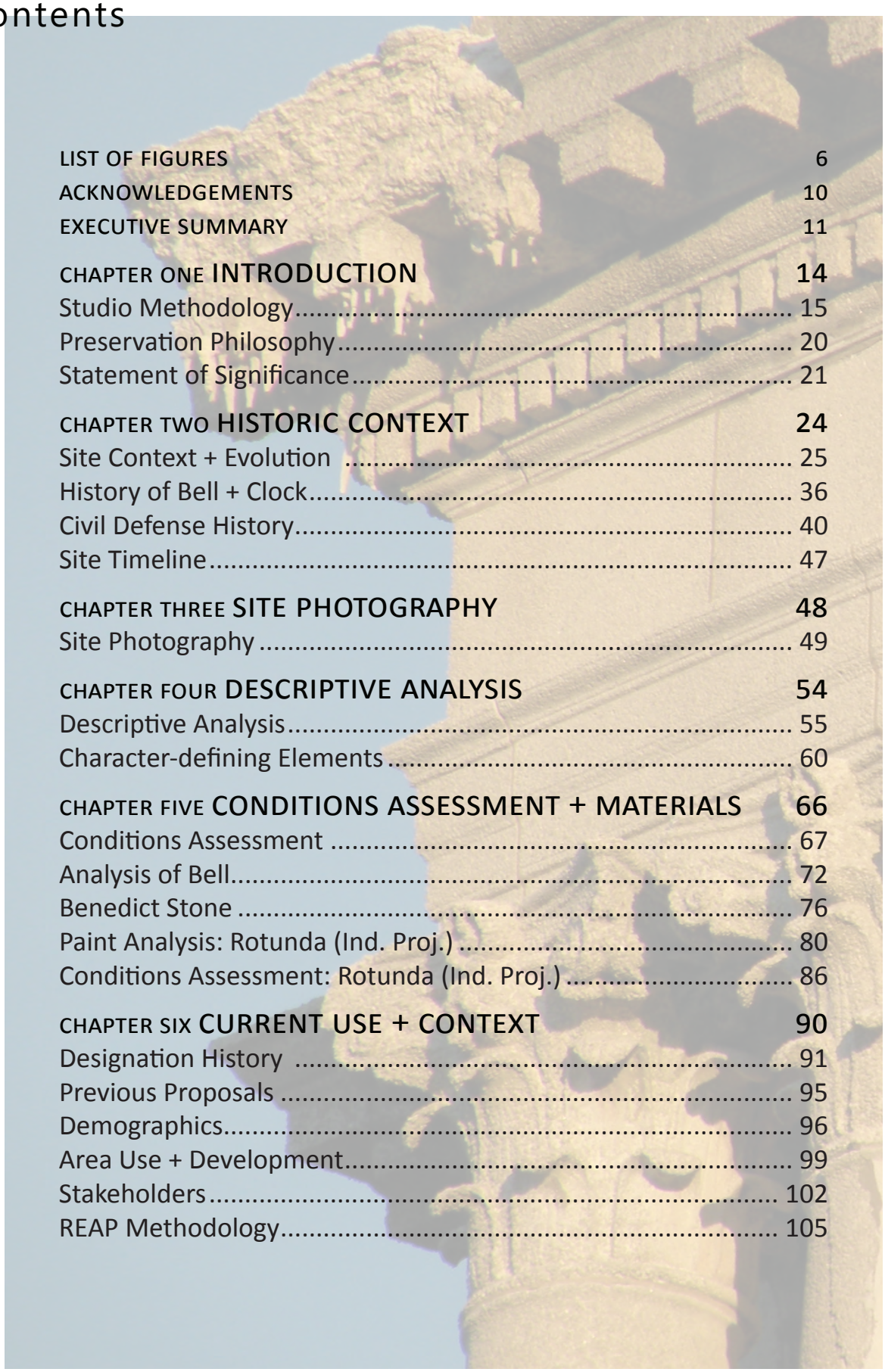
Michael Shoriak

Matthew Wicklund

Courtney Williams

GERMANTOWN Town Hall

table of contents



GERMANTOWN Town Hall

table of contents (cont.)

GERMANTOWN Town Hall

list of figures

GERMANTOWN Town Hall

list of figures (cont.)

GERMANTOWN Town Hall

list of figures

GERMANTOWN Town Hall

list of figures (cont.)

GERMANTOWN Town Hall

acknowledgements

The Germantown Town Hall team would like to thank:

Suzanna Barucco, Randall Mason, and Fon Wang, whose guidance, critiques and support was crucial throughout the studio process;

Liz Gabor and Mandy Davis, of the Philadelphia Industrial Development Corporation, who accommodated both our questions and our site visits;

David Young, of Cliveden, whose dissertation and personal knowledge of Germantown's history and development offered a wealth of information in our research;

John Churchville, of the Liberation Fellowship Community Development Corporation, whose experience with community issues in Germantown and neighborhood revitalization was invaluable;

And **Ben Leech**, of the Preservation Alliance for Greater Philadelphia, who offered perspective on recent publicity and advocacy efforts around the Town Hall.

We are grateful to the dozens of anonymous community members and stakeholders who contributed time, interviews, and candor to this project.

Our appreciation also goes to the following institutions and repositories for their assistance in the archival research and documentation of our building:

Germantown Historical Society

Philadelphia Historical Commission

Philadelphia Department of Records

Philadelphia City Planning Commission

GERMANTOWN Town Hall

executive summary

Located in the northwestern section of Philadelphia, in the neighborhood of Germantown, Germantown Town Hall is a historically significant site that has stood unoccupied for over sixteen years. Given its location in the heart of Germantown's business corridor, the prominence and civic function of this early-twentieth century building has prompted numerous reports and articles highlighting its potential for reuse. Rehabilitating one of Germantown's most iconic structures could serve as a catalyst for revitalization in one of Philadelphia's oldest neighborhoods, which currently faces economic decline.

This studio adopted a values-based approach to cultural resource management. Our proposals are informed by previous reports, but are the result of a preservation planning process that provoked critical thought and discussion surrounding the building's value and future. Our studio's primary goal is to identify a compatible new use that will serve both the building and the Germantown neighborhood, while preserving the historic integrity and fabric of the building. Recommendations made in this report are a culmination of a rigorous process of archival research, documentation, comparables analysis, stakeholder interviews, ethnographic investigation, and proposed interventions.

The general framework of the four-month studio and our team's process is outlined in Chapter One.

Chapter Two presents an assessment of Germantown Town Hall's historic context and an overview of the artisans responsible for the building's design and contents.

Chapters Three, Four, and Five offer an analysis of the site's character-defining elements and the current condition of its building materials. This conditions assessment includes in-depth investigations of the cast-stone structure and the bell.

Chapter Six assesses the high-profile nature of this site, offering an overview of the site's designation history and a synthesis of recent press coverage and studies of the building. To better understand Germantown Town Hall's connection with its surrounding community stakeholders, our studio conducted interviews, demographic studies, and ethnographic research, which are also included in Chapter Six.

GERMANTOWN Town Hall

executive summary

What distinguishes values-based cultural resource management from traditional practices is the identification and clarification of the site's inherent and associative values. Based on our research of Germantown Town Hall's historic and current context, we identified six site-specific values that would guide our preservation methodology and final recommendations. These values and the processes for their determination are defined in Chapter Seven.

Guided by these preservation values, our team identified five possible future uses to explore and assess: affordable/veterans housing, arts/community/visitor center, city agencies/social services, a green technology charter school, and—as a more immediate, temporary intervention—mothballing. Chapter Eight details the justification and assessed impacts of each of these five options.

As we vetted these programmatic options for their feasibility and their adherence to our identified site values, our team determined that the green technology charter school would be the best programmatic reuse to explore. Chapter Nine focuses on proposals for this recommended use, including a preliminary schematic design, funding opportunities, and new signage for the building. This chapter also features an assessment of the impact of the building's demolition, in the event that these recommendations (and those of other preservation professionals) are not implemented in the near future.

Individual projects supplement the group work in the chapters outlined above. Tasked with exploring subjects relevant to the project beyond the scope of assigned team tasks, group members conducted individual reports and studies. These projects include:

- Paint Analysis: Rotunda (Kalen McNabb)
- Conditions Mapping: Rotunda (Monica Rhodes)
- Green Tech Charter School Proposal (Latishia Allen)
- Building Codes + Recommendations (Matthew Wicklund)
- Market Analysis + Funding Opportunities (Courtney Williams)
- Signage to Inform + Engage Germantown (Michael Shoriak)
- The Costs of Germantown Town Hall's Demolition (Molly Lester)

With reinvestment and preservation, Germantown Town Hall can thrive as an evolving historic site that continues to serve the needs of its changing community. With this report, our team hopes to contribute one of many critical tools needed for the rehabilitation and redevelopment of Germantown Town Hall. As a beacon of Germantown's history and civic identity, Germantown Town Hall is a Philadelphia landmark worthy of rehabilitation and renewed public use. This studio is a step towards recapturing Germantown Town Hall's significance and prominence.

GERMANTOWN Town Hall

executive summary

Figure 1. Site visit, Germantown Town Hall Studio, 2011

CHAPTER 1 One
introduction

Studio Process

The studio process was informed by existing research on contemporary conservation planning ideology including values-centered conservation and the role of citizen participation and collaboration in the planning process. After a discussion of background readings and initial project descriptions, students were assigned to project teams to begin formulating research-based conservation plans.

Though there were several formal meetings throughout the semester, the majority of time dedicated to the studio process was spent outside the classroom in order to conduct archival research, fieldwork, interviews, and group meetings used to compile, analyze and present findings. The work was divided into four stages of site identification, significance, analysis and intervention. Each stage concluded with a presentation of findings to faculty, students and guest reviewers. Feedback and discussion during these presentations guided the goals and deliverables of the subsequent stage.

Figure 2. Group survey work, Source: L. Allen, 2011

All deliverables were produced by collaborative research, analysis and careful deliberation in order to make informed and final decisions.

STAGE 1: IDENTIFICATION

After an initial site visit in early September and preliminary historical research, the studio group began to form a basic understanding of the site and its issues. During this stage, students produced the following deliverables using primary and secondary sources as well as field observations and data collection:

- A historical narrative
- A timeline detailing the site's physical, historical, and contextual evolution
- Basic drawings and photos for documentation
- An initial conditions assessment
- An initial assessment of site values and significance
- An initial identification of internal and external issues
- A compilation of neighborhood demographics and property data
- Identification of interviewees and other data sources to inform

Studio Methodology (cont.)

development of a stakeholder strategy
- Identification and initial analysis of comparable projects

STAGE 2: SIGNIFICANCE

In depth research, group meetings and continued visits to the site allowed the team to build on the preliminary work of Stage 1. Stage 2 focused on the synthesis of collected information in order to develop a guiding preservation philosophy. The deliverables of this stage included:

- Statement of significance
- Identification and ranking of character defining elements
- Detailed stakeholder map and strategy
- Community survey results
- Identification of stakeholder interests in values
- Analysis of internal and external drivers
- Use and Vacancy Mapping for contextual analysis
- Analysis of comparables

STAGE 3: ANALYSIS

The majority of this stage involved group meetings and careful deliberations. Comparables research and synthesis of data achieved in Stage 2 allowed an informed presentation of a range of potential options for the future of the site. Discussion and debate drew out pros and cons of each option. Ideas for individual projects were also discussed. New deliverables produced by this stage included:

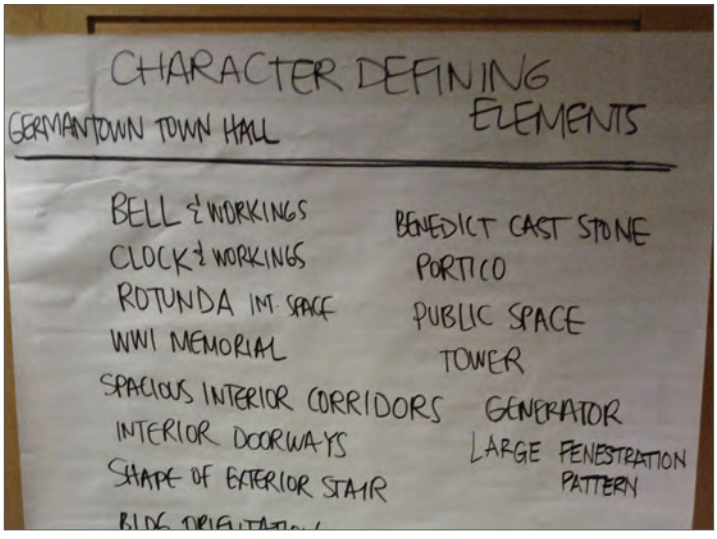


Figure 3. CDE Brainstorm, Stage 2 Rev, Source: Germantown Town Hall Studios, 2011

- A reworked statement of significance
- A final identification of site values
- A final identification and ranking of character defining elements
- A stated preservation plan approach
- A SWOT analysis of internal and external drivers
- A final assessment of current and past conditions
- An analysis of stakeholder interviews
- A presentation and analysis of adaptive reuse options including comparable projects

Figure 4. Group survey work, Source: L. Allen, 2011

Figure 5. Conditions assessment work, Source: Germantown Town Hall Studio

STAGE 4: PROJECTS AND INTERVENTIONS

The final stage involved pursuing individual work relevant to the group's overall preservation approach. Final site visits were made for any remaining photographs and information needed. Using the preservation philosophy that was established in Stage 3 as guidance, a final preservation plan for Germantown Town Hall was presented to the faculty and interested parties for final review. Deliverables for this stage included the final dossier and final presentation, both of which detailed the work conducted over the entirety of the semester.

Figure 6. Image of clock dial, Source: M. Wicklund, 2011

Schedule of Work

DATE	EVENT
September 12	First Site Visit
September 15	Group Meeting
September 26	Stage 1 Review
September 29	Group Meeting
October 6	Site Visit
October 12	Collect Stakeholder Data
October 13	Group Meeting
October 17	Stage 2 Review
October 20	Group Meeting
November 7	Stage 3 Review
November 17	Group Meeting
November 30	Site Visit
December 5	Pin-ups
	Group Meeting
December 19	Final Review & Dossier

Preservation Philosophy

Under the Secretary of the Interior's guidelines for rehabilitation, our team's **primary goal i**s to propose a viable reuse for Germantown Town Hall. The reuse should seek to stabilize the deteriorating structure and retain the historic character of the following spaces: the Rotunda, clock-tower, and corridor arrangements on the second and third floors.

Additionally, the new proposed use and treatment should seek to retain in order of their specified importance the following character-defining features:

- Benedict stone façade
- original exterior fenestration pattern
- siting & orientation
- exterior main staircase (east façade)
- front portico,
- World War I Memorial tablets
- bell & associated gears,
- tripartite transom doorways (interior corridors)

Our team's **secondary goal** is aimed toward finding a use that enhances the Germantown neighborhood and incorporates opportunities for public use in keeping with the historic and long-term civic use of the site.

In response to a number of proposals drafted on the reuse of the Town Hall, our team chose to conduct a market assessment of the Germantown neighborhood as a way to evaluate a lengthy list of possible programmatic options. These options were further vetted using the goals for the site outlined above in an effort to provide a final recommendation that responds to the pertinent values and drivers of the site.

Statement of Significance

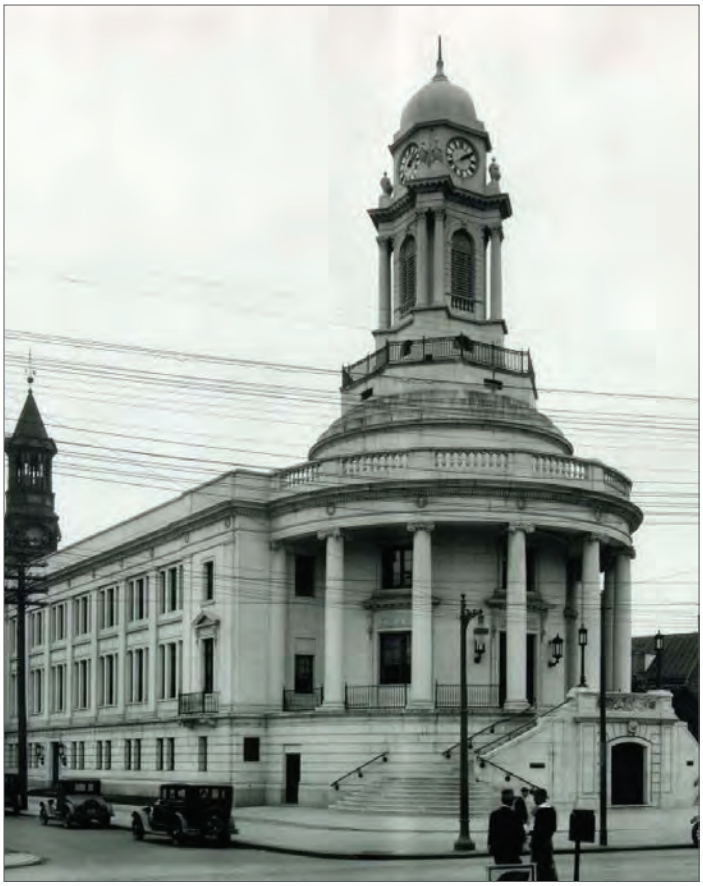


Figure 7. Image of Germantown Town Hall, c.1931, Source: Philadelphia Athenum

The neighborhood of Germantown, in northwest Philadelphia, is more than just a neighborhood. Founded as a self-governing town in 1683, Germantown was the site of historic events of the 18th and 19th centuries that helped to shape the development of our nation, including the Revolutionary War and the Underground Railroad. Incorporated into the city limits of Philadelphia in 1854, Germantown brought to the region a rich colonial history, a growing manufacturing center, and a respite from dense urban development.

Located at the heart of Germantown's business district along Germantown Avenue is the Germantown Town Hall, a structure that merges the early and subsequent chapters of the area's history. Constructed in 1923, Germantown Town Hall stands as a beacon of Germantown's autonomous roots and its civic use for over seventy years characterizes the neighborhood's early twentieth-century development as part of the burgeoning city of Philadelphia.

Prominently anchoring the northwest corner of Germantown Avenue and Haines Street, this three-story cast stone structure replaced Germantown's original 1854 wood frame Town Hall deemed structurally unsafe and inadequate by 1920. The 1854 Town Hall was constructed with funding acquired as part of debt negotiations

Figure 8. Old Germantown Town Hall, c.1860, Source: Germantown Historical Society

Statement of Significiance (cont.)

between Germantown and Philadelphia under the 1854 Consolidation Act. On the brink of the town's governmental dissolution, Germantown sought to harness its independent identity by executing the long-awaited construction of a town hall. No other neighborhood within Philadelphia featured its own satellite municipal building; demonstrating the community's need for adequate city services and further substantiating Germantown's historic roots as a self-governing town with a strong colonial history.

Over the course of its operation for nearly seventy years, the 1854 Town Hall became intertwined in the daily lives of Germantown residents and assumed a rich history of its own. The decision to demolish the condemned 1854 Town Hall and build a new structure in its place, despite strong preservation ethos in the community, reveals Germantown's growing population and need for local city services by the 1920s. Additionally, the continued use of the site sustained its association with Germantown's self-governing past and late 19th century development post-consolidation. Constructed directly in front its predecessor, the current Germantown Town Hall site was continuously used for civic purposes for over 130 years.

Germantown residents and officials had high expectations for the new town hall. It would carry on the legacy established by the 1854 Town Hall, provide a modern facility on par with City Hall to adequately serve over 80,000 residents, and stylistically exude Germantown's prestige. Designed by Philadelphia's municipal architect at the time, John Penn Brock Sinkler, this classically trained architect fashioned a building that conveyed through materiality, design, and scale the significance of Germantown's history and promising future. Though Germantown desired a Colonial style for the building mirroring its 18th century residential architecture, Sinkler could not justify applying such architectural vocabulary to a public building of this scale.

Figure 9. Merchants Exchange Builing, Philadelphia, c. 1838, Source: brynmawr.edu.jpg

What transpired was an eclectic combination of Greek Revival Classicism and Beaux Arts styles, styles were readily associated with the City Beautiful Movement. Sinkler drew from both local and national Classical precedents

including, William Strickland's Merchant Exchange Building and John McComb's New York City Hall. Touted by officials at City Hall, the final model of the building was put on display in the Mayor's Reception Room to show the city's dedication to making civic improvements to Germantown. The final design was roughly trapezoidal in plan and featured three distinct sections: a rotunda, clock tower, and office block. In keeping with its association to the 1854 Town Hall, the clock tower and bell from the Old Town Hall, originally located at Independence Hall, were transferred to the new tower in 1927 and remain there today. The Rotunda was designed to house a memorial chamber, open to the public, and featured tablets commemorating Germantown residents who served in World War I.

Figure 10. Image of Germantown Town Hall, looking west from Haines Street, Source: M. Rhodes, 2011

Following the completion of construction in 1926, the Germantown Town Hall assumed all municipal functions for the Germantown neighborhood and served as a community meeting venue. In the 1960s, the Town Hall also became one of three locations in the city to house an Emergency Operating Center. By the 1980s, limited demand and waning financial means resulted in the closing of several municipal offices. Despite an attempt by a neighborhood coalition in 1995 to save the Town Hall, unsafe conditions and outdated amenities within the building resulted in its final closure. After serving the neighborhood of Germantown for over seventy years, the Town Hall has remained vacant, as of 2011, for over fifeen years.

Though alterations were made in 1960 to the front stairs and in 1989 to the column capitals, the original building envelope remains largely intact and true to the original design. Germantown Town Hall retains its integrity through setting, exterior materials, and association.

CHAPTER 2 Two
historic context

For nearly 200 years, Germantown existed as a town and identity apart from the City of Philadelphia. Founded in 1683, the town took its name from its immigrant founders and staked out its place northwest of William Penn's "greene countrie towne."

Although Germantown became a township within Philadelphia County in 1707, it remained independent from the city's government and territory, even as Philadelphia's wealthiest residents built their summer homes along Germantown Avenue in the eighteenth century.[1] The town's founding residents established a reputation for fine German woodworking, and Germantown cultivated an economy based on these crafts and other local industries.

In 1777, the Battle of Germantown was waged on the grounds of the Chew mansion (Cliveden) as the British occupied the house and surrounding area. Although the American forces lost the battle, it proved pivotal in drawing French allies to the rebels' cause—a fact acknowledged by the Marquis de Lafayette's visit to Germantown in 1825.[2] The town even served as the temporary home and headquarters for newly-elected President George Washington and his cabinet in 1793, reinforcing a sense of stature and independence for Germantown.[3]

In 1831, the construction of the Philadelphia, Germantown, and Norristown Railroad lines made the connection between town and city much more efficient and concrete; in 1854, with the impending Act of Consolidation drafted to annex Germantown and several other boroughs, the link became even stronger still.

By the mid-nineteenth century, the City of Philadelphia and its surrounding boroughs within the county were in such competition for infrastructure and development that the municipal governments revived the question of consolidation. With riots and other social agitation chafing at the growing city, Philadelphia's city officials hoped that the annexation of the county's other governments could strengthen the police, water, education, and other infrastructural operations of the entire county.[4] Of the boroughs in

1 Ira Kauderer, *Germantown Town Hall: Philadelphia Register of Historic Places* nomination. "Germantown Town Hall" folder. Philadelphia Historical Commission.

2 Trevelyan, George Otto, *The American Revolution: Volume IV, Saratoga and Brandywine, Valley Forge, England and France at War* (New York: Longmans, Green and Co., 1920): 249.

3 David W. Young, "The Battles of Germantown: Public History and Preservation in America's Most Historic Neighborhood During the Twentieth Century" (PhD. diss., The Ohio State University, 2009): 6.

4 Edward Pease Allinson and Boies Penrose, *Philadelphia 1681—1887: A History of Municipal Development* (Philadelphia: Allen, Lane & Scott, 1887): 141.

question, Germantown was one of the few that needed convincing. Governed by as its own borough since 1844, and with over 150 years of physical and psychological separation from the City of Philadelphia, its residents balked at the prospect of consolidation with a city that they saw as rife with social and economic woes. Further serving as a deterrent was the fact that Germantown was one of the few boroughs in the County of Philadelphia that did not have debt on its books. Whereas the other municipalities would see their debts assumed by the City in the consolidation, Germantown was a rare case that would not gain financially from the deal. For these reasons, the Germantown's residents and Town Council fought the bill in the State Legislature for nearly three years.[5]

THE ACT OF CONSOLIDATION OF 1854

By 1854, popular support in Germantown for the Act of Consolidation was growing, and with the settlement of an unusual arrangement with the city, the Town Council of Germantown approved the measure in 1854. The passage of the bill was predicated on the borough's successful use of its bargaining chip: its balanced books. Where other boroughs had gone "an orgy of spending of public money," as contemporary newspapers described it, Germantown stood alone with no debts that needed to be assumed or expunged in the course of annexation.[6] Arguing that Germantown should benefit as much from the consolidation as the other boroughs, the town council leveraged its political and financial standing and arranged for a town hall to be built in Germantown, with all costs reimbursed by the City of Philadelphia in the course of annexation.

The deal, which underscored the stature of Germantown as seen from Philadelphia's City Hall, served as the resolution of a debate that had raged in Germantown since the 1840's. For several years, the town's leaders and residents agitated for a borough town hall, but the costs continually proved too prohibitive. With the agreement in 1854, however, Germantown finally had the municipal headquarters it wanted.

The agreement met with some protest from Philadelphia's newspapers, which argued that Germantown was burdening the city with deliberate and unnecessary debt. They pointed out that the very Act of Consolidation that warranted the

5 Edward W. Hocker, *Germantown 1683—1933: The Record that a Pennsylvania Community Has Achieved in the Course of 250 Years, Being a History of Germantown, Mount Airy and Chestnut Hill* (Germantown, PA: The Author, 1933): 220.
6 *The Philadelphia Inquirer* (Dec. 26, 1922): 3.

financial arrangement also annulled the need for a separate Town Hall. Indeed, the bargain was unprecedented, and Germantown's Town Hall proved to be the only satellite municipal headquarters constructed as part of the city's consolidation.[7]

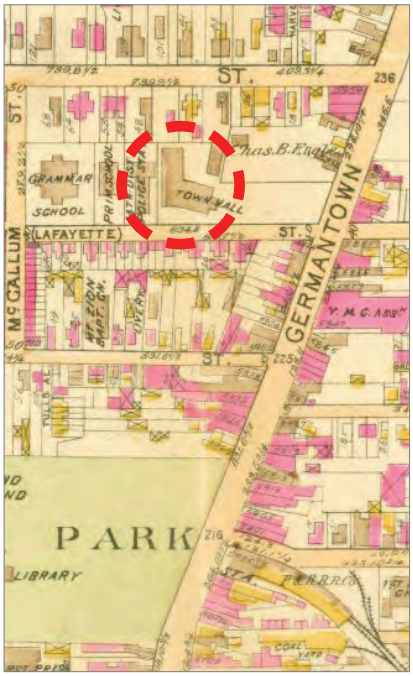


Figure 11. Geo W. Bromley Map, 1901, Source: Atlas City of Philadelphia Plate36.

THE OLD TOWN HALL

For the design of its town hall, the Council of Germantown hired Philadelphia-born Napoleon LeBrun, whose commissions for several churches—including the Cathedral of Saints Peter and Paul—had positioned him as one of the premier architects in the city. The year-long construction of LeBrun's wood frame design spanned the dissolution of the Germantown Town Council, and the $82,000 building was completed in 1855, both paid for and governed by the City of Philadelphia.

For seventy years, the original Germantown Town Hall assumed a central role in the life of the community. It was the site of both civic meetings and the Civil War, serving as the Cuyler Hospital for the Union Army.[8] Initially, the only municipal office located in the town hall was the Germantown police station. By the early twentieth century, however, it also hosted various municipal offices and agencies including the tax and gas departments.[9]

In 1876, the United States marked its centennial with an exhibition in Philadelphia, and a new bell was cast for the old State House (renamed "Independence Hall" by the Marquis de Lafayette during his 1825 visit) for the occasion.[10] John Wiltbank's old bell, which was cast in 1825 to celebrate that same visit by the Marquis, was relocated to Germantown's Town Hall, together with the State House's clock, designed by Isaiah Lukens. Both the bell and the clock were installed in the reconstructed tower of the town hall in 1877 and were feted in the celebration of the

7 *Germantown Town Hall: Philadelphia Register of Historic Places* nomination.
8 Samuel Fitch Hotchkin, *Ancient and Modern Germantown, Mount Airy and Chestnut Hill* (Philadelphia: P.W. Zeigler and Co., 1889): 538.
9 *Germantown Town Hall: Philadelphia Register of Historic Places* nomination.
10 Ibid.

Site Context + Evolution (cont.)

Figure 12. Image of Old City Hall, c.1910, Source: Hidden Philadelphia.org

centennial of the Battle of Germantown. The presence of these national icons made a sort of shrine out of the Germantown Town Hall, emphasizing once again the widespread recognition of Germantown as an independent community with national significance and a long history, even twenty years after its inclusion within the Philadelphia city limits.

NEED FOR THE NEW TOWN HALL

Given its heavy public use and its wooden frame design, city leaders seemed little surprised that the building continued to deteriorate in the first few decades of the twentieth century. Its condition worsened with little effort to stabilize the cracks in its façade, and in 1920, officials deemed it structurally unsafe. Faced with the choice between demolition and preservation, they chose to demolish and rebuild.[11]

Seemingly simple, that decision is crucial to the significance of the current town hall. It manifests both the continued sense of Germantown as a separate and distinct community, as well as the mission of the city government to tie Germantown back in with the city as a whole. The decision to build another town hall at all was a fulfillment of Mayor J. Hampton Moore's campaign promise to relocate all city agencies to city-owned buildings. Furthermore, the move was an outgrowth of the reformist Decentralization Movement, which took hold in early twentieth century public policy with the purpose of distributing city services to remote residential neighborhoods.[12]

---

11 Although city leaders always intended to demolish the old town hall in favor of the new building, the two did coexist on the site for four years, since the new town hall was built in front of the old one along Germantown Avenue.

12 Henry J. Schmandt, "Municipal Decentralization: An Overview," in *Public Administration Review* 32 (Oct. 1972): 571.

Although these factors justified the presence of a town hall in Germantown, the choice to demolish rather than restore the old town hall demonstrated a surprising ambivalence towards preservation in a community that was otherwise very conscious and commemorative of its history.[13] That ambivalence, when coupled with the stylistic program of the new town hall, revealed lingering contradictions in Germantown's sense of self. City officials sought to make the new town hall an encapsulation of Germantown's separateness, even as it drew on architectural precedents and symbols from other parts of the city.

In keeping with the contradictory significance of the town hall, therefore, it is fittingly ironic that this icon of Germantown's independence was designed by the City of Philadelphia's own architect, John Penn Brock Sinkler.

JOHN PENN BROCK SINKLER

Sinkler, who was born and educated in Philadelphia, studied architecture at the University of Pennsylvania before attending the Pennsylvania Academy of Fine Arts in Philadelphia and the Ecole des Beaux-Arts in Paris. Upon his return in 1902, he established an independent practice, before partnering with E. Perot Bissell in 1906. Under the auspices of Bissell & Sinkler, and later Bissell, Sinkler & Tilden, Sinkler specialized in residential commissions—a specialization that proved profitable with various World War I housing commissions. In 1920, Sinkler began splitting his professional time with a position as the City Architect for Philadelphia, a role that he filled for four years. During his time as the City Architect, Sinkler was responsible for high-profile projects such as Girard Piers 3 and 5 and the Queen Lane Pumping Station. The prolific number of infrastructure projects, however, created a burdensome backlog for Sinkler's office, and he began to protest the mandate that the City Architect design all municipal projects rather than hire other private firms to lessen the workload. His resignation in 1924 prompted a reorganization of the department under John Molitor. (The department did revert to the original mandate under Molitor's successor, William Covell, but in 1932, the City established a new Bureau of Architecture.)[14]

Sinkler's Beaux-Arts training, as well as his responsibility for all municipal buildings city-wide, were the particularly important influences in his design for Germantown's new town hall.

---

13 Young 125—6.

14 "Germantown Municipal Building," Philadelphia Architects and Buildings Project, accessed November 21, 2011, www.philadelphiabuildings.org/pab/app/pj_display.cfm/453518.

Site Context + Evolution (cont.)

DESIGNING GERMANTOWN TOWN HALL

True to Sinkler's training at the Ecole des Beaux-Arts, the design of the current Germantown Town Hall is an assembly of parts and precedents to suit its program. Its architectural language is that of the Greek Revival, which was popular in the early twentieth century, while the symmetry of its plan—and the plan's articulation on the exterior—is methodically Beaux Arts in style. The design, described as "Colonial" in several newspapers of the day, met with some resistance from Germantown residents who felt that it should be designed in what they deemed the "Colonial Germantown" style—presumably more in keeping with the fieldstone construction of the neighborhood's eighteenth century homes. Sinkler and his office argued, however, that the "Colonial Germantown" style was not adaptable to such a large-scale civic building and adopted other "Colonial" precedents instead.[15]

Rotunda

The main constraints dictating the town hall's design were its trapezoidal site (bounded by the obtuse intersection of Haines Street and Germantown Avenue) and the World War I memorial tablets that needed to be accommodated within the building's public space. To solve both dilemmas, Sinkler drew on the design of William Strickland's 1832 Merchant's Exchange, placing a rotunda and portico on the front façade to face Germantown Avenue. The modification allowed Sinkler to design a Beaux-Arts symmetrical building on an asymmetrical site, and gave prominence and monumentality to the memorials' space at the front of the building.[16]

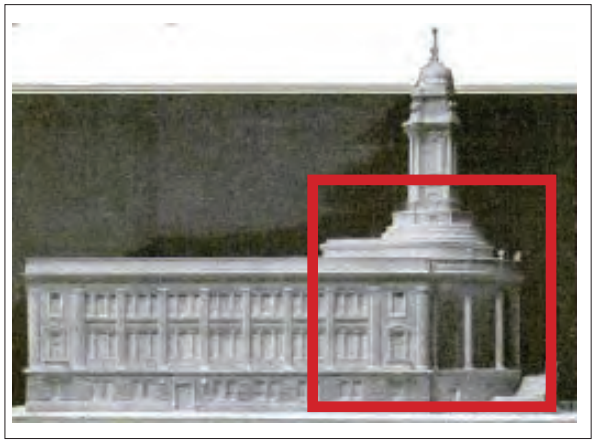


Figure 13. Image of GTH 1926 model with Rotunda highlight, Source: *Popular Mechanics Magazine, p.54.*

Tower

The precedent of the Merchant's Exchange building was also well-suited to the programmatic demand for a tower to accommodate the old town hall's famous bell and clock. Sinkler researched and adapted John McComb's tower design from New

15 Paul M. Hesser, Jr., "The Municipal Building of Germantown, Mount Airy and Chestnut Hill: An Appropriate Setting for World War Memorials," in *The Beehive VII*, no. 5 (Feb. 1925): 3.
16 Hesser 4.

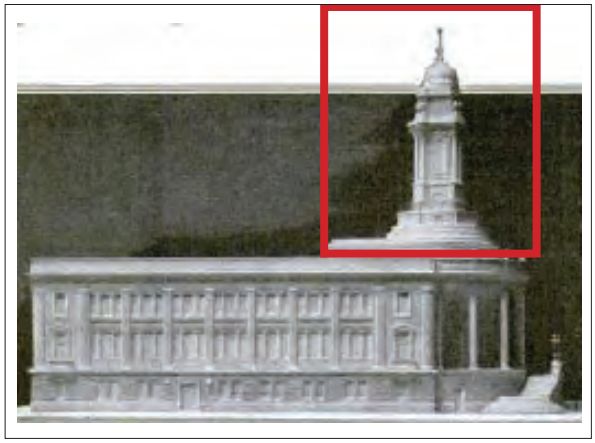


Figure 14. Image of GTH 1926 model with tower highlight, Source: *Popular Mechanics Magazine, p.54.*

York's City Hall, since it also featured a clock as part of its Classical Revival design. The inclusion of the Rotunda, therefore, answered the question of where to place the 215-ton tower, since it fit naturally on top of the portico, facing Germantown Avenue.[17] Slight tweaks were made to McComb's design, including inverting the placement of the bell (relocated to the bottom of the tower) and the clock, and changing the tower from an octagonal base to a circular one. This allowed for public access to extend from the memorials and the Rotunda space below to an observation deck within the tower.[18]

Offices

The office space at the rear of the building, designed as a block behind the Rotunda, followed the Beaux-Arts principle of symmetry, with rows of offices on either side of a wide central corridor. Of the three floors, only the top two were originally intended as office space; Sinkler originally designed the ground floor level as storage for various city departments. The town hall proved popular, however, and agencies' applications for space in the building necessitated offices on all three floors, and the architects left the rear of the building flexible for future expansion.[19] Eventually, the building housed the offices of the Highway, Survey, Tax and Magistrates Departments.[20]

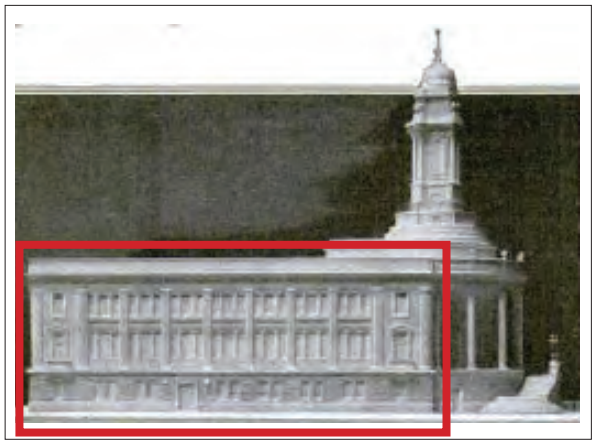


Figure 15. Image of GTH 1926 model with office section highlight, Source: *Popular Mechanics Magazine, p.54.*

The offices themselves were arranged single-pile along the building's wide corridor on each floor. The building's steel

17 *Germantown Town Hall: Philadelphia Register of Historic Places* nomination.
18 Hesser 19.
19 Ibid 17.
20 *Germantown Town Hall: Philadelphia Register of Historic Places* nomination.

Site Context + Evolution (cont.)

frame structure accommodated the large fenestration pattern in each room, and the central corridor borrowed this exterior light with the inclusion of the transom over each of the hallway's doors.

As we consider the precedents for Sinkler's design, the Germantown Town Hall is as notable for what it is not modeled after as for what it is. LeBrun's old town hall building, constructed in 1854, was still present on the site throughout the design and construction of the new building, and yet little effort was made to draw on, or refer to, its design at all. Rather, Sinkler's new building drew a marked contrast with its predecessor, from the brightness of its Benedict Stone exterior to its Greek Revival ornamentation.

The dichotomy was deliberate, an expression of Germantown's sense of its colonial self. Although the "Colonial Germantown" style (as defined by local residents) was not adapted to the new town hall, the term "colonial" was still applied freely and frequently to Sinkler's final design. Local newspapers celebrated the new building and praised its "colonial" design, and the city made a grand show of the project's architectural model to build support for its "colonial" forms. The term was applied more liberally than we would classify a Colonial Revival style today, but nineteenth- and early-twentieth century architecture considered a wide range of styles "colonial" if they adhered to eighteenth-century precedents. The choice, therefore, to adopt forms from Strickland's Merchant's Exchange and to apply the ornament of "colonial" classicism was a patent dismissal of the old town hall's wooden, uncolonialized design. (The fact that Philadelphia's City Hall was never considered as a model is also a telling rebuff of the French Second Empire design in favor of the more democratic Colonial and Greek Revivals.) Charles Jenkins, speaking at the dedication of the new building on December 1, 1923, went so far as to say that "the Old Town hall is passing without regret to anybody." LeBrun's building,

Figure 16. Imag of Germantown Town Hall, c.1938, Source: Phillyhistory.org

popular though it was in its use as a public forum, was nevertheless disliked and dismissed as a misrepresentation of Germantown's history, architecture, and significance. Sinkler's new town hall would more fully represent the "right" period of Germantown's past by evoking and embracing its "colonial" identity.[21]

The rest of Jenkins' dedication speech for Germantown Town Hall highlighted once again Germantown's importance in the eyes of the local residents, while the presence of the building behind him emphasized the town's independence in the perception of the city. Jenkins' speech—celebrating everything about "the fifth city of Pennsylvania," as he called it—devoted much of its time to tracing Germantown's eighteenth-century associations with George Washington and the seat of the national government.[22] With the creation of Germantown's own seat of government, the new town hall sought an architectural return to that perceived period of significance.

GERMANTOWN TOWN HALL IN THE 20TH CENTURY

Over the course of the 20th century, Germantown Town Hall continued to serve as the municipal center of Germantown. In the 1950s and 1960s, as Cold War tensions rose, officials converted the building's basement to a civil defense operations center. (See *Civil Defense History* for more on this chapter of the Town Hall's site history.)

In 1983, the Town Hall was added to the Colonial Germantown Historic District as a "significant" building, in a move that signaled a broadening definition of "historic" for the Germantown neighborhood. That trend continued in the early 1990s, when the city's historical commission officials began researching Progressive-era buildings including the Germantown Town Hall.[23] Spurred by that investigation, the Town Hall was listed on the Philadelphia Register of Historic Places in 1993—even as the tenant agencies began to consider leaving the building.

As the building deteriorated and the city deferred further maintenance, the last of the resident agencies moved out of the building in 1996. For the past fifteen years, the building has sat vacant, leaving a void where the center of the community once stood.

---

21 Young 125.

22 Charles F. Jenkins, "Address Delivered at the Laying of the Corner Stone of the New Town Hall in Germantown December 18, 1923," in *The Beehive V,* no. 4 (Jan. 1924): 1.

23 Daniel Rubin, "A relic of time rediscovered in tower," *The Philadelphia Inquirer* (October 11, 1993).

Site Context + Evolution (cont.)

Detail of ground floor entry, Germantown Town Hall Studio

History of Bell + Clock

BELL

John Wilbank, a local Philadelphia foundry owner, originally cast the bell in 1828. At the time, Wilbank was a popular bell founder and metalworker that, in addition to bells, crafted precise scales and also cultivated silk. [1] Wilbank was commissioned by state to cast a replacement bell for the State House, now known as Independence Hall. The total cost was $1800 for a 4000-pound bell at 45cents a pound and a credit of $400 to remove the old bell.[2] At the time of creation, this bell was stated to be the largest one made in America at the time. However, this has not been confirmed. John Wilbank delivered a 4,275-pound bell in September of 1828, which was deemed "unsatisfactory" and a new bell was cast. The final bell was delivered on November 4, 1828 and installed in the new William Strickland designed bell tower in the State House. The unsatisfactory bell was removed during this time. However, it is important to note that Wilbank chose not to remove the original old bell from the building. Sources from the time state that Wilbank either felt it would cost more than his $400 credit to remove this bell or that it was too valuable to be destroyed.[3] Eventually he was taken to court by the City Council, and a judge decided that the old bell was Wilbank's property. As a result of this ruling, the bell was given on loan to the city and left in the building. Ultimately, this bell later became known as the Liberty Bell.

Figure 17. Image of Isaiah Lukens, c.1840, Source: zazzle.co.uk

CLOCK

Isaiah Lukens fabricated the current clock located inside the Germantown Town Hall in 1828 also for William Strickland's renovations to the old State House. Lukens was commissioned by the City Council and paid $2,000 to supply a steeple clock for the new tower. The final design had four dials with one facing each of the cardinal points of a compass.[4] Following installation in 1828, clock began operation either on July 4, 1828 or

1 A. E. Wright, "John Wilbank," *A. E. Wright's Commercial Directory* (1841): 348.
2 Samuel Hazard, "Proceedings of the Council: Report," *The Register of Pennsylvania* I, no. 10. (Mar. 8, 1828): 153.
3 Arthur H. Frazier, "The Stretch Clock and its Bell at the State House," *The Pennsylvania Magazine of History and Biography* (1973): 306.
4 Frazier 306.

January 1, 1829.[5]

Figure 18. Image of Lukens clock fram and gears in tower prior to 2008 removal, Source: *Lukens Clock + Stereoview Return to Independence Park*, p.2.

Isaiah Lukens was born in 1779 in Horsham, Montgomery County, Pennsylvania to Seneca Lukens, a notable farmer and clockmaker. During his life, he gained notoriety not only for his inventions but also for his developments in methods for tempering steel.[6] Some of his more notable works include the 1812 Clock at the Loller Academy Building in Hatboro, Pennsylvania and his 1828 timepieces for the Bank of the United States and the Philadelphia Bank. Later Lukens became known for his copy of the Redheffer perpetual motion machine owned today by the Franklin Institute. During his career he also constructed two electro-magnetic machines off the designs of Joseph Saxton in 1833. Recent scholarship has also discovered that Lukens may have provided Meriwether Lewis on the Lewis and Clark expedition with several butt stock air rifles.[7]

OLD GERMANTOWN TOWN HALL

The Wilbank Bell and an Isaiah Lukens clock, also constructed in 1828 for the Strickland renovations, remained in the State House till 1876. At this time, both were replaced by a new bell and clock for the Bicentennial by Henry Seybert. Following their removal, the bell and clock were given to the neighborhood of Germantown

5 Gibbs, James W. *Pennsylvania Clocks and Watches: Antique Time Pieces and Their Makers*.(Pennsylvania State University Press, 1984): 51.
6 Ibid 51.
7 Robert D. Beeman, PhD., "New Evidence on the Lewis and Clark Air Rifle--an "Assault Rifle" of 1803," accessed December 1, 2011, www.beemans.net/lewis-assault-rifle.htm.

History of Bell + Clock (cont.)

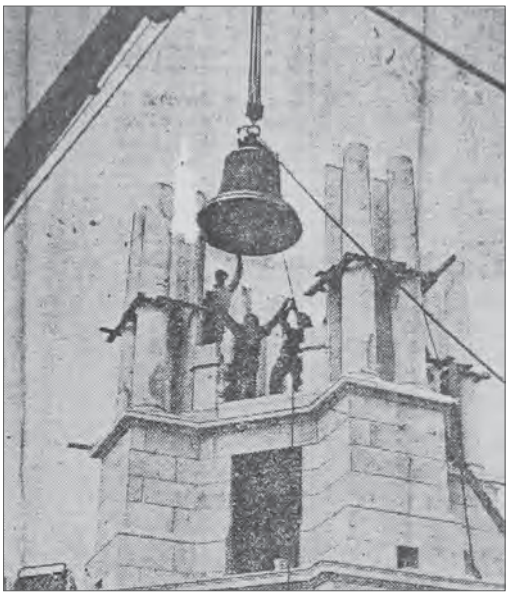


Figure 19. 1929, Historic picture of bell placement, Source: Philadelphia Historic Commission files, Germantown Town Hall folder

in Philadelphia for installation in their town hall.[8] A new tower was constructed on the original town hall for the purposes of displaying the pair. They remained in this building until 1923.

In 1923, John Penn Brock Sinkler, the city of Philadelphia's architect, constructed a new town hall in front of the older building. Inspired by the Strickland's Merchant's Exchange, New York City Hall, and the White House, Sinkler designed a Beaux Arts civic building with a prominent tower for the clock and bell. Both artifacts were installed in the building in 1923 and have remained there since. Currently the building is vacant and has been empty since 1994.

8 Philadelphia Record, *Record Almanac for 1885: Illustrated* (1885): lxxi.

Figure 20. Wilbank bell, suspended in Germantown Town Hall tower. Source: Kalen McNabb, 2011.

Civil Defense History

GERMANTOWN TOWN HALL DURING THE COLD WAR

Post-World War II America emerged into a new era of incredible industrial growth and consumerism that was shadowed by the potential catastrophic power of atomic weapons. Military leaders, researchers and weapons developers, and foreign officials realized a need for defense on the home front, in American cities, from the now wider reach of war. Studies of the destruction caused by the bombing of Hiroshima and Nagasaki concluded that in such a disaster there was potential to save civilian lives. From this a national program for civil defense was developed, which outlined locally organized programs for civilian protection from threats of the atomic age – especially the developing Cold War. Germantown Town Hall became a key piece in Philadelphia's civil defense program.

In 1948, president Truman established the Office of Civil Defense Planning (OCDP), which developed a detailed organizational structure for a national civil defense program, issued under the *Hopley Report*. It placed significant authority and control at the state and local level. The following year Russia tested its first atomic bomb and in 1950 it was announced that Russia was developing a far more destructive weapon – a hydrogen bomb. The Cold War was rapidly growing as tensions between the US and Russia escalated. A new sense of urgency and need for civil defense prompted the creation of the Federal Civil Defense Act, which Truman signed in 1950. This new program formalized the role of the federal government as technical planner and leader, and the state and local government as the actual operator and administrator of civil defense operations.

Figure 21. Civil Defense Poster Source: Philadelphia City Archives

In Pennsylvania, governor James Duff had started planning for civil defense in 1949 by appointing a defense committee and by establishing a Philadelphia office. He had determined that each county in the state would be responsible for its own local planning, which made Philadelphia a planning zone, and its mayor Bernard Samuel the director of the Philadelphia County Civil Defense Council (PCCDC). Within a year, following the outbreak of the Korean War, Mayor Samuel named retired Army Major General Norman D. Cota. As executive director

of PCCDC. While the federal government offered general organizational programs for preparing against atomic attack, the specifics for each local program were left to local planners. Cota outlined the need to establish an efficient air-raid system, a regional organization of communication facilities, and a training program for neighborhood-level civil defense organizers and firefighters. Philadelphia was then organized into four planning regions (northeast, northwest, southeast, and southwest sections of the city) with neighborhood and block level organization. City Hall served as the program headquarters. Germantown Hall was designated as the location for the Office of Emergency Operations for Region 3 (Northwest Philadelphia). An office space for communications was set up on the second floor. Survival was seen as the means for "winning" a nuclear war, and communication and an executable plan were essential to survival.

On February 13, 1951, the PCCDC tested the city's readiness by playing out a hypothetical atomic attack. The results were displeasing. Cota remarked at a later critique that the city would have been lift crippled, unable to communicate, with downed power lines, and overall panic. The Region 3 operations center was left completely destroyed and unuseable in the scenario because of its exposed second floor location. Cota called for more funding for the program, but hearings in 1952 found more troubling issues with the civil defense program.

The 1952 mayoral election changed the organization of the civil defense system. Investigations into city government corruption replaced the established Republican machine with a new Democratic governance. It was discovered that Cota had limited control over the development of the civil defense program in Philadelphia and that much of the work he had proposed had not been realized. Issues ranged from needing thousands more volunteers for neighborhood defense and volunteer fire fighting positions to the lack of equipment for detecting radiation and extinguishing fires. In addition, regional operation centers, like the Region 3 center in Germantown Town hall's second floor were exposed above ground when they should have been below ground, protected from a potential blast. Communication between neighborhood wardens and regional directors and Cota was limited or nonexistent. Neighborhood wardens had the greatest power in the chain of command because of familiarity with their designated neighborhood's politics and their authority over its residents. Paul Hartenstein took over Cota's position as executive director and made several improvements to the civil defense

Civil Defense History (cont.)

system that Cota had begun.[1]

The operations offices on the second floor of Germantown Town hall were improved in 1955 with the construction of thin wood partitions for additional offices; however, they were still vulnerable in an attack.[2] By the late 1950s, the Cold War had receded to become more the subject of public service videos and had less of a presence in other urban issues. Modern city planners such Edmund Bacon created visions for Philadelphia involving greenways and new roadways, but absent was any discussion of civil defense protection or infrastructure; the city did not have enough fallout shelters for everyone in the city.[3] At Germantown Town Hall, aesthetics were taken over Cold War infrastructure. In 1960, the original marble front steps of the Town Hall were torn out and replaced by poured concrete steps echoing the original design.[4] The Cuban Missile Crisis of 1962 brought renewed a sense of urgency for a defense and civilian protection plan.

THE REGION #3 EMERGENCY OPERATION CENTER THE GERMANTOWN TOWN HALL BASEMENT

In 1962, an emergency generator with a 550 gallon gas tank was added to the basement of Germantown Town Hall.[5] This was to supply power to the emergency operations offices on the second floor in the case of power failure. Still, in the event of an attack, the operation center, with its exposure to windows, would be vulnerable in an attack. As Cota had suggested, all operation centers needed to be located underground, as with fallout shelters, in order to increase the chance for maintaining communication during an unthinkable event. In late 1965, work began on relocating the Region 3 center to the basement of Germantown Town Hall. A renovated and secure space would be built that would be protected by being in the Hall's deep basement and by its massive concrete structure.

Germantown Town Hall's basement features a shallow storage space beneath

---

1 Scott G Knowles, "Defending Philadelphia: A Historical Case Study of Civil Defense in the Early Cold War," *Public Works Management & Policy* 11, no. 3 (2007): 217-232, 3-13.

2 "Application #93136B, Town Hall 5930+ Germantown, 39+ Haines St - 2nd Floor;" 'C' Application for Zoning Permit and/or Use Registration Permit," Philadelphia Department of Licenses and Inspections (Mar. 11, 1955).

3 Knowles 13.

4 "Application# 86633F, N.W. Germantown Ave. + West Haines St.;" 'C' Application for Zoning Permit and/or Use Registration Permit," Philadelphia Department of Licenses and Inspections (Oct. 19, 1960).

5 "Application# 5002H, Germantown Municipal Building;" 'C' Application for Zoning Permit and/or Use Registration Permit," Philadelphia Department of Licenses and Inspections (Mar. 3, 1962).

the Rotunda, and a full basement under the office section of the building. Until the 1960s, the basement been used for storage and there had been a bank of showers. At the western corner of the basement two large cast iron water boilers provided steam to the building's many radiators. Piles of coal had been stored in the basement to fuel the boilers.[6] In the middle of the basement, a flight of steel pan stairs with an iron railing ascends to the first floor, continuing to second floor. On the western (southwestern facing) wall of the Hall, a flight of concrete steps descends to a pair of double doors that open to the basement.

Figure 22. Basement rendering (1969 and today), Source: Matt Wicklund, 2011

Construction required the removal of existing partitions, shower stalls, and the exposure of the concrete floor base by stripping off existing wood floors. In their place, new partitions were built and old ones refaced. In order to protect the basement from any blast penetration all openings were secured. Holes in the foundation from piping for showers were patched; ten basement windows were blocked up with cement or sand packed concrete blocks; and a new "blast wall" of twelve inch-thick, solid packed concrete blocks, was built ten feet tall in front of the double doorway to act as a baffle against a blast. Due to blocking up the windows, new filtered ventilation systems were installed to allow for air to be drawn out of the basement by fans via the blocked windows; vents in the doors allowed for air to pass between rooms. The concrete floors were smoothed and covered in asphalt tile, while the walls were clad in plywood and painted. Ceilings in main communications rooms were given acoustic ceilings. New florescent fixtures were hung in all the new rooms. Given a limited budget, the contractor was requested to reuse as much lumber and other materials as possible. Lumber from dismantled partitions of the Emergency Operations offices on the second floor of the Hall were to be used

6 "Initial Job Conference for Project No. 07-999-1-5: November 22, 1965," Civil Defense Matching Funds 60-101-2.2, Emergency Operation Center Region #3, Philadelphia City Archives.

Civil Defense History (cont.)

Figure 23. Basement rendering of main room (1969 and today), Source: Matt Wicklund, 2011

in rebuilding partitions in the basement. Transom windows were to be reused in the basement as "pass-windows" between communications rooms, and doors were to be "rebuilt" to specifications. Lastly, a decontamination shower was installed. The total construction cost was estimated as $7,750.[7]

Figure 24. Rendering of basement, radio room, Source: Matt Wicklund, 2011

The new center for Region 3 emergency operations was not simply a protected bank of offices, but communications hub and survival space. The federal government had established guidelines for emergency operations centers. Existing construction plans and photographs of the space from 1969 reveal the general layout of the operations center. In the new space, there would be living quarters for a small staff of dedicated communications operators. At the base of the stairs from the first floor was the deputy director and secretary's office. To the left (northeast) was a large services and operations space with two rows of tables topped by rows of telephones – one for each operator that sat around the tables. This room was also a main meeting space and featured one portable chalkboard. Off of this room, on

7 Ibid.

Figure 25. Basement, shelter supplies, 1970, Source: Philadelphia City Archives

the eastern side of the basement, were three communications rooms. The first was the radio room, which had radio booths for several operators lined-up against the east wall. The second was a telephone room. The third was the message center, which had "pass-windows" connecting it to operators in the adjacent telephone and radio rooms. To the right of the stairs and past an original fire-proof doorway (blocking what was once the boiler room form the rest of the basement) the basement floor is two to three feet lower than the space just described. This area was originally one large room for building systems, with two smaller storage rooms on the east side of the basement. A new cinder block wall had been built prior to the 1965 basement remodeling, which further enclosed the boilers and the building's mechanical systems. In 1965, a new electric generator had been installed adjacent to the water boilers. For the operations center, as described before, a blast wall was built in front a double doorway that led outside. In addition, the existing two smaller rooms on the east side of the basement became living quarters. A small dormitory, one for men and another for women, were built into a room that projects beyond the footprint of the Hall under the sidewalk. A kitchen was furnished next to the two small dorm rooms.[8] It is likely that the kitchen and dormitory were intended as bomb shelter space in the case of an event to protect a few who could then remain in communication with the greater civil defense network. Evidence remains today (2011) of emergency supplies in the basement in the form of a rusted canister of drinking water.

Construction on the new operations center was to be completed by 1966, but permits reveal that additional work continued through to 1967. The office remained in use through at least the early 1970s when, in 1973, the Office of Emergency Preparedness was abolished and its powers transferred to Housing and Urban

8 "Relocation of Civil Defense Facilities from 2nd Fl. To Basement of Town Hall, Germantown Ave. & Haines St.," Blueprint sheet one of two, June 19, 1965, Civil Defense Matching Funds 60-101-2.2, Emergency Operation Center Region #3, Philadelphia City Archives.

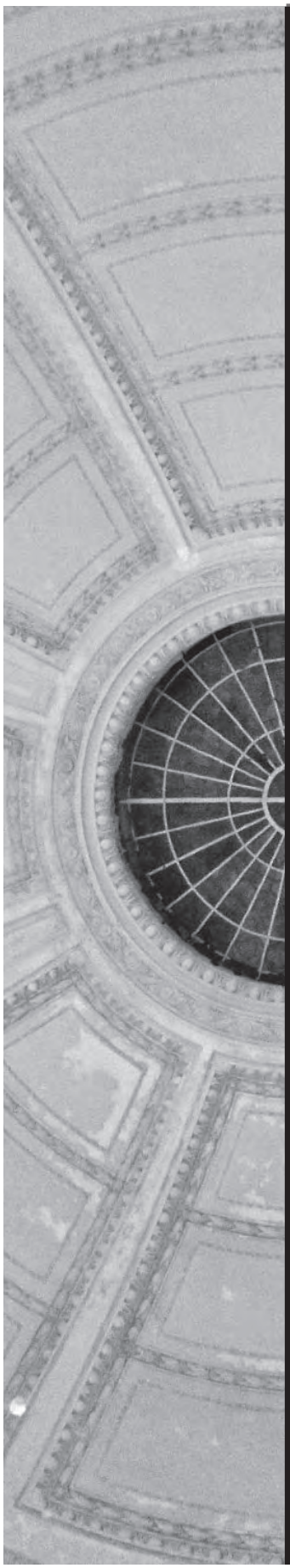
Civil Defense History (cont.)

Development (HUD), the Treasury, and the General Services Administration (GSA).[9] In addition, in the early 1970s, Philadelphia built a new shelter building north of Center City, to house the Civil Defense offices. This was short-lived. While the Cold War continued through the 1970s, the need for Civil Defense and for expensive operations centers was discredited in the realization of the true destructive power of an atomic weapon. Defense shifted from preparing the home front to averting a global catastrophe. The collapse of the Soviet Union in 1991 effectively ended the Cold War.

---

9 "Significant Events in United States Civil Defense History," Washington, D.C.: Information Services, Defense Civil Preparedness Agency, 1975, accessed December 1, 2011, www.civildefensemuseum.com.

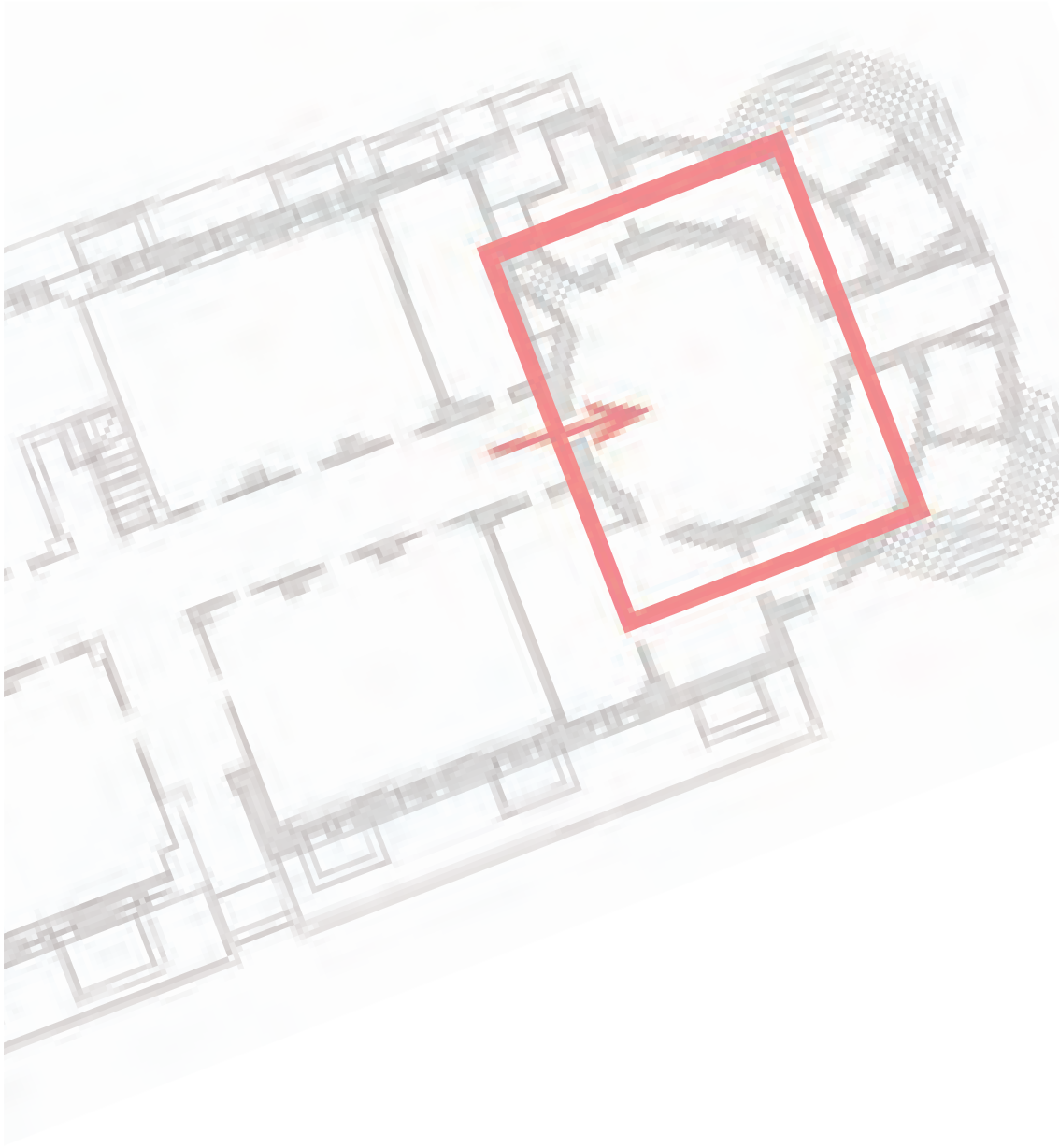
Site Timeline



1683	Germantown settled by German-speaking immigrants
1828	Isaiah Lukens designs clock in collaboration with Joseph Saxton; John Wilbank casts bell to be housed in the Pennsylvania State House (Independence Hall)
1844	Germantown borough chartered
1854-1855	Consolidation Act of 1854 annexes Germantown within the boundaries of the City of Philadelphia; Borough of Germantown purchases two lots along Germantown Avenue from James Harvey and Richard Engle **"OLD TOWN HALL" DESIGNED BY NAPOLEAN LEBRUN**
1861-1865	**"Old Town Hall" used as Cuyler General Hospital during the civil war**
1870s	Haines Street is cut east-west across the town hall property
1877	**LUKENS CLOCK AND WILBANK BELL TRANSFERRED FROM INDEPENDENCE HALL TO THE OLD TOWN HALL**
1920	**Old Town Hall declared "structurally weak"**
1922	**John P. B. Sinkler, city architect, submits design of new town hall, estimated to cost $45,000**
1923-1924	**NEW TOWN HALL BUILT IMMEDIATELY EAST OF OLD TOWN HALL, FACING GERMANTOWN AVENUE**
1925	**World War I memorial tablets dedicated on Armistice Day (November 11)**
1926-1927	**CITY OFFICES MOVE FROM OLD TOWN HALL TO NEW TOWN HALL; OLD TOWN HALL DEMOLISHED**
1955	**Permit issued for construction of partitions for Civil Defense Offices**
1960	**Permit issued for replacement of marble front steps with concrete**
1965	**Rehab of basement for use as Civil Defense Emergency Operations Center; ten basement windows blocked up for ventilation and plumbing systems**
1983	**Building added to the Colonial Germantown Historic District as a "significant" building**
1989	**Cast stone facade repaired and patched; ionic capitals removed from rotunda columns**
1993	**Building listed on the Philadelphia Register of Historic Places**
1996	**PERMIT ISSUED FOR NEW (PARTIAL) ROOFING; CITY AGENCIES BEGIN TO MOVE OUT; PIDC TAKES OVER PROPERTY MANAGEMENT AND REAL ESTATE LISTING**
2005	**Bronze light standards stolen; other metal fixtures and railings removed to prevent further thefts**

CHAPTER 3 Three

site photography



Site Photography

Exterior

Figure 26. Germantown Avenue elevation, looking southwest from Haines Street, Source: Germantown Town Hall Studio 2011

Figure 27. Figure 2: Haines Street elevation, Source: Germantown Town Hall Studio 2011

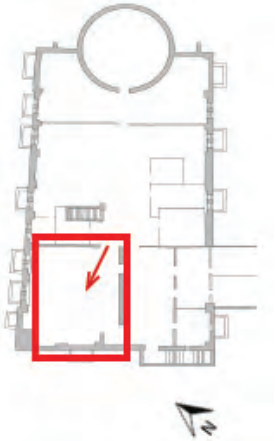
Site Photography (cont.)

Figure 28. Southwest elevation
Figure 29. Source: Germantown Town Hall Studio 2011

Figure 30. Northwest elevation, Source: Germantown Town Hall Studio 2011

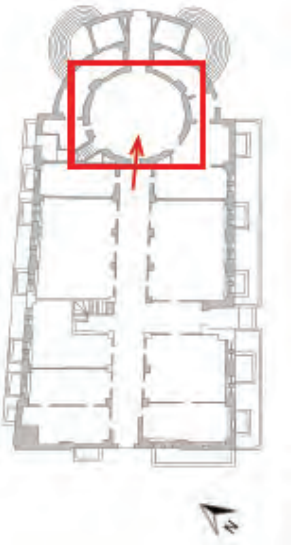
Interior - Basement

Figure 31. Boiler in basement, Source: Germantown Town Hall Studio 2011



Interior - 1st Floor

Figure 32. Ground level area below Rotunda, Source: Germantown Town Hall Studio 2011



Site Photography (cont.)

Interior - 2nd Floor

Figure 34. Figure 7: First floor interior corridor leading into Rotunda, Source: Germantown Town Hall Studio 2011

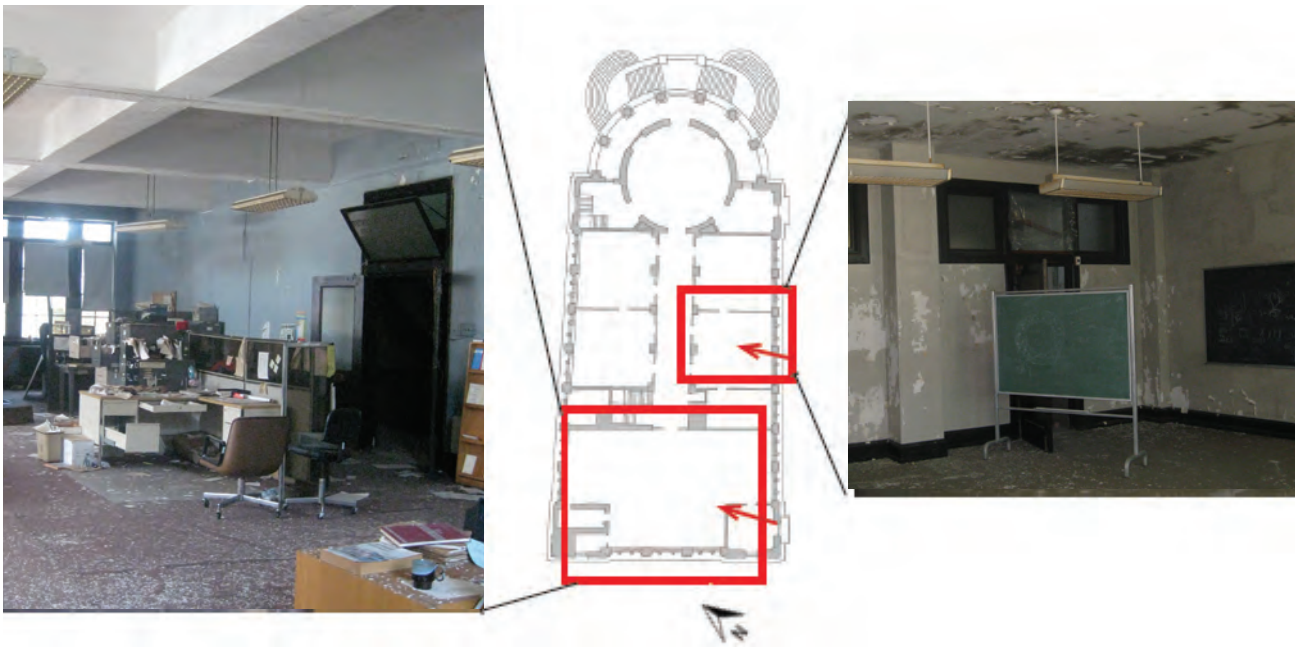


Figure 33. First floor office space, Source: Germantown Town Hall Studio 2011

Interior - 2nd Floor: Rotunda

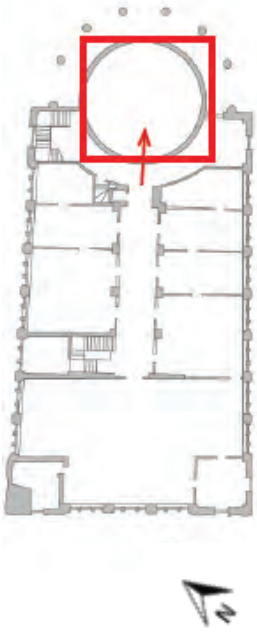


Figure 35. Figure 9: Rotunda and domed ceiling with oculus, Source: Germantown Town Hall Studio 2011

Interior - 2nd Floor: Tower

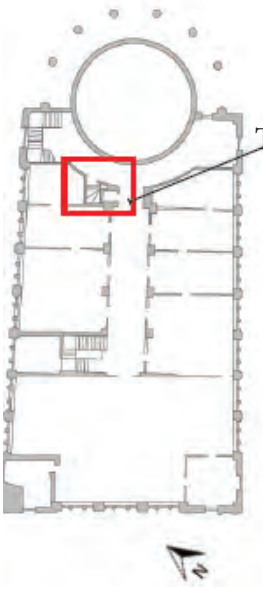


Figure 36. Figure 10: Bell and plenum, Source: Germantown Town Hall Studio 2011

CHAPTER 4 Four
descriptive analysis

EXTERIOR

Germantown Town Hall is a large four-story structure that stands above Germantown Avenue. Situated on a trapezoidal lot, the large imposing structure faces Germantown Avenue to the northeast and is bounded by West Haines Street to the southeast of the lot. A small alley runs along the northwest façade and provides access to the large parking lot that abuts the southwest elevation.

The building is laid in a benedict cast stone veneer and is composed of three main parts, which include the Rotunda, tower, and office block. In total, the structure features three stories of usable office space with a large two story interior Rotunda, a finished basement and the multi-story bell tower.

The ground story features a granite base that wraps around the entire structure is capped by a cast stone water table. Above this, the ground story is treated with a rusticated cast stone façade that is capped by a course of molding that extends around the building. The Rotunda elevation of the building contains a double transverse stair that leads to the central doorway of the portico one story above ground level. A central opening is located at the base in-between the transverse stairs serves as the main entry point for the ground floor level. At the top of the stairs on the first floor of the structure, six two story columns wrap around the semi circular front façade and frame the three bays of the Rotunda. Two peripheral bays lie adjacent to the semicircular projection on either side of the Germantown Avenue façade and feature eight panes on the first floor and six panes on the second. The main entrance to the Rotunda exhibits paired wooden doors with a glass transom. The doorway and 8 pane casement window on either side is treated with a wide ornamented frieze surmounted by a modillioned entablature resting on consoles. Large openings on the second floor are placed directly above this detailed entablature. A wide semicircular entablature is supported by the two-story columns, which currently lack capitols. The entablature is simple in form with an undecorated architrave and a wide frieze ornamented by a garland relief placed directly above each column. Above this element, the entablature is decorated by a denticulated cornice and capped by a cast stone balustrade that wraps around the portico.

The bell tower is placed directly above the Rotunda rises from a circular base partially clad in a copper allow roofing. Above the roofing, now corroded and stained, rests a hexagonal base from which the four-sided tower rises. Paired Corinthian columns are placed at each corner and mark the level of the bell. Above this is an intricate entablature that extends around the columns and side of the tower. The entablature features a wide frieze with a denticulated

Descriptive Analysis (cont.)

cornice, similar to the cornice of the Rotunda below. Above this rests a four-sided square featuring a clock dial on each elevation. This entire tower is capped by a copper alloy dorm and a vertical weather vane.

The office block portion of the structure is present on the southeast and northwest office elevations, which are largely symmetrical and feature nine bays and three stories of office space. The ground level is treated with the same rusticated stone and molding creates a transition from ground level to the first floor. Small singular square openings are present on each end and are paired together beneath the windows of the central portion of the façade. The sixth bay from Germantown Avenue at ground level on the southeast façade features a large entryway with wooden double doors and a wide transom. At each end of the façade, the building extends slightly from the main office section and features a single bay. On the first floor at each end is placed a 4/4 window with large panes and a transom is capped by a peaked cap combination pediment supported by two ancones. A balcony protrudes from the base of this window on the southeast elevation and is supported with consoles extending from the rusticated level below. Above this pediment is a single square opening surrounded by molding. Along the northwest façade, a large two story arched window is present along the easternmost end-bay, providing light for an interior stairway.

The central portion of each elevation features a series of seven tripartite windows separated by a pilaster extending from the first floor to the cornice. Each individual bay features an altered Wyatt window with two vertical 4/4 windows separated by cast stone piers and a central 6/6 window. Two and three pane transoms exist only above the first floor windows. Each window on this level is capped by an entablature and is separated from the second story windows by square panels beneath each individual window. The entablature and projecting cornice present on the Germantown Avenue façade carries on throughout these elevations with the garland relief placed above each pilaster. The balustrade present on the Rotunda transitions into a parapet, which is topped by a small projecting cornice.

The southwest elevation of the building features five bays and faces the parking lot for the building. The treatment of this façade is similar to that found on the adjacent elevations. Along the rusticated ground floor level, a central doorway is placed in the center of the façade featuring a double doorway similar to that on the southeast elevation. Singular square windows are extant on the projecting bays on either end, and paired square windows are present on either side of the doorway. On the projecting ends of the first level, the pediment windows lack the

balconies seen on the southeast façade. The three tripartite windows in the center of the structure are treated in a similar fashion to those found elsewhere on the building. The left side of this façade features a blind window on the second-story projecting bay. A large chimney laid in white brick and capped by stone can be seen extending beyond the projecting parapet above this blind window.

INTERIOR

The ground floor of the building can be accessed on all facades except the northwest. A central corridor extending from the parking lot façade to the area beneath the Rotunda runs the length of the building and it intersected by a secondary corridor from the entrance on Haines Street. Opposite this secondary entrance lies the interior stairway that provides access to all three floors. A door beneath the stair provides access to the basement below. On either side of the corridor are eight variously sized offices. The central corridor flows into a circular room lying directly beneath the corridor. Several additional semicircular shaped rooms lie off of this central space including another staircase that rises throughout all three floors adjacent to the main Rotunda. Access to Germantown Avenue is provided by another centrally located corridor leading away from the Rotunda.

Rising up the Rotunda staircase, the stair hall provides access to the imposing two-story Rotunda. The floor of the Rotunda is clad in white marble with a multi-colored star ornament in the center of the space. The interior of the Rotunda is divided into eight bays with paired Corinthian pilasters extending to the floor above. The pilasters frame the eight bays containing the openings for the doorway and two windows facing Germantown Avenue, three openings toward the opposite office block stair hall to the west and east, and two WWI memorial tablets. Each first floor level opening is embellished by plaster entablature resting on abscone brackets. The second floor openings are placed directly above those on the first while two seals are placed above the WWI tablets at this level. The WWI memorial tablets contain the names of Germantown residents who died during the war inscribed on the marble in gold lead with the words, “We here highly resolve that these dead shall not have died in vain.” The molded plaster ceiling is divided into eight triangular sections, reminiscent of the eight bays on the walls. A central circular multi pane glass oculus lies in the center of this ceiling.

The first and second floor office sections of the building are identical in form and layout. Each floor contains a central corridor leading from the Rotunda with two separate offices on either side. On the second floor, the corridor leads to the

Descriptive Analysis (cont.)

Rotunda stairwell and ends at an open area looking down at the Rotunda. At the southern end of the building, the corridor connects to interior staircase and intersects an expansive office that spans the entire width of the building at the second and third levels. A vault and a private office are located within these large spaces at the corners of the room. Tripartite transom doorways mark each office and are a prominent feature of the interior corridor.

On the second floor, a small circular stairwell leads to the bell tower and the roof of the structure. A small opening within this stairwell provides access to the ceiling cavity. As one proceeds upwards in the tower, another opening allows for access to the flat roof. Following this level, a metal staircase rises over the Rotunda ceiling and leads to a small interior room. A vertical stair leads into a small square room containing the Wilbank Bell and another taller vertical stair leads into the clock room above.

Figure 37. Front staircase, Source: Matt Wicklund, 2011

Character-defining Elements

To aid in effectively identifying the building's exterior and interior character-defining elements (CDEs) our team utilized a three-tiered visual identification method as outlined by the National Park Services' Preservation Brief #17: Architectural Character Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character. After identifying the exterior and interior CDEs our team created a ranking system based on an assessment method created by the California Department of Transportation (based on strategies identified in NPS Preservation Brief #17).

A ranking system in the case of Germantown Town Hall is extremely valuable for future reuse plans. While each CDE listed is considered significant and should be retained, this ranking system builds in some flexibility for programmatic agendas to mitigate total loss of elements. If the feasibility of a new use is hindered by an identified CDE its standing within the ranking system will prompt the recommended treatment:

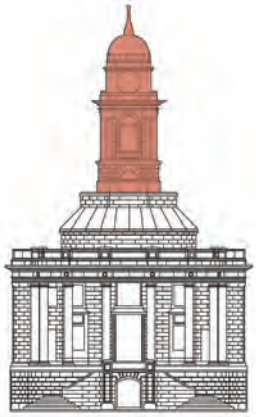
Most Significant:
Recommended Treatment
Repair and replace only where necessary, and if adequate documentation of original appearance is extant. Removal would compromise, but not eliminate, the significance of the fabric.

Significant + Less Significant:
Recommended Treatment
Repair and replace only where necessary, and if adequate documentation of original appearance is extant. Removal of element is not recommended but, if required for feasibility of reuse, an interpretative plan/design is needed to document the original design and significance of the element.

Most Significant 13 – 15 points	Significant 9 – 12 points	Less Significant 5 – 8 points
Strongly conveys sense of time and place	Conveys sense of time and place	Still conveys sense of time and place, but to lesser degree

MOST SIGNIFICANT (13 – 15 points)

Through scale, materiality, craftsmanship, and integrity these features strongly convey a sense of place and time related to the Germantown Town Hall as a nineteenth century civic icon.



Exterior: Clock + Bell Tower (Ranking: 15)

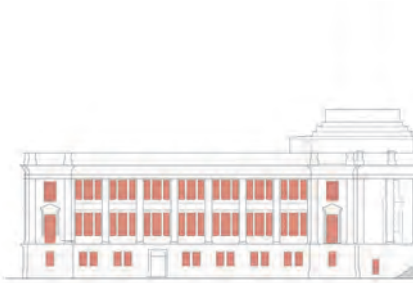
The four-sided, cast stone, bell and clock tower is located just above the third story of the northeastern Rotunda section of the building. Topped with a dome and finial, this three level tower is fifty feet in height and houses the clock and bell gears at the base, a bell in the central section, and four clocks on each side of the tower. The clock and bell were transferred from the 1854 Town Hall. As the highest point of the building, the clock tower has a wide viewshed along Haines Street and Germantown Avenue.

Exterior: Benedict Stone Façade (Ranking: 14)

The cast stone material used to construct Germantown Town Hall was manufactured by the Benedict Stone Company. Founded by James Benedict in 1919, the company utilized a process similar to that of casting concrete blocks. A mixture of cement, aggregates, sand and water was poured into either a wet or dry mold then removed to harden. Use of aggregate stone is a common attribute for structures executed in the Beaux Arts/Classical structures.

Character-defining Elements (cont.)

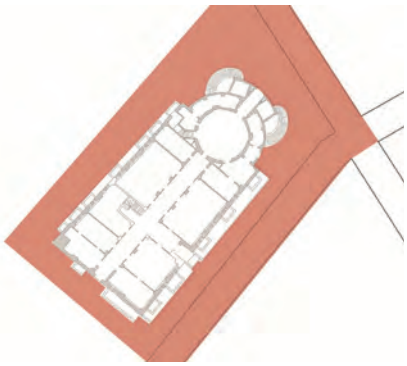
Exterior: Original Fenestration Pattern (Ranking: 14)



The second and third stories feature double hung, recessed, windows in tripartite grouping. The central windows are twelve-light and windows flanking either side are eight-light. The elongated windows on the second floor are topped with two or three-light hopper windows. The tripartite organization of the windows adds to the buildings symmetrical articulation, a common character-defining element of the Beaux Arts style.

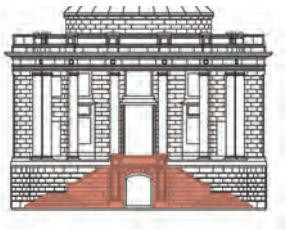
Exterior: Siting & Orientation (Ranking: 14)

Positioned on a northeast to southwest axis, semi-trapezoidal in plan, Germantown Town Hall stands at the northwest intersection of Haines Street and Germantown Avenue. Germantown Town Hall was intentionally sited closer to the road with the circular colonnade facing the main avenue to enhance the prominence of the building. The designers faced a challenge in locating the building given the odd angular intersection caused by the diagonal course of Germantown Avenue. To alleviate the visual disruption caused by the intersection the circular end of the building was intentionally placed closest to the street as this orientation was said to "[confuse] the eye…and thus makes the uneasiness of the intersection of the street less noticeable." (Beehive, 1925, p.17)



Exterior: Main Staircase – Northeast Façade (Ranking: 13)

The double transverse stair at the northeast façade runs parallel to the Rotunda. Symmetrical in plan, the staircase features twenty-one-runs to the northwest and southeast. Originally constructed of marble, the stairs were replaced with

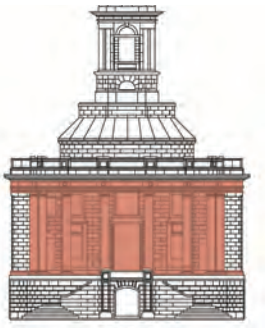


Character-defining Elements (cont.)

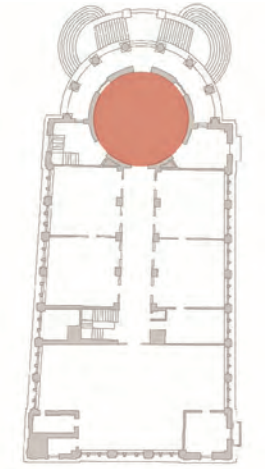
concrete in the 1960s. Though original fabric has been lost, the replacement mirrors the original form of the 1923 staircase and retains the original pathway to enter the building.

Exterior: Front Portico (Ranking: 13)

The Rotunda section of the building features a semicircular two-story cast stone portico lined with six ionic columns (currently missing their capitals). The exterior wall of the Rotunda is divided into three bays with three one-story entryways topped with a modillioned entablature. Above each entryway is a single window.

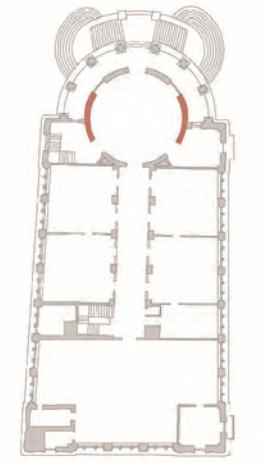


Interior: Rotunda – Interior Space (Ranking: 13)



Located over a raised basement, the two-story Rotunda space is located at the northeastern section of the building. Thirty-three feet in diameter and thirty-seven feet high, this circular room is the most ornate in the Town Hall building. Corinthian pilasters divide the room into eight main bays. Originally painted pale shades of green a gold, the Rotunda features a marble floor and wainscot. The Rotunda is topped with a domed plaster ceiling with a multi-paned glass central oculus.

Interior: World War I Memorial – Tablets (Ranking: 13)



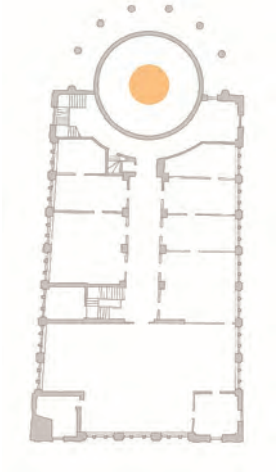
The Rotunda houses two marble World War I Memorial tablets. Seventeen feet in height, each tablet is engraved with names of Germantown residents who served in World War I. The tablets are also engraved with "We here highly resolve that these dead shall not have died in vain."

Character-defining Elements (cont.)

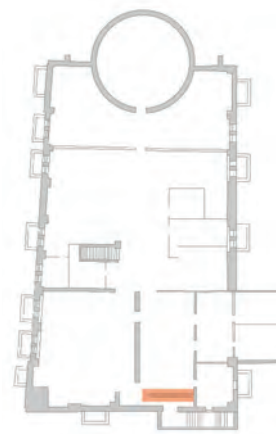
SIGNIFICANT (9 – 12 points)

Through craftsmanship, integrity, and use these features convey a sense of place and time unique to Germantown Town Hall.

Interior: Bell & Associated Gears (Ranking: 10)



Originally cast in 1828 by John Wilbank, the bell is made out of a copper alloy, more than likely bronze alloy containing 23% of Tin in a 4:1 ration with copper known colloquially as bell metal. Approximately 4600 pounds in weight, the bell is inscribed with “Cast by John Wilbank Philada 1828.”



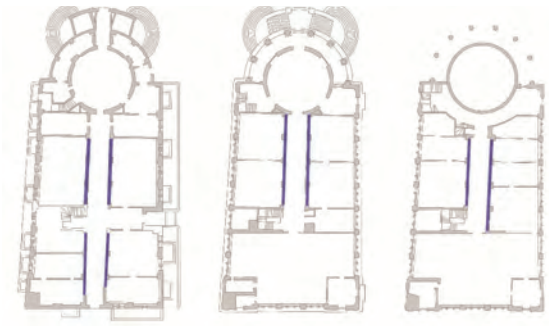
Interior: Civil Defense Blast Wall - Basement (Ranking: 10)

By the 1960s, the Town Hall became one of three locations in Philadelphia to house an Emergency Operating Center. A blast wall installed in the 1960s remains in the basment.

Character-defining Elements (cont.)

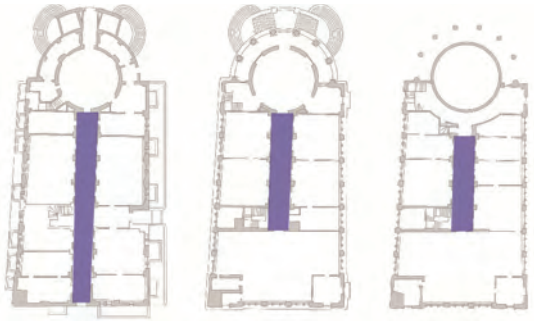
LESS SIGNIFICANT (5 – 8 points)

Through craftsmanship, integrity, and use these features convey a sense of place and time unique to Germantown Town Hall although to a lesser degree than the elements identified above.



Interior: Tripartite Transom Doorways -Interior Corridors (Ranking: 7)

Wood frame doorways and tripartite transoms line the corridors of 1st, 2nd, and 3rd floors. These wide entryways filter ample natural light from the rooms to the hallway.



Interior: Wide Interior Corridor (Ranking: 7)

The first, second, and third floors feature corridors that are typically 12’ feet in width. Each corridor culminates at the Rotunda. Corridors that culminate in a single grand room at one end are a character-defining feature of the Beaux Arts style.

5

CHAPTER Five

conditions assessment + materials

EXTERIOR

Conditions on the exterior surfaces of Germantown Town Hall are strongly related to their location on the building. Weathering, materials and assembly method also localize certain conditions in particular areas of the building. This conditions assessment will address the conditions of Germantown Town Hall based on location beginning with the west elevation and working around the building to the north façade.[1]

Figure 38. Image of northwest elevation, Source: K.McNabb, 2011

On the west elevation, conditions are generally aesthetic in nature. On the lower rusticated base, soiling and staining from weather related runoff indicate areas where the mortar has washed out of the above water table. Soiling is also present at the base of the building where a nearby tree shelters the granite base and rusticated pre-cast elements from rain. Graffiti removal has also given this area of the building a mottled appearance where the cleaners used have removed soiling from some areas and not others. It also appears as though acidic cleaners have been used for this purpose. Areas that have been cleaned exhibit a different surface texture than soiled areas. All windows below the water table have been covered with painted plywood to secure the building from intruders.[2]

Moving vertically, metallic rust colored staining is located under all of the windows of this elevation. These stains are concentrated at window corners and continue down the building face until interrupted by a projecting architectural element. Corrosion of the rebar embedded in the upper sections of engaged columns and pilasters separating the windows has caused detachment and spalling of the finish surfaces of these precast elements. [3] Left untreated, spalling will continue to occur in these areas due to the exposure of ferrous metals to rain related and atmospheric moisture. The most significant condition on the west elevation occurs at a setback in the building where the mass of the Rotunda meets the larger

1 Form a more detailed guide to the conditions of Germantown Town Hall, please see photosynth at http://photosynth.net/view.aspx?cid=a6280d06-31d1-4166-a12e-860491f94f1f and follow images highlights at right side of browser. Photosynth images will be indicated as footnotes ex. Image 1, image 2 etc.

2 Photosynth, (image 2)

3 Photosynth, (image 3)

Conditions Assessment (cont.)

office block.[4] At this location, a cast stone unit appears to have been solubilized by the entrapment of water in the interior of this element.

Figure 39. Deatil of west elevation, Source: K.McNabb, 2011

Stalactite formations of what appears to be calcium carbonate and sulphate salts have formed below this element and are dripping the solubilized cast stone element onto the street below. The composition of these stalactite formations has been extrapolated from lab testing conducted on similar formations on the north elevation. The cast stone elements that form the cornice of Germantown Town Hall also display a uniform weathering where the rough interior aggregate of the cast stone is now visible.

The south elevation exhibits similar staining and weathering patterns as the west elevation. The windows and doors on the first level are also covered with painted plywood to secure the building. [5] On this elevation, however, there are a series of patched holes randomly distributed across the entire elevation. It is not known if these are the product of previous repair campaigns and, if so, the cause for this intervention. Aside from the above mentioned conditions, this elevation is in good condition without evidence of more serious pathologies.

On the east elevation, which is identical to the west elevation except for the replacement of the large Palladian window on the north end with a smaller window surmounted by a pediment, the existing conditions mirror those extant on the west elevation. The structural rebar embedded in the decorative pediments over

4 Photosynth, (image 4)
5 Photosynth, (image 5)

Figure 40. Detail of northeast elevation, Source: K.McNabb

the north and south windows on the second floor is now exposed due to oxidation of the ferrous elements by rain and atmospheric moisture.[6] As mentioned above, a protective intervention is necessary to prohibit the infiltration of moisture into these elements to arrest this condition. The most serious condition present on this elevation is located at the northernmost window on the ground floor. On the north side of this window, the finished surface of the 4 cast stone elements lining this window has detached leaving the coarse core of the cast stone exposed.[7]

Figure 41. Disaggregation at northeast elevation, Source: L. ALlen

These elements appear to be disaggregating due to the action of water flowing off the projecting balcony above and washing down the surface of the building. This water flow is the probable cause for the detachment of the surface of the cast stone elements due to moisture infiltration behind the cast stone elements that either solubilized and weakened the bond between the finish layer and the rest of the stone or the freezing of water behind the surface layer that generated expansive forces until the element failed and detached from the building.[8]

The north elevation, the principle façade of Germantown Town Hall, possesses the largest concentration and most significant conditions on the building. Our team has also found documentation related to the treatment of these condition in

6 Photosynth, (image 6)
7 Photosynth, (image 7)
8 Photosynth, (image 8)

Conditions Assessment (cont.)

1989, including an emergency structural stabilization of the portico. Ruling out the possibility defective cast stone elements manufactured for the intricate joining of the curved portico only on this one elevation, we propose that conditions occurring on this elevation are caused by the infiltration of water into the interior of the cast stone elements through the many joints necessary to clad this elevation. The source of water infiltration is as of this writing undetermined due to the inability to access the cornice level of the elevation; however, further structural analysis is necessary to determine the cause of water infiltration as well as the structural stability of the portico. During the intervention in 1989, the entire architrave was plastered over with what appears to be a Portland cement based mortar. Also in 1989, the ionic column capitals were removed and replaced with two decorative bands of mortar.[9]

A detailed analysis of the conditions on the north façade of Germantown Town Hall conducted by Monica Rhodes is included in this dossier. Please see this section for information about the pathologies present on the portico and north façade.

The tower surmounting the portico exhibits many of the conditions discussed above with regard to staining and disaggregation and detachment of the cast stone elements.[10] Windows are boarded up and the clock still maintains much of its material and formal integrity. Large sections of the cast stone are missing from the edge of the walkway at what was at one point the fastening location for an iron railing that once decorated this area. Although these spalls may have been caused by the corrosion of the metal, it appears that they occurred when the railings were removed after other metal elements of the building were stolen in 2005. The final and most significant condition occurring at Germantown Town Hall is the presence of a deep pool of standing water on the southeast corner of the roof. During one of the many site visits our team conducted for this building, large pools of water were still present even thought it had not rained for a significant period of time. Water has collected in this area because the roof membrane has settled in this corner of the building prohibiting water from draining into the provided roof drains. Some evidence of water infiltration can be seen on the upper floors of the interior of the building, however, left unrepaired, loss of a significant amount of interior finishes and integrity is probable due to the catastrophic failure of the roof system under the load of standing water and weakening of structural elements.

9 Photosynth, (image 10)
10 Photosynth, (image 9)

INTERIOR

Although a detailed analysis of the interior conditions of Germantown Town Hall is outside the scope and time constraints of our project, our team felt it necessary to mention systemic conditions occurring on the interior. This building has not been occupied for over 15 years, and the interior finishes throughout the building are experiencing delamination and flaking due to wide swings in temperature and relative humidity as well as moisture infiltration. Birds, bats and rodents have also found their way into the interior, and large accumulations of excrement can be found throughout. There are large areas of plaster and debris falling from the wall in the main stair case adjacent to the Rotunda as well as in the east rooms adjacent to the Rotunda on the second and third floors. The cause of the failure of these elements may be due to the same water infiltration problems affecting the building exterior. In previous reports, there has also been mention of flooding occurring in the basement.[11]

11 See Photosynth at http://photosynth.net/view.aspx?cid=b09bcb3c-fda9-4c29-a28c-dc38c4a4b10c for images of the Rotunda.

Analysis of Bell

PHYSICAL DESCRIPTION

The 1828 bell is made out of a copper alloy, more than likely bronze alloy containing 23% of Tin in a 4:1 ration with copper known colloquially as bell metal. The bell weighs approximately 4600 pounds and is inscribed with "Cast by John Wilbank Philada 1828" on three lines.[1] Like many bell makers, Wilbank often marked the bells cast in his foundry with his name, location, and date of construction. The bell has a height of 5 feet ½ inch and is 4 ½ inches thick in the largest section. The diameter of the lip is approximately 61 ½ inches, which with the weight of the bell would make it ring with a C pitch. The bell contained a cast iron clapper and supports and is hung on a large mounting beam. At an unknown time, the clapper was removed and placed on the floor of the tower. [2]

METHOD OF CONSTRUCTION

The bell was likely cast using a similar technique to that employed when creating bells. A complicated process, bell casting has changed little over the centuries. Typically, a mold is created to conform to a shape and match tone and the tuning desired. The bell is cast mouth down in a 2-part mold that consists of a core, outer shell and a base plate. During the casting process, both a false outer bell and an inner bell molds are created to cast the shape of the bell perfectly. When these molds are in place, molten metal is poured in the space between the molds in a large casting pit. The molds are left in tact in the pit for several days to allow for slow cooling of the bronze.[3] Often the bells are created sharp so that the inside of the bell can be brought into tune by flattening and working. In order to do this, metal is ground from the inner surface by hand or on a lathe. A similar process is used to fabricate the clapper.[4]

SURFACE AND STRUCTURAL CONDITION

Currently the bell remains suspended within the bell tower of the town hall. Both the cast iron supports and clapper appear to have rusted and have a layer of

---

1 Arthur H. Frazier, "The Stretch Clock and its Bell at the State House," *The Pennsylvania Magazine of History and Biography* (1973): 303.

2 Measurements determined by author.

3 T.M, Beazley, "Replicating A Most Famous Casting: The Liberty Bell," *Journal of the Minerals, Metals, and Materials Society* 49, no. 6 (2007): 13-14.

4 "Chapter 5: The Acoustics of Bells," accessed October 25, 2011, https://www.msu.edu/~carillon/batmbook/chapter5.htm.

iron oxides on the surface. The depth of this corrosion layer has not been determined. The clapper has been removed from the bell, but is located on the floor of the tower. Several chips are present along the lip of the bell, possibly from the earlier transport of the bell or vandalism. On the interior of the bell, there is evidence of grinding from the original tuning of the bell.

On the outer surface of the bell, a visible layer of corrosion products is present on all surfaces. These corrosion layers are green to dark green in color and are believed to be brochantite (Cu4SO4(OH)6) or antlerite (Cu3SO4(OH)4). Below this layer darker areas are present which are believed to be a cuprite corrosion layer, which likely formed shortly after the bell was cast.[5] The antlerite and brochantite corrosion layers are firmly adhered to the surface but are relatively thin. In certain locations, surface corrosion patterns are related to the bell's position in the tower. Green corrosion layers are heavier and more abundant where the surface is not protected from runoff from the mounting beam above.[6]

On the inner surface of the bell, the predominant corrosion layer is cuprite with lesser accumulation of antlerite and brochantite layers. Graffiti is present in several areas on the inner surface, which are both recent and historic. On the historic graffiti, it is evident that the name was scratched into the cuprite layer, exposing the bare metal surface and increasing the corrosion of the bronze and formation of brochantite and antlerite.

CAUSES OF DETERIORATION

The deterioration of the Wilbank Bell is due to many factors. Due to the urban setting of the Germantown Town Hall and its proximity to Germantown Avenue, it is likely that much of the deterioration is from atmospheric pollution and exposure to sulphur dioxide. Another main cause of deterioration is from the infiltration of water into the tower and onto the bell. Currently the bell is protected within the tower by 4 wooden screens, but photographs from the last two decades show that one of these screens had collapsed and has only been recently replaced.[7] Another possible cause of deterioration is from the biological waster (guano) from pigeons

5 A. Monvmanova, *Environmental Deterioration of Materials* (Slovak University of Technology, 2007): 113.
6 David A. Scott, *Copper and Bronze in Art: Corrosion, Colorants, Conservation* (Los Angeles: The Getty Conservation Institute, 2002): 147-152.
7 UCI Architects, Inc., "Germantown Town Hall Feasibility Study," accessed October 23, 2011, http://uciarchitects.com/projects/germantown-town-hall-feasibility-study.

Analysis of Bell (cont.)

and other birds. Currently the clock is inaccessible due to the severe amount of waste in the upper portion of the tower. It is likely that the bell has further corroded from the presence of moolooite, a copper oxalate formed from the reaction with copper alloys and guano. However, this would need further testing to confirm the presence of copper oxalates.[8]

On the inner surface of the bell, it is likely that there is condensation and wet corrosion occurring near the upper inside portion of the bell. Near this area, it is evident that galvanic corrosion is occurring where the bronze is in contact with the cast iron supports and plugs for the clapper.[9] The cast iron elements have likely corroded from galvanic corrosion and also from exposure to the natural elements and water.

ANALYSIS OF CLOCK

Exterior Structural and Surface Condition

The current exterior structural conditions of the clock vary on each face. Generally the faces of the clock are in poor condition with several panes of glass missing or broken. From visual observation on the ground, it appears the many of the dials are not in working condition or have been lost. This area of the building requires further study.

Interior Condition

In 2007, the inner workings of the clock were removed from the bell tower, restored and placed on long term loan to the National Park Service. The remaining elements of the clock including the faces, and dials have not been removed.[10]

The current interior conditions of the bell cannot be assessed at this time due to health and safety risks. Current assess to the upper portion of the tower is only by an iron ladder. Extensive accumulations of guano have prevented any analysis. It is the desire of this group to access this space and assess the current conditions, but only when the health and safety of the group members can be ensured.

---

8 Scott 305.

9 J. R. Davis, *Corrosion: Understanding the Basics* (Materials Park, OH: ASM International, 2000): 352.

10 Bob Frishman, "Lukens Clock + Stereoview Return to Independence Park," Accessed December 2011, http://www.bell-time.com/articles/documents/LukensReturns_002.pdf

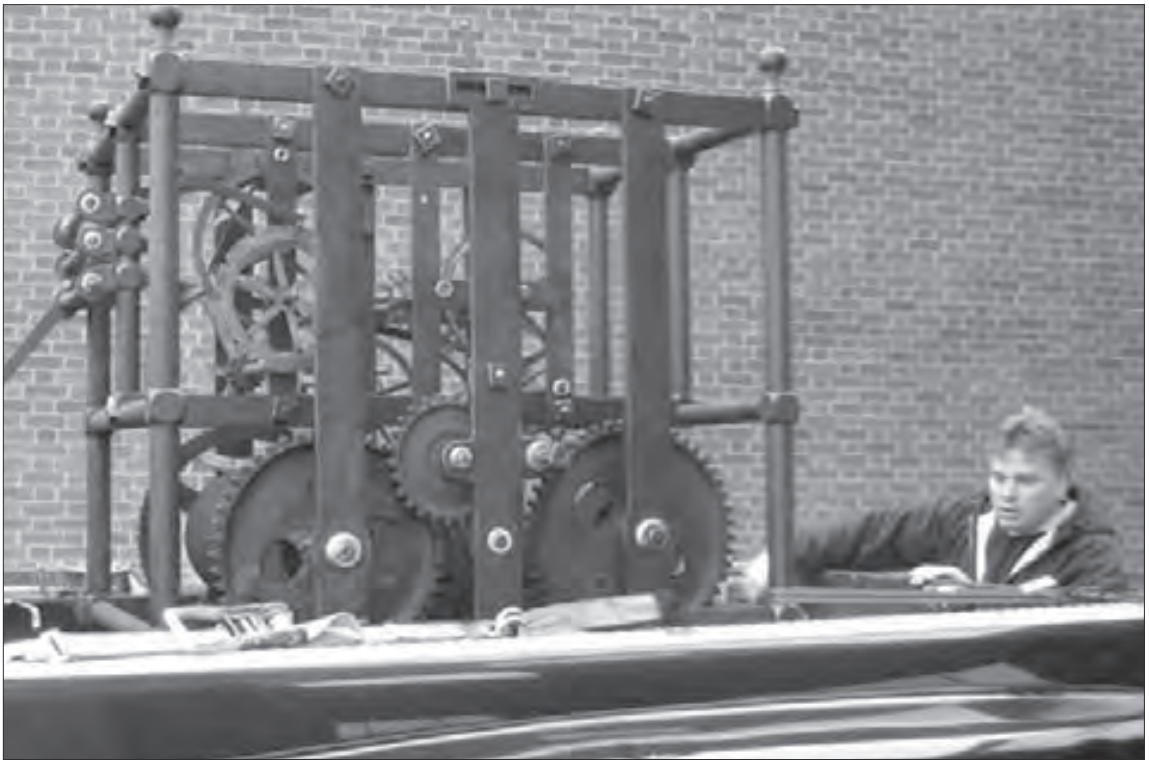


Figure 42. Image of Lukens clock gear removal, Source: *Lukens Clock + Stereoview Return to Independence Park*, p.2.

Benedict Stone

The use of decorative cast stone on Germantown Town Hall is an early example from a period when cost-effective alternatives to quarried stone were growing in popularity. Cast stone envelopes the entire structure of the Hall, which represents an early application of structural reinforced concrete.

Germantown Town Hall may appear to be a common stone, but the art of faux stone effectively conceals the true nature of the building as a product of the 1920s. In place of load-bearing masonry, the building's substructure is a light steel frame encased in reinforced concrete. Each floor is a poured in place reinforced slab that is supported by an array of equally spaced steel piers that are encased in reinforced concrete. These piers carry through the building from the foundation to the roof. This system employing concrete as a main structural element was developed through the 1890s and 1900s and was applied to factories, but it did not become a common structural method until after 1910.[1]

Reinforced concrete domes had been successfully developed and built in the late 1910s, but a flat roof was used to top the Hall's Rotunda.[2] Germantown Town Hall's Rotunda was built with heavy load-bearing brick walls that underpin a substantial flat roof of reinforced concrete; the interior domed ceiling was executed in plaster and supported on a steel frame. A strong flat roof was needed in order to support the weight of the fifty foot tall brick and concrete clock tower. The exterior walls of the back office block are non-structural curtain walls comprised of two layers: an outer layer of precast stone blocks and decorative trim laid-in-place in mortar; and an inner layer of brick. Historically, the method of using reinforced concrete for floor slabs

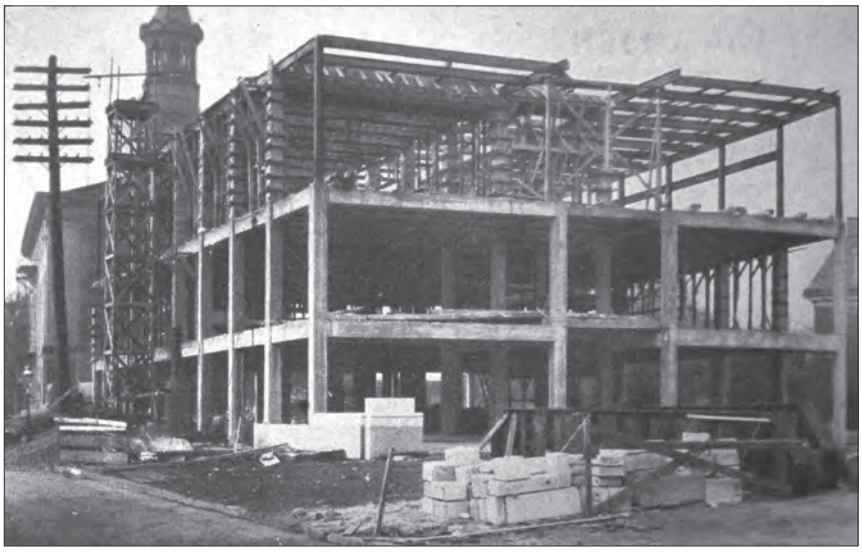


Figure 43. 1923, Construction image of Germantown Town Hall's office block, showing the concrete encased steel structure, Source: "Address Delivered at the Laying of the Corner Stone of the New Town Hall in Germantown December 18th, 1923," The Beehive, January 1924, Vol. 5, No.4; 1.

1 Amy E. Slaton, et. al, "Reinforced Concrete," *Twentieth-Century Building Materials: History and Conservation,* edited by Thomas C. Jester (New York: McGraw-Hill, 1995): 97.
2 Ibid 97.

and supporting piers developed through the 1900s and became a widely used structural system in the 1910s.

CAST STONE

Cast stone, or manmade products made to imitate stone, became popular in the 1920s for a wide range of building types. Although cast stone has been documented as a building material dating back to the Middle Ages, cast stone's peak came in the 1920s when it had been developed to mimic a great variety of colors, textures, and shapes, was in the 1920s. The use of cast stone had been limited in the United States until the Civil War when demand for concrete increased. The first US patents for cast stone were granted in the late nineteenth century, but many companies relied on mixes and methods brought over from European stone manufacturing heritage. It was not until techniques for refining Portland cement improved that concrete could be made more easily accessible and affordable.[3] By the early twentieth century dozens of companies had opened in the US to produce cast stone products.

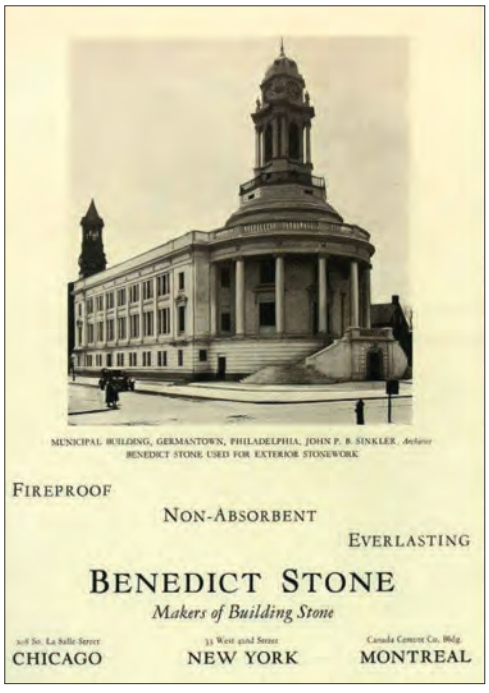


Figure 44. 1925 Advertisement for the Benedict Stone Company, Source: *T Square Club Journal,* 1925.

BENEDICT STONE COMPANY

The Benedict Stone Company was founded in 1919 by James Benedict and supplied its own product line named Benedict Stone to builders across the country. The company's offices were first located in New York, with manufacturing operations in West Chester, New Jersey. But in the 1920s, the company moved its entire operation to Chicago, Illinois in order to execute a large order of cast stone for Chicago's new municipal stadium (later named Soldiers' Field).[4] Construction on Germantown Town Hall began in 1923 and Benedict Stone was selected as the masonry supplier after marble was found to be too expensive. This allowed the builder and architect John Penn Brock Sinkler to find an alternative product

3 Adrienne B. Cowden and David P. Wessel, "Cast Stone," *Twentieth-Century Building Materials: History and Conservation*, edited by Thomas C. Jester (New York: McGraw-Hill, 1995): 87-88.
4 Pamela H. Simpson, *Cheap, Quick, and Easy: Imitative Architectural Materials, 1870–1930* (Knoxville: University of Tennessee Press, 1999): 128.

Benedict Stone (cont.)

that would give the appearance of marble but at a lower cost. Benedict stone, as with many other cast stone products in the 1920s, was made of a mix of Portland cement with added aggregates. Until the 1910s, Portland cement's natural grey tones could only be altered with a limited number of colorings. However, the refinement of pure white Portland cement allowed for a greater range of colors, including bright whites, which could be used to imitate white marble.[5]

CAST STONE PRODUCTION AND FAULTS

Cast stone manufacture begins with a mold and drawings for each block. There are two processes for casting stone: the dry-tamp method and the wet-cast method. Due to long cure times, the wet-cast method allows for only one piece of stone to be made in a mold per day. Benedict Stone generally employed the dry-tamp process, where relatively dry cement is packed into a mold, allowed to harden, and then to cure with steam un-molded over a period of days. Due to the higher cost of decorative aggregates and dyes, these additives were included only in the face sides of a block. This was accomplished by first casting a reinforced concrete core and then casting a second decorative layer of dyed or aggregate-filled concrete to form the outer face. The final cast stone product can have several finishes including: surfaced, hand-rubbed, brushed, acid etched (reveals aggregate), tooled, honed, etc.[6]

Over time, blocks cast following the two layer dry-tamp method, can suffer from many problems. Blocks made using the dry-tamp method are prone to crazing and cracking of the surface, which is caused by volumetric changes between the face and core concrete. Moisture that infiltrates into the block can get between the outer layer of decorative concrete and the inner core, which can spall the outer layer from the core through freeze/thaw cycles. Often spalling is due to poor manufacturing or curing of the product in the first place, but freeze/thaw cycles can contribute significantly to delamination of layers. This type of deterioration is evident on the Germantown Town Hall in several places on the Rotunda stone, but especially on the columns and on the decorative drip moldings and bandings. Moisture can also cause the steel reinforcement cast into the blocks to corrode, which exerts pressure inside the block causing it to crack and/or spall. Water passing through the block can also carry minerals out of the core concrete and deposit them on the surface of the stone in a mineral wash or as stalactites.[7] Mineral

5 Cowden & Wessel 87.
6 Ibid 88-89.
7 Ibid 91.

deposits can be seen on or near many of the more badly deteriorated sections of stone on the Hall.

In the early 1920s, problems with manufacture were identified in many cast stone products due to limited oversight and the lack of specific standards in its manufacture. Limited technical data provided low or inadequate suggestions for compressive strength ratings (1,500 PSI). The chance for the product to crumble under weight increases with a lower compressive rating. In some cases, buildings collapsed during or after construction from failed cast stone. In 1927, the Association of Cast Stone was formed by the 34 leading cast stone manufacturers in order to establish technical specifications and to improve the quality of stone produced. In 1929, this organization became what is known today as the Cast Stone Institute (CSI). The institute regularly tested cast stone products for mechanical failures and manufacturing flaws and established a base compression rating of 5,000 PSI. Standardization acquired federal oversight by the U.S. Department of Commerce's Division of Commercial Standards in 1934. By the 1930s, cast stone had been given a standard set of characteristics and the limits of its use were understood.[8] However, just as the product was being perfected, it fell victim to diminishing demand. Following the Great Depression, limited demand for decorative construction materials forced many cast stone companies to either fold or adapt by producing concrete blocks or other utilitarian concrete products. Many of these companies were later absorbed in the 1950s by producers of lighter and cheaper precast concrete products.[9]

Full Graphics Sources:

Adrienne B. Cowden and David P. Wessel. "Cast Stone." *Twentieth-Century Building Materials: History and Conservation.* ed. Thomas C. Jester. New York: McGraw-Hill, 1995. 86-92.

Pamela H. Simpson. *Cheap, Quick, and Easy: Imitative Architectural Materials,* 1870–1930. Knoxville: University of Tennessee Press. 1999.

Amy E. Slaton, et all. "Reinforced Concrete." *Twentieth-Century Building Materials: History and Conservation.* ed. Thomas C. Jester. New York: McGraw-Hill, 1995. 94-101.

8 Ibid 88.
9 Simpson 129.

Paint Analysis: Rotunda (Ind. Proj.)

KALEN MCNABB

INTRODUCTION

Figure 45. 1924 drawing of WWI Memorial tablet and Rotunda, "New Town Hall in Germantown December 18, 1923," in *The Beehive V,* no. 4 (Jan. 1924): 1.

Despite its current condition, the Rotunda commands a presence and is an important space. The ultimate goal of this study was to perform a paint and finishes analysis of the main Rotunda within Germantown Town Hall. Currently, the Rotunda is in a deteriorated state with abundant flaking and extensive loss of the interior paint. Current photographs show that there are several different paint layers behind the current green layer. Early images drawn during the opening of the building show that the interior was originally painted with a faux stone finish to appear like white ashlar blocks. Current photographic documentation also supports this claim as later layers have deteriorated, showing the original finish in several locations. Other later layers also appear to be beige or brown. The marble WWI tablets were not directly sampled, but were visually studied to determine how they fit in with the entire design. Currently there is evidence of gilding on the engraved portions of each tablet with evidence of green painting in certain locations.

Archival research from the press coverage of the building's construction also provides other information about the original finishes of the Rotunda. A 1925 *Germantown Beehive* article described the space as "one of the most impressive rooms in the country."[1] The room is further described as being copied off of the Badia Chapel in Florence with a caenstone finish on the walls. This finish was meant to imitate Caen stone, a French yellow-creamy limestone popular throughout

1. "The Municipal Building of Germantown, Mount Air and Chestnut Hill" *The Beehive. February 1925. Volume VII, No. 5. Pg 18.*

Figure 46. Interior image of Rotunda, Source: K.McNabb, 2011

Figure 47. 11 Site selection locations, Source: K.McNabb, 2011

Europe. The walls were painted "a lovely mellow tone, and the domed ceiling will be finished in pale shades of green and gold." The gray and black marble floors contrasted with the walls and a "battery of X-ray reflectors" concealed within the oculus lit the room. [2] Alternatively, during the dedication of the WWI memorials, the interior of the Rotunda was described as having "glistening white walls" that created a "beautiful setting" when combined with the white tablets and flags draped for the ceremony.[3]

METHODOLOGY

Sampling

Paint was sampled while on a site visit using scalpel, tweezers, and a coin envelope. Corners were chosen for sampling as they permitted the best samples with the least amount of damage to the original surface. Sampling sites were predetermined prior to the site visit and were selected in order to determine a representative understanding of the Rotunda's prior paint schemes. Eleven samples were taken from the Rotunda, with two additional from the first floor hallway. When collected, samples were labeled and a picture was taken of the sampling site along with a scale card to record the size of paint removed.

Sample Preparation

In the laboratory, samples were prepared by the Architectural Conservation

2 *Ibid, 17.*

3 "War Memorials Dedicated at New Town Hall", *Philadelphia Inquirer. 1925.*

Paint Analysis: Rotunda (Ind. Proj.)

Laboratory guidelines. Following visual analysis of the paint samples within each envelope, representative samples were chosen for three separate batches. Envelopes were organized and characterized by location. A key was prepared for each sample and embedding batch and sample numbers printed by a laser printer were included with each sample cast. Sample molds in the form of mii ice cube trays were cleaned, dried, and then coated with Buehler mold release agent while in the fume hood using the solution wand. The trays were then set aside to let dry. After approximately an hour, a mix of Ward's Bioplast and catalyst were prepared in a disposable mixing cup and stirred slowly with wooden rod until the mixture turned green. The solution was then left to sit to allow air bubbles incorporated during stirring rise to the surface.

Following several minutes, the mix was poured in the individual molds to create the first layer and provide support for the samples. During this time the sample numbers were also placed within the molds. After pouring the support layers, the mold was covered and left to sit for approximately 24 hours. After this period, the resin was tacky and deemed ready for the next and final layer. Individual samples from each numbered envelope were placed within their respective spaces and another bioplast/catalyst mix was mixed and poured around the sample to the top of the mold. The mold with samples imbedded were then covered and left to cure for several days. After approximately two days, the samples were removed from the molds and left under an incandescent bulb to dry. After several days, the samples were deemed ready to be sectioned.

Prior to sectioning, the resin cubes were sanded with an 80 grit sandpaper to remove the meniscus shape formed during the molding process. Removing the meniscus ensures a more accurate and even cut when polishing. Following this, the samples were then cut using an Isomet saw. Parallel cuts were made within the sample cubes and several slices approximately 1mm thick were cut for further analysis. The unusable parts, including both ends of the cube were stored for the remainder of the analysis.

Individual slices were then polished by hand using 0.05 µm agglomerated alumina powder and Stoddard solvent on a microcloth. This time-intensive method was necessary in order to ensure that the polishing process would not damage the sample. Samples were polished on both sides and polished until ridges created by the Isomet could not be seen on the surface under 10x magnification.

After polishing, sample slides were created and labeled for the polished

samples to be mounted on. Cargille mounting media was chosen for mounting and has a refractive index of 1.662. Following mounting, the sample was brushed with Stoddard solvent to remove any residue created from the entire process.

Images

Samples were then analyzed in visible light in 10x magnification on a Olympus CX31 and in ultraviolet light in 4x and 10x magnification using a Mercury arc lamp BV-1a filter on a Nikon Y52-T. Larger non-imbedded paint samples were scraped under magnification using a scalpel and tweezers in order to reveal original paint schemes. Color matching was then performed on the revealed layers, or if a large sample was unavailable, on the cross section in naturalized light. Munsell soil colors were recorded as written in the references.

Analysis

Note: The forms created during analysis for each individual sample are present in an appendix following the main report.

The analysis of the prepared samples from the Rotunda and interior corridor revealed a relatively simple paint stratigraphy, with the exception of several more complicated samples that will be detailed later. Throughout the Rotunda, samples taken with a plaster substrate including the wall, pilasters, and window/door surrounds, show the first finish applied to the plaster appeared to be a beige tone (10YR 7.4). It is possible that a size was applied to the plaster prior to this layer, but this is difficult to separate from the original layer. Despite the different architectural elements, it is apparent that all exterior plaster surfaces within this space were painted the same color. On all these samples, a strong dirt layer is present immediately above this original finish, indicating that layer was exposed long enough to become soiled by the daily activities within the building. It does not appear that the samples taken from the plaster walls were able to locate a penciled faux stone joint despite documentary and visual evidence that these joints previously existed.

Following this dirt layer, another painting campaign was undertaken using a tone of tan (10YR 9.2) that was lighter than the original. Once again this layer was applied to all plaster elements. Following this, in many of the samples a light dirt line was present, also indicating that this surface was exposed for a period of time. However, this dirt layer is much less prominent than the layer located above the original finish. It appears that another painting campaign was undertaken that was

Paint Analysis: Rotunda (Ind. Proj.)

much similar to the original color (10YR 7/4). Following this, the individual architectural elements acquired their current paint scheme of either white (N9.5) or mint green (7.5GY 6/2). Pilasters and moldings were painted white while the walls were painted the light green. With the assistance of UV microscopy, it is evident that the white architectural elements had two coats of the white paint applied. Samples taken at the bottom of the Rotunda, currently a darker green in color today, shows that a dark green finish or possible first coat (2.5BG 4/6) was applied before the current mint green, slightly altering its appearance from the rest of the walls.

The wooden doors, represented as samples 7A and 7B, show a more complicated stratigraphy and several different campaigns of repainting. It appears a primer was applied to the wood initially followed by a thin layer of white paint that is possibly another primer. Following this primer, a resinous coating or glaze was applied to the doors for an extended period of time, as indicated by the thickness of this layer. Following this, the doors were painted with dark brown (10R 4/4) and brown (7.5R 4/4). Another primer layer was applied after this (10YR 9/2) and was followed by another brown layer (10R 4/4) and a thick red brown finish (7.5R 4/6). This was eventually painted over by the current black (SG 2.5/1) paint scheme. Dirt layers may be present within these samples but are difficult to see.

Samples 10A and 10B, sampled from the metal window casings and mutins) show similar stratigraphy to that of the door. Above the metal substrate and corrosion layer is an orange primer (2.5YR 6/14), applied to the metal originally to ensure a clean coating. Above this, a thin red primer (10YR 5.6) was applied followed by a brown finish (2.5YR 5/4). This was likely painted multiple times due to the thickness of the layer and is regarded as the original finish for these metal elements. A strong dirt layer is immediately present above this level. Following this, the metals were finished with a slightly more red tone (10YR 5/6), which is very thick in cross section. Following this, the windows were painted their current black color (SG 2.5/1).

The most complicated stratigraphy out of the areas sampled was found along the interior corridor wall leading into the Rotunda. Within this area, the wall and door molding were specifically sampled in order to determine if they were originally finished in the same paint scheme. Sample 12 shows the walls were originally finished in an inverted color scheme as the Rotunda. The original finish was tan in color (10YR 9/2), lighter in color the beige found in the Rotunda. Above this, the second campaign was yellow beige (10YR 7/4) before being repainted in the

original tan. This area was later painted gray, followed by several layers of browns and beige. Later the hallway was painted white followed by mint green (currently extant at the top of the wall) and finally black (SG 2.5/1). The surround molding, directly adjacent to the previous sample site appears to have only been painted several times before the current black finish. It appears that there have only been two earlier layers, separated by a primer finish. This original finish was beige (10YR 7/4), an exact match for the original finish of the Rotunda walls.

Figure 48. Rendering of speculated original beige finish, Source: K.McNabb

CONCLUSION

It appears that the walls of the Rotunda were originally finished in a beige finish intended to replicate the color of French Caen Stone. It is likely that the joints were penciled in using a black finish to mimic ashlar masonry, but this was not evident in the areas sampled. Evidence shows that doors originally had a thin varnish or glaze applied to the wood and the metal windows were painted a brown to possibly match the colors of the doors. The current paint scheme of the Rotunda is not original and was likely added sometime during the later part of the 20th century.

RECOMMENDATION

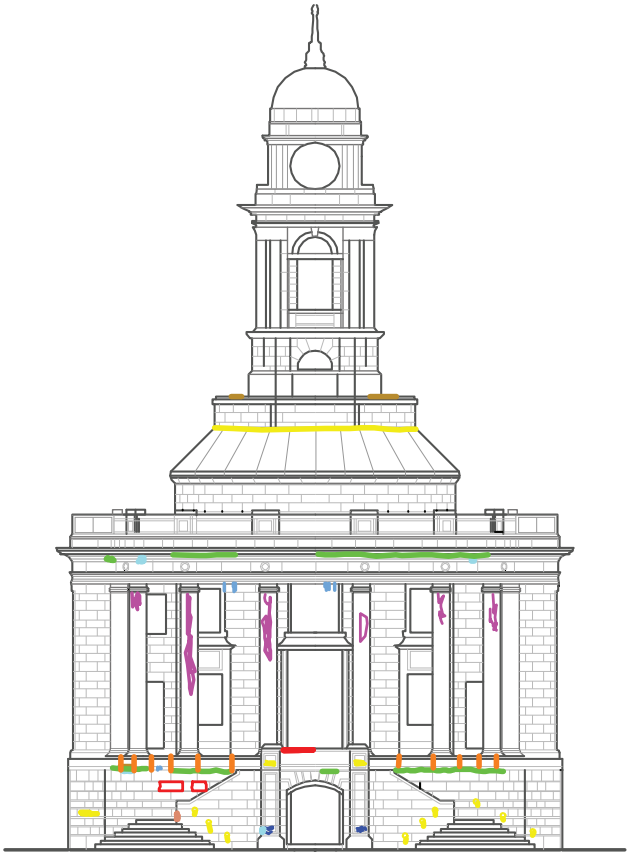
If further analysis is needed regarding the original interior finishes of the Rotunda, samples should be taken form the plaster ceiling. Due to access issues, this area was not sampled for this study. As stated previously, documentary evidence shows that the plaster was possibly painted green and gold, and it would be important to determine that original scheme if a restoration was planned. It is likely that portions of this area were gilded or painted in metallic paints to give an illusion of gilding. Further analysis should also be performed on the finishes of interior corridors throughout the building. Preliminary evidence from this study has shown that these areas may have been painted with complementary colors and were possibly finished in different hues to mark the public and private portions of the building.

Conditions Assessment: Rotunda (Ind. Proj.)

MONICA RHODES

NORTH FACADE

Since a general conditions assessment and an analysis of construction techniques for precast concrete has been introduced, this section will narrowly focus on conditions found on the north façade. Though the issues identified exist on all facades, the north facade's conditions are exacerbated by the site's orientation and the portico's high level of detail.



The northwest facade of the building receives significantly less sunlight than the northeast, resulting in a decrease in the number of conditions. Rapid freeze-thaw cycles on the northeast elevation, however, intensify complications that exist on that section. Key issues affecting the north façade include: delamination, leaching deposits, exposed rebar, efflorescence, mortar failure, biological growth, crazing/cracking, and surface staining.

Conditions Assessment: Rotunda (cont.)

Figure 49. Details of disaggregation (top), leaching (middle), and staining (bottom), Source: M.Rhodes

Figure 50. Image of efflorescence, Source: M.Rhodes

The 1989 structural stabilization of the portico is incompatible with the building system. As a function of water infiltration behind the precast stone, the mortar joints have begun to fail. This high moisture content, and subsequent freeze-thaw cycles have resulted in the cracking of the mortar. Biological growth is now present in the areas that have experienced mortar failure as well.

Facing delamination is present on the northeast side of the building and is prevalent in dry-tamp cast stone. Leaching deposits are located on the northeast side of the building as well and are a function of the entrance of water into the carbonate matrix and the subsequent re-depositing of calcium bicarbonate, which ultimately transforms into calcium carbonate once it is introduced to air. Exposed rebar is also present on the northeast side and contributes to staining and disaggregation of the stone. Crazing is present and is a function of volume differences between the facing and backup material.

Efflorescence is the surface crystallization of salts and is located on the columns supporting the portico. Surface staining also exists where metal detailing has been removed.

TREATMENT

After a preliminary assessment of conditions located on Germantown Town Hall, a few options are available. With all historic materials, the most gentle methods should be utilized to clean the precast stone.

Conditions Assessment: Rotunda (cont.)

Given what has been discussed in a previous section on the history of precast concrete in general and Benedict stone in particular, some treatments can be recommended to mitigate conditions found on the north façade.

Before any treatment is suggested, the source of water behind many of the conditions found must be located. Since a number of conditions have a direct correlation to the presence of water on or in the surface of the material, these problems will continue to exist and worsen if the issue is not addressed.

Delamination can be addressed by reattaching the face to the building. Reattachment is suggested, although costly, the process is necessary to prevent water from eroding the surface further. In areas where the decorative facing of dry tamped cast stone has separated from core layers, injected grouts may be an option to re-secure the facing. Cementitious grouts are also an appropriate alternative for re-attaching separated facings, but hairline fissures may require the use of resin adhesives. Low-viscosity epoxies have been used for this purpose, and may be applied through small injection ports.[1]

Complete detachment on the other hand requires a more expensive method. It can be difficult to replace historic pre-cast stone because the color and the texture of the original material.[2] New molds also have to be manufactured to produce the piece. If a conservator is unable to be located to oversee the project, utilizing glass fiber reinforced concrete may also be a low-cost option. This material consists of glass fibers, cement, aggregates, and polymers. The finished product is stronger and lighter than concrete and will weather better than precast stone. Additionally, GFRC uses short chopped strands of glass fiber to reinforce a matrix of sand and cement. Fabricators utilize a spray gun to introduce the mortar-like mix into a mold to produce the desired shape. The mold is typically ¾" thick, is quite rigid, but requires a metal frame or armature to secure it to the building substrate. The metal frame is joined to the GFRC unit with small "bonding pads" of GFRC".[3]

The exposed rebar does not need to be replaced, instead a small composite repair is suggested. Mortar should match the original material by ensuring the

---

1 Richard Pieper, *Preservation Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone*, National Parks Service.

2 Precast/Prestressed Concrete Institute, *Architectural Precast Concrete, 2nd ed.* (Chicago, Illinois: Precast/Prestressed Concrete Institute, 1989).

3 Pieper.

Figure 51. Image of glass fiber column capital, Source: Keystone Waterproofing inc

cement matrix color and aggregate size are compatible with the building.[4]

To address the mortar failure condition, repointing may be necessary. While Type N mortar (approximately one part cement, and one part lime to six parts of sand) is generally the standard for historic precast stone, a mortar analysis must be conducted to ensure compatibility.[5] Most importantly, the bond strength of the replacement should not be greater than the treatment to ensure that if the new piece were to delaminate, it would not remove a portion of the original material.

For biological growth, a chemical agent can reduce the occurrence on the building. However, it is important that the solution not contain soluble salts. The introduction of more salts will contribute significantly to efflorescence and the formation of stalactites. Unfortunately biological growth application is a temporary treatment, the infiltration of water in the cracks between the cast stone along the wall has to be mitigated.

To clean the columns, a 5-10% diluted solution of muriatic acid should be used to mitigate efflorescence on the building. A non-ionic soap, can be used as well to clean efflorescence from the building, this method is also a viable option because it does not introduce more salts to the material. Calcium hydroxide is much more soluble in water at cold temperatures than at warmer temperatures and is another reason why efflorescence is more common in the winter than in the summer. Acid rain is also a natural remover of efflorescence since most salts are highly soluble in water.[6]

4 Thomas C. Jester, ed., *Twentieth Century Building Materials* (New York: McGraw-Hill, 1995): 92.
5 Pieper
6 Cast Stone Institute, *Efflorescence Care & Maintenance: Technical Bulletin #33*.

CHAPTER Six

current use + context

Designation History

Figure 52. Image of GTH 1923 cornerstone, Source: L.Allen, 2011

Ever since the laying of its cornerstone in 1923, Germantown Town Hall has been a high-profile site, with several decades of designations and documentation of the building. The Town Hall is listed on the Philadelphia Register of Historic Places, and is included as a "Significant" structure within the Colonial Germantown Historic District (a National Historic Landmark). Its abandonment in the 1990s was much discussed in the Philadelphia press, and it was documented by the Historic American Buildings Survey in 1999. Recent plans for its rehabilitation and reuse—all unsuccessful so far—have garnered extensive news coverage, as have the Preservation Alliance for Greater Philadelphia's annual "Most Endangered Properties" lists, which have featured Germantown Town Hall since the list's inception in 2003.

Excerpted below, in chronological order, are the nomination forms, Most Endangered listings, and newspaper articles on Germantown Town Hall—a testament to its prominence in the Germantown streetscape and public consciousness.

COLONIAL GERMANTOWN HISTORIC DISTRICT
(NATIONAL HISTORIC LANDMARK)
Listed 1965, Addendum (including Germantown Town Hall) in 1983

"The original National Register nomination form for the Colonial Germantown Historic District, prepared in 1972, argued solely for the significance of the Colonial and Federal buildings along the avenue. This addendum, while acknowledging the richness of the early American building, argues that the collection of nineteenth and early twentieth century buildings in the district also is significant. Many are architecturally important, and all are integral elements in Philadelphia's largest and once most successful commercial district outside the center of the city. Stretching over two miles in length, the district is an amalgam of eighteenth, nineteenth and twentieth century buildings that represents the development of commerce in Germantown from its founding days, through its incorporation into the City of

Designation History (cont.)

Philadelphia in 1854, to World War II.

"…Two civic designs near the Chelten Avenue intersection are of sufficient quality to warrant particular attention. For a Germantown Branch of the Free Library to be erected across from Vernon in Vernon Park, Frank Miles Day and Brother designed a low, long Georgian building that graciously deferred to the Federal style mansion. John P. B. Sinkler in his design of the Germantown Town Hall also paid tribute to early Philadelphia buildings with an ambitious design for the hall based on William Strickland's Philadelphia (Merchant's) Exchange at Third and Walnut Streets.

"…5928 [Germantown Avenue]: Germantown Town Hall, 1923, J. Sinkler, architect; alterations 1924-25, J. Molitor, architect, three stories, stone with wood trim, Classical Revival style. A design based on Strickland's Merchant Exchange Building. --- Significant." (1983 addendum)[1]

PHILADELPHIA REGISTER OF HISTORIC PLACES
Listed 1993

"Germantown Town Hall possesses significance as a fine example of the Beaux-Arts/Classical Revival Style and because of its association with the history of Germantown, Philadelphia. The building has added importance as the work of Philadelphia architect John Penn Brock Sinkler."[2]




HISTORIC AMERICAN BUILDINGS SURVEY
Site documented c. 1999
Library of Congress, Prints & Photographs Division, Historic American Buildings Survey, HABS PA-6708

---

1 Carl E. Doebley and Mark Lloyd, "Addendum to the Colonial Germantown Historic District," *National Register of Historic Places Inventory—Nomination Form,* accessed December 7, 2011, http://pdfhost.focus.nps.gov/docs/NHLS/Text/66000678.pdf.
2 Ira Kauderer, *Germantown Town Hall: Philadelphia Register of Historic Places* nomination, "Germantown Town Hall" folder, Philadelphia Historical Commission.

PRESERVATION ALLIANCE FOR GREATER PHILADELPHIA, "MOST ENDANGERED PROPERTIES" LISTS

2003 Listing:

"With its colonnaded Rotunda and bell tower, Germantown Town Hall is a familiar landmark on this busy stretch of Germantown Avenue. For the last five years, though, the impressive building has lain empty and unused….Vacant and boarded up for the past five years, the structure is increasingly deteriorating, raising the potential of damage by fire or eventual demolition through neglect. Despite efforts by the local Germantown community, the City has made no apparent effort to maintain the building. "This is a magnificent building," says [Mary Dabney, director of the Germantown Historical Society], "and it needs attention."[3]

2010 Listing:

"Owned by the City of Philadelphia, Germantown Town Hall has been vacant since the mid-1990s. Despite being listed as available surplus by the Philadelphia Industrial Development Corporation, no progress has yet been made in identifying a new use for the structure."[4]

NEWS ARTICLES

- "A relic of time rediscovered in tower," *Philadelphia Inquirer* (October 11, 1993)
- "Making preservation of an old building more palatable: Do Germantown Hall's fans have recipe for success?" *Philadelphia Inquirer* (February 2, 1995)
- "Historic building's light standards stolen," *Philadelphia Inquirer* (March 21, 1995)
- "Preservation Row: Germantown Town Hall," *Plan Philly* (November 7, 2008)
- "Town Hall gets a look for possible redevelopment," *Germantown Chronicle* (September 3, 2009)
- "Students present ideas on how to revive Town Hall," *Germantown Newspapers* (December 17, 2009)
- "Philadelphia Endangered Properties List," *Preservation Alliance* (2010)
- "Germantown tries to save historic Town Hall," *Philadelphia Examiner* (May 25, 2010)

---

3 Preservation Alliance for Greater Philadelphia, "Philadelphia Region's Most Endangered Properties." *Preservation Matters* (Winter 2003).

4 Preservation Alliance for Greater Philadelphia, "Eighth Annual Endangered Properties List," *Preservation Matters* (December 2010).

Designation History (cont.)

- "Germantown Community hopes to restore Town Hall," *Philadelphia Neighborhoods* (August 28, 2010)
- "Germantown Town Hall: A Remnant of Lost Grandeur," *University City Review* (September 7, 2011)
- "Faded Beauty," *Hidden City Philadelphia* (November 15, 2011)
- "Greening G-Town Hall will take some green," *NewsWorks-WHYY* (November 29, 2010)
- "Philly's other city hall still for sale," *Philly.com* (August 18, 2011)
- "Will anybody buy Germantown Town Hall?", *NewsWorks-WHYY* (August 24, 2011)
- "Germantown's obvious, yet elusive, potential," *Philadelphia Inquirer* (December 9, 2011):

  > On a recent afternoon, a woman in a minivan pulled up to the group of neighborhood activists and city officials gathered outside Germantown Town Hall. "You're planning to do something with this building?" the woman asked. "Please, you've got to do something good with it.
  >
  > The 1923 Town Hall - a refined Beaux Arts version of the neoclassical Merchant's Exchange in Old City - has been empty since 1995. It stands, deteriorating, on Germantown Avenue directly across the street from Germantown High. "It's really depressing to be in that school all day looking out here at this building wasting away," said the woman.[5]

5 Nathaniel Popkin, "Germantown's obvious, yet elusive, potential," *Philadelphia Inquirer* (Dec. 9, 2011).

Previous Proposals

Three different studies involving Germantown Town Hall were identified through preliminary research. The earliest is a 1995 budgetary study conducted by UCI Architects. In order to predict a rehabilitation cost estimate, UCI assessed building conditions and identified the level of intervention that would be necessary to make the building suitable for future occupancy. The estimated rehabilitation price was $4,029,548. No adaptive reuse proposals were associated with this report, nor was the study intended to produce a conservation plan.

Figure 53. Image of Philadelphia University School of Architecture student in the Sustainable Design Program presenting project, 2010, Source germantownnewspapers.com

In 2005, George Young Company in accordance with the National Park Service proposed that the bell be removed and put on permanent loan to the NPS. The study determined that because the tower was built around the bell, it would have to be partially deconstructed in order to properly remove the bell. With an estimate of $80,575.00, the proposal was deemed too expensive and damaging to pursue.

The Philadelphia University School of Architecture's Sustainable Design Program conducted a green redevelopment proposal in 2010 with sponsorship by the Liberation Fellowship CDC. Schematic in nature, the proposal called for the reuse of the Town Hall into a multi-use space including a bank, day care, cultural center, green business incubator, health clinic and/or city offices. The plan assumed demolition of several surrounding buildings for green space and additional parking space. With rehabilitation costs estimated at $10-$20 million, its practical and economic feasibility were seemingly not considered. Further, this study did not take into account site significance or values.

Reviewing these previous studies, we are confident that our unique methodology and large scope of work provide an original, relevant and practical addition to the existing body of knowledge pertaining to Germantown Town Hall.

Demographics

In order to develop a better understanding of Germantown Town Hall's context, it is necessary to compile neighborhood demographic information and property data. The data presented here describes the neighborhood of Germantown as defined by the University of Pennsylvania's Cartographic Modeling Lab:

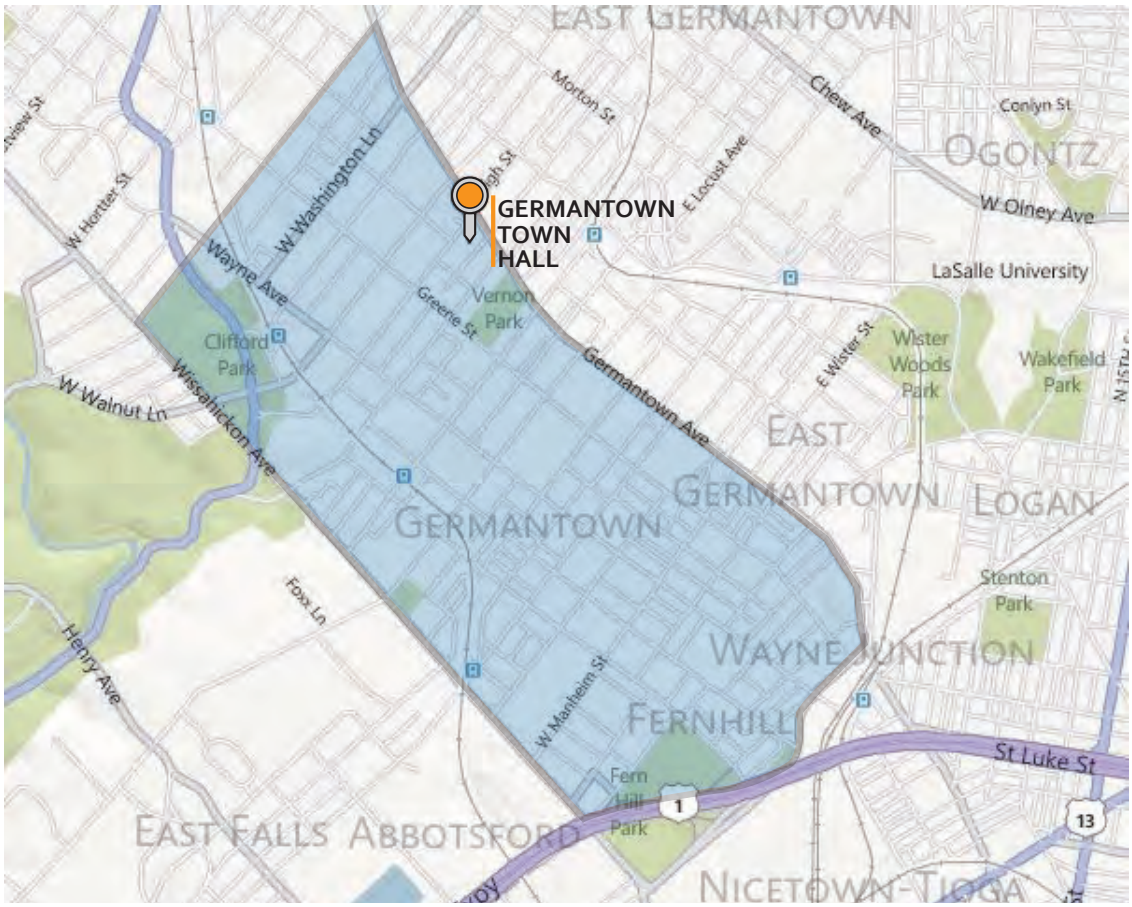


Figure 54. Map of Germantown neighborhood boundaries, Source: Bing Maps, 2011

GERMANTOWN PROPERTY DATA

Germantown is composed primarily of residential properties with its commercial properties limited mostly to the Germantown Avenue business corridor. There is a high rate of vacancy in this area (9.04%), though the vacancy rate falls just below that of Philadelphia overall (10.51%). The area maintains a historic housing stock; the median age of structures is sixty-seven years. The majority of residents are renters.

	Germantown	Philadelphia
Total Properties	6,477	569,796
Residential	85.36%	79.64%
Commercial	4.11%	4.28%
Industrial	0.59%	3.11%
Vacant Land Parcels	5.55%	7.34%
Media Age of Structures	1944	1945
Renter-Occupied Homes	63.66%	40.75%
Owner-Occupied Homes	36.34%	59.25%
Vacant Properties	9.04%	10.51%

Figure 55. Chart of 2011 property statistics, Germantown vs. Philadelphia, Source: University of Pennsylvania Cartographic Modeling Lab

The total population in 2010, according to U.S. Census Data, was recorded as 22,701 residents. This represents a 6.3% decrease in population from 2000 when there were 24,234 residents. The majority population is African American with 17,185 residents identifying as such. 3,737 residents identify as White; 700 as Hispanic; 340 as Asian American. Over the last ten years, there has been a notable change in the racial composition of Germantown. While the African American population has seen a 10.2% decrease since 2000, the Hispanic population has grown by 53.8% and the Asian American population has grown by 26.4%.

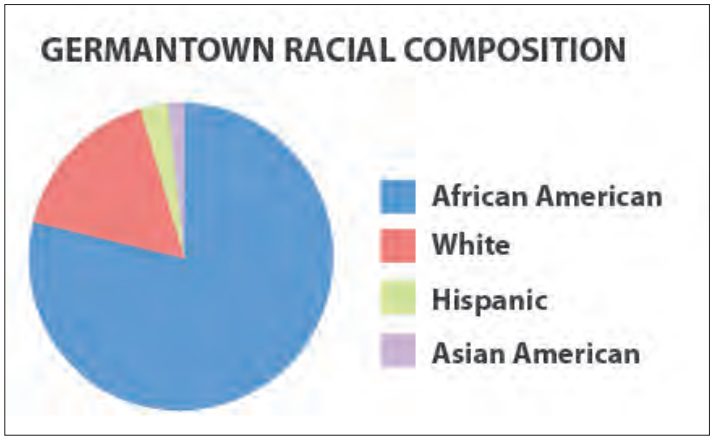


Figure 56. Pie chart of Germantown Racial Composition, Source: University of Pennsylvania Cartographic Modeling Lab

Germantown's median household income (according to 2009 U.S. Census Data) is listed as $33,169, which is significantly lower than the median household income of Philadelphia overall ($37,045). The map below shows the income distribution within Germantown boundaries:

Demographics (cont.)

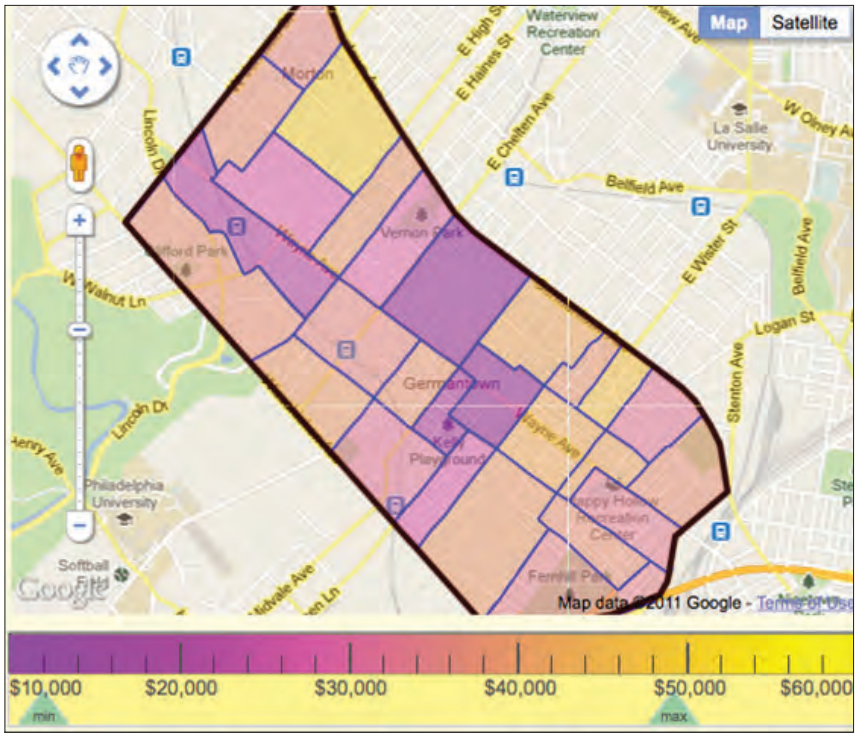


Figure 57. Map of Germantown Household Income Spread, Source: www.city-data.com

Area Use Map

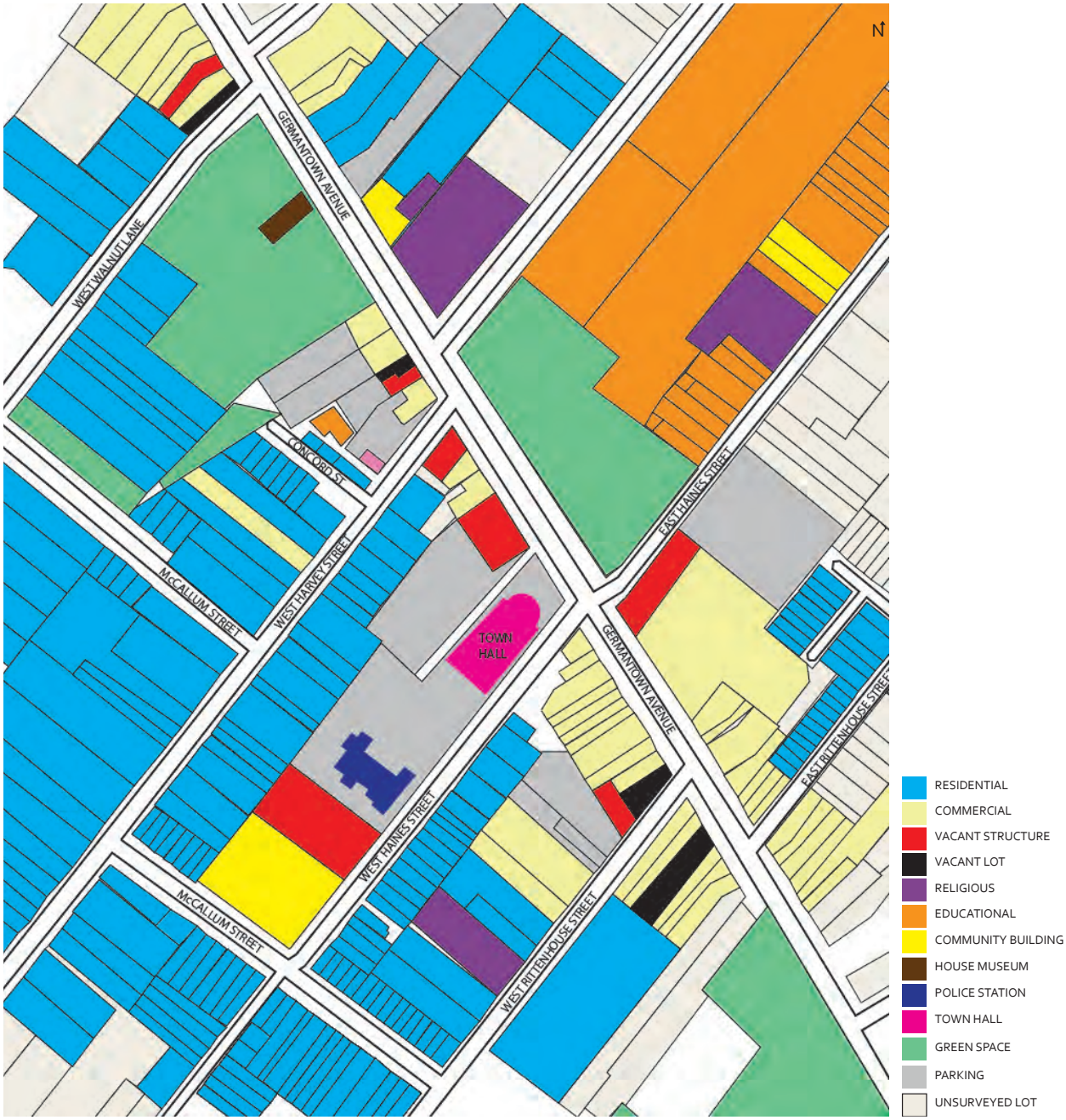


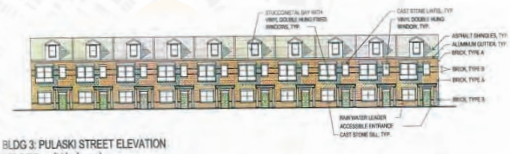
Figure 58. Area use map, Source: C.Williams, 2011

Area Use + Development (cont.)

Case Studies of Recent Development

Queen Lane

120 unit PHA tower to be razed
55 apts and townhomes to be built
- New 1, 2, & 3 bedroom units
- Units to be rented/ leased

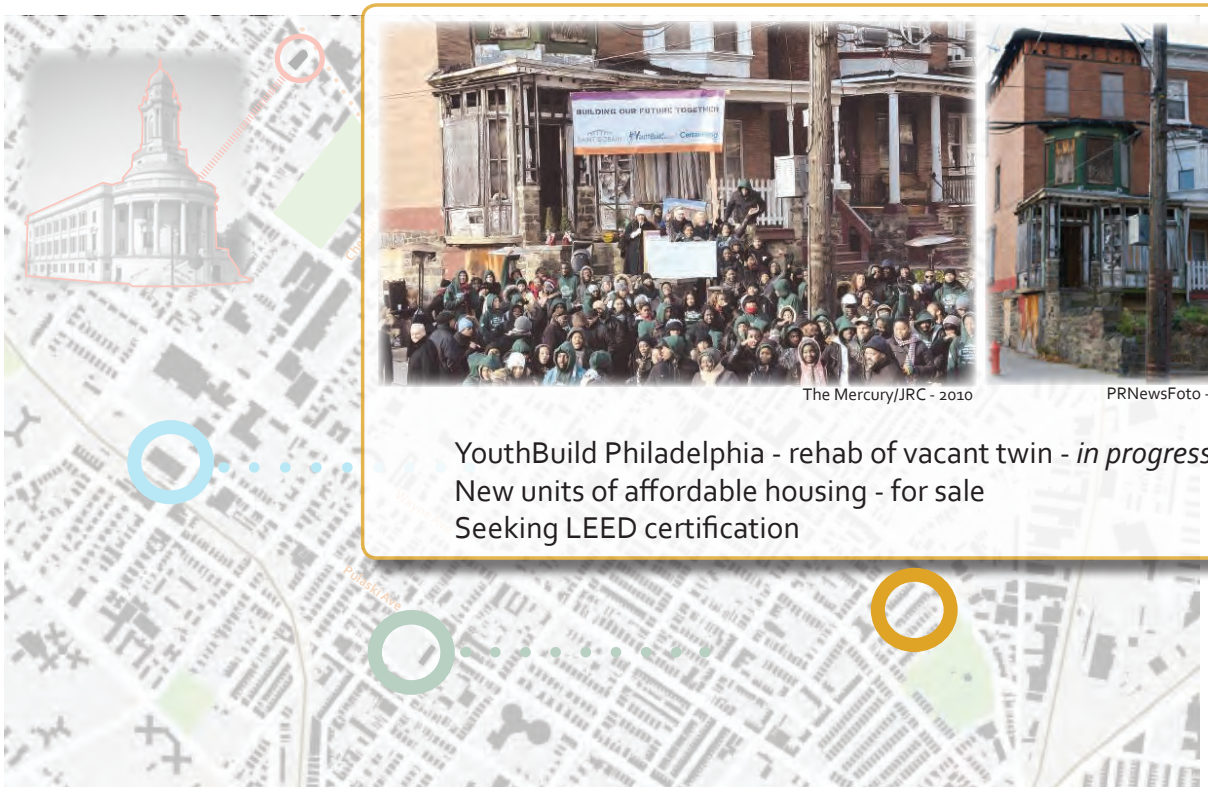


Area Use + Development (cont.)

Pulaski Parntners, LP - 2011

Chelten Plaza

Remodeled strip mall with 49,000 sq ft of retail
Controversial due to proposed tenant: Dollar Tree
Auto-oriented commercial blocks



The Mercury/JRC - 2010

PRNewsFoto - 2010

YouthBuild Philadelphia - rehab of vacant twin - *in progress*
New units of affordable housing - for sale
Seeking LEED certification

Stakeholders

STAKEHOLDER IDENTIFICATION

A supposition that undergirds the theory of values based preservation is change. Demographic, economic, and housing data are tangible measures of population shifts. However, cultural values and behaviors are not as easy to gauge and our stakeholder strategy ensured that we actively collected voices that often go unheard. Following our methodology we contacted individuals and organizations that serve in leadership roles in Germantown.

The information collected from stakeholder observations and primary consultants interviews served as one of the primary guides to outlining our preservation strategy and adaptive re-use plans. After compiling information related to the history and current demographics of the site, we decided the month of October would be the best to apply the REAP methodology.

Historic Germantown

We first identified David Young of Cliveden as a representative of Historic Germantown, which consists of 15 historic sites located in the Germantown area. Young provided insightful suggestions for primary consultants, possible questions to ask respondents, and his doctoral dissertation for the project. Moreover his assessment of the causes of Germantown Town Hall's rise and fall as a community center were invaluable.

Philadelphia Industrial Development Corporation (PIDC)

We were connected to Philadelphia Industrial Development Corporation (PIDC) through Amanda Davis, Manager of New Business Development and Liz Gabor, Real Estate Manager. PIDC serves as the city-wide economic development corporation with the responsibility of managing the sale of property owned by City of Philadelphia. Germantown Town Hall is one of several properties that PIDC is interested in selling to an owner that has the financial capacity to repair and maintain the building.

Fairmount Park Historic Preservation Trust

Lucy Strackhouse serves as the Executive Director for the Fairmount Park Historic Preservation Trust (FPHPT). The agency's chief role in Germantown Town Hall is to

assist in marketing the building. Ultimately, FPHPT is interested in identifying a viable tenant for the site.

Liberation Fellowship Community Development Corporation

Liberation Fellowship Community Development Corporation, led by John Churchville is interested in developing a mixed-use commercial development to serve the community. Churchville discussed the connection between Germantown Town Hall and Germantown and argued that the redevelopment of the site would serve as a catalyst for the revitalization of Germantown Avenue.

Community Stakeholders

Community stakeholders are defined as the respondents that have not had the opportunity to have their voices heard by previous studies. A key component of our stakeholder strategy was to discuss and actively listen to individuals not associated with a particular organization. These informal participants experienced Germantown Town Hall on a daily basis gave invaluable insight in identifying what they thought the community needed.

Transportation Patterns

Informal observations of behavior patterns surrounding Germantown Town Hall were taken to determine the best time to complete the informal surveys. Easily accessible by the number 23 and 65 SEPTA bus, the area was most trafficked during the weekday. Mondays through Fridays, the 5900 block of Germantown Avenue experiences an influx of children and commuters between the hours of 7:00 AM and 9:00 AM. The area is relatively quiet until 3:30 PM with the dismissal of school and remained a highly trafficked area until 6:00 PM.

Figure 59. Image of 23 Bus, Germantown, looking southeast from Haines Street, Source: L.Allen

Stakeholders (cont.)

Stakeholder Analysis

After collecting information from the community stakeholders we analyzed the data using Survey Monkey to generate a thematic interpretation for potential re-use of the building.

Themes that emerged for the reuse of Germantown Town Hall included:
Community Center, Town Hall, Senior Citizen Home, Grocery Store

Respondents were all African-American and over half were female. 32% of respondents ranged in ages between 34-41. According to 2010 census data, the average age of a Germantown resident is between 33-36. Original Germantown residents comprised 73% of our sample population.

When respondents were asked if they had ever entered the building, 68% responded that they had not. 75% of the sample population indicated that they did care about the building. It is worth noting here, that the respondents that answered no to the question, were all under the age of 25.

Figure 60. Stakeholder diagram, Germantown Town Hall, 2011

REAP Methodology

Rapid Ethnographic Assessment Procedure (REAP) is a package of research strategies utilized to gather information pertaining to stakeholders. The methodology relies upon primary research, interviews, and observations as a first step in gauging the values and beliefs of a particular population. The process qualifies and quantifies these variables and has been utilized in projects for the National Park Service such as the Independence National Historical Park, Brown V. Board of Education, and The Civil War Defenses of Washington.

REAP identifies and defines key issues among participants within a restricted amount of time. The strategy also supports another underlying preservation philosophy, values-based preservation, which has been explicitly articulated in our preservation philosophy.[1] Moreover, the success of this methodology is contingent upon teamwork, triangulation, and data interpretation, which supported our project goals.

The REAP strategy was chosen primarily due to its ability to engage the participant in the decision-making process, subsequently creating stewardship and investment in a particular project. Finally the methodology established framework from which community input could be heard systematically by identifying primary and secondary consultants, which vary based on the level of engagement.

The primary consultants for this project predominantly consisted of local stakeholders and the secondary consultants were located outside of the Germantown area. Both groups, however, played an integral role in the illumination of key issues that otherwise would not have been as easy to uncover. In addition to the identification of the consultants, formal interviews with pedestrians were conducted to measure concerns of citizens not directly affiliated with a particular group. Questions were formulated among group members and then discussed with primary consultants prior to conducting these interviews. Finally, we unobtrusively observed behavior patterns assessment during different intervals in the day to determine how Germantown residents regularly interacted with the building. [2]

---

1 For more information on values-based preservation, see Randall Mason's "Theoretical and Practical Arguments for Values-Centered Preservation" in *Cultural Resource Management: A Journal of Heritage Stewardship* (Summer 2006).

2 Sherri Lawson Clark, "Conducting Ethnographic Research: Strategies and Lessons Learned in African American Communities," *Population Research Institute* (February 2003).

CHAPTER 7 Seven
site values

Preservation Values

Germantown Town Hall (GTH) is significant on a local, regional, and national level. Accordingly, parties interested in the future of this site range from local to national stakeholders. Aligned with their overall mission/ agenda, each individual stakeholder associates a variety of potential benefits to the future use of GTH site. These attributed benefits (both unique and overlapping) reflect a range of values GTH possesses. The identification of values will facilitate a comprehensive reuse strategy that seeks to highlight and negotiate stakeholder's interests. A more comprehensive strategy seeks to encourage future viability of the site.

The following list reflects the site's associated value identified through historic research, preliminary stakeholder identification and interviews:

EDUCATIONAL VALUE

- History of Germantown – Origins as an independent government
- Philadelphia history – Consolidation Act of 1854
- Decentralized Government – Planning History
- World War I Monument – history of WWI and soldiers from Germantown
- Bell – association with the Liberty Bell

Figure 61. Interior image of GTH Rotunda, Source: L.Allen, 2011

Preservation Values (cont.)

AESTHETIC VALUE

- Scale/Materiality – Prominence & unique architectural style in Germantown
- Part of Colonial Germantown Historic District (1982) – local protection
- Classical Revival / Beaux Art Classicism
- Visibility of the clock tower
- Icon for Germantown

HISTORIC VALUE

- Locally designated historic site – 20th c.
- Bell – association with the Liberty Bell
- Bell & Clock – 19th century artifacts
- Civic use of the site for over 157 years

ECONOMIC VALUE

- High real estate value
- Large square footage/ usable space
- Historic tax credit (listed as a contributing resource)
- Possible incubator for business/ retail (located in business corridor)

ASSOCIATIVE VALUE

(Physical experience of the building)

- Reflective nature of Rotunda with WWI Memorial
- Symbolic nature of the bell – ties to Liberty Bell and visitation
- Former workers/ users of the building

SOCIAL VALUE

- Original use intended to provide better services for Germantown residents
- Public space - Rotunda
- WWI Monuments – names of Germantown residence who served in the war
- A democratic symbol for Germantown
- Once a community meeting venue

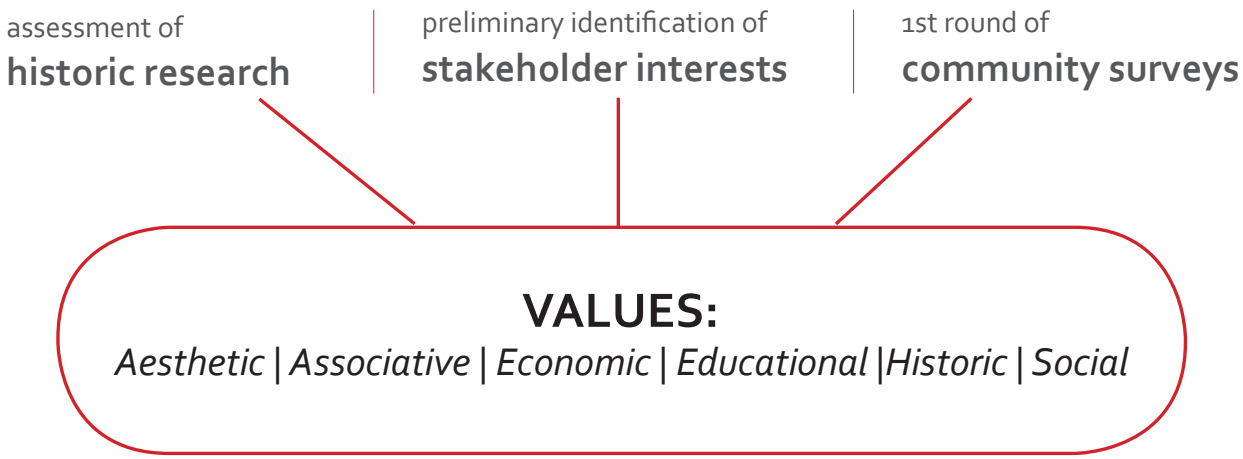


Figure 62. Values process diagram, Source: Germantown Town Hall Studio, 2011

Stakeholder Interest in Values

HIERARCHY OF VALUES BASED ON STAGE 1-2 RESEARCH & STAKEHOLDER INTERVIEWS

		VALUES					
		Aesthetic	**Associative**	**Economic**	**Educational**	**Historic**	**Social**
LOCAL STAKEHOLDERS	Historic Germantown	|	|		|	|	|
	Germantown Historical Society				|	|	|
	Greater Germantown Business Association			|			
	Germantown High School				|		|
REGIONAL STAKEHOLDERS	Philadelphia Preservation Alliance	|			|	|	
	Philadelphia Historical Commission	|				|	
	Philadelphia Industrial Development Corporation (PIDC)	|		|			
	Philadelphia Planning Department	|		|			
	Fairmount Park Historic Preservation Trust	|		|	|	|	
	Greater Philadelphia Chamber Commerce			|			
NATIONAL STAKEHOLDERS	National Park Service	|	|		|	|	
	Kappa Alpha Psi				|		|
	National WWI Museum		|		|	|	
	National Trust	|		|	|	|	
	TOTALS	**8**	**3**	**6**	**9**	**8**	**4**

SWOT Analysis

After outlining the values attributed to the Town Hall, a SWOT (Strength, Weaknesses, Opportunities, and Threats) analysis was conducted to better assess factors, both internal and external, that could support or hinder future reuse of the site. These factors ranged from site-specific limitations and benefits to relevant influences in the local and regional sphere. This list will serve to determine a potential use for the Town Hall that seeks to take advantage of the strengths/opportunities and negotiate the threats/weaknesses.

INTERNAL ANALYSIS

The architectural integrity of the structure is one of the main strengths of Germantown Town Hall. While some areas of the building are in need of repair, overall, the building is in good condition. The open floor plan of the building remains unaltered from its original configuration and lends itself well to new programming for the building. Though the building has been vacant for over fifteen years, the site on which the building stands was used for civic purposes for over one-hundred and forty years. The continuity of use on this lot is another strength of the site. As an entity associated with serving the residents of Germanton, this site is strengthened by its long-term communal ties.

SWOT Analysis (cont.)

Weaknesses of the site are mainly associated with its long-term vacant status. A lack of active tenancy and use has led to deteriorating conditions as a result of deferred maintenance. Outdated and non-compliant systems must also be addressed by the next tenant creating a high monetary barrier for potential reuse of the site. One final factor that could be considered both a strength and weakness of Germantown Town Hall is its high market value. Listed with an asking price of $400,000, in 2011, it is over three times the listed value of adjacent properties in the area. While this could be a fruitful long-term investment for a potential buyer, the current real estate market in the Germantown neighborhood sets this property out of reach for many potential buyers.

EXTERNAL ANALYSIS

External opportunities that may encourage future viability of the site include its central location and high-profile status in the neighborhood. Located in the heart of the neighborhood's business corridor, on Germantown Avenue, potential new uses could benefit from patrons of nearby businesses. Additionally, a bus stop directly in front of the property allows for convenience of accessibility for visitors coming from Center City and areas north of Germantown such as Mount Airy. One final opportunity for the future of this site is the tax credits available for rehabilitation of the building. As a contributing resource of the Colonial Germantown Historic district, the Town Hall is eligible for the Federal Historic Preservation Tax Incentives. This tax credit could potentially remove some of the financial barriers for a developer seeking to rehabilitate the structure. The credit can only be used for income producing properties and this requirement could potentially spur economic growth along this corridor.

External factors threatening future reuse of Germantown Town Hall center on the city's weak economic climate and the region's declining housing market. These two hurdles thwart new investments in infrastructure and deter new residents from moving to the area. With a lack of critical mass to populate this area and bring in customers new programs in this building would not be able to rely on steady foot traffic in this area. Furthermore, many residents currently living near the Town Hall have never seen the building occupied. Shifting demographics in the neighborhood, and a growing number of generations with little or no connection with this building, could potentially threaten its future. Growing debates on who should own the building and who should determine its future have created a stalemate between city and the community, prolonging the vacant status of this building.

CHAPTER 8 Eight

potential new uses + comparables

Affordable/Veterans Housing

JUSTIFICATION

In the face of the economic downtown, increases in homelessness, and shelter closings, the need for permanent shelter and affordable housing in Philadelphia is increasingly urgent. The floor plan of Germantown Town Hall lends itself to rehabilitation and reuse as apartments for low-income residents, and would serve a public function in keeping with the site's historic civic use and the stakeholders' preservation values.

VALUES

Germantown Town Hall's reuse as affordable senior housing would consider and address the following preservation values:

Aesthetic Value – Would retain the integrity of the exterior's materials, composition, and ornament

Associative Value—The site's reuse as affordable housing for seniors could target veterans (whose homelessness rate is an increasing issue nationwide), which would tie the significance of the site's memorial tablets to its current residents.

Economic Value—This proposed use would both capture and concede some of the site's economic value in the local real estate market. While the city would not benefit from the sale of the property at its current asking price ($400,000), it is unclear whether the property could even be successfully sold for that in the current real estate market. This proposed use would also allow for the use of tax credit opportunities (i.e low-income housing; historic rehabilitation) that could not all be captured if the building were adaptively reused for another function.

Reuse as affordable housing would also fully use the Town Hall's current space (and would likely require further expansion on the rear of the property for additional units), and would make use of the site's central location—both of which would address the site's economic value.

Social Value—While the site would not be fully accessible to the public if it were converted to affordable housing and homelessness services, it would nevertheless be serving an at-risk population in Germantown (and Philadelphia as a whole). By addressing the growing problem of homelessness, this project would serve the population and needs of its social context, even as it sacrifices the building's full use as a public space.

Affordable/Veterans Housing (cont.)

PROGRAMMATIC PROS + CONS

Pros:

- Tax credits available
- Eyes on the street principle: residential life at all hours
- Address issue of homelessness
- Long-term residents contribute to local economy

Cons:

- Highest level of financial and architectural intervention
- ADA access to more spaces, not just public areas
- No clear use for Rotunda
- Would likely require expansion to make financial feasible
- Work couldn't be phased in
- Asbestos/ADA issues
- Affordable housing residents contribute to local economy in significant measure?

CHARACTER-DEFINING ELEMENTS AFFECTED

- Original corridor partitions and transoms, possibly
- Corridor configuration retained with studio apartment design

ASSOCIATED PROGRAMMATIC NEEDS AND FLOOR PLAN LAYOUT

- Support and social services on ground floor
- Studio apartment units on ground, second and third floors, with possible additional units in rear expansion
- Systems in basement
- Rotunda as public gathering and exhibit space for local organizations

COMPARABLE

Figure 63. Veteran Commons, Source: Socketsource.com, 2011

150 Otis Street, San Francisco (Scheduled for completion in Fall 2013)

- Built in 1916 as the Juvenile Court and Detention Home
- Converted in 2010 from temporary (seasonal) homeless shelter/city storage to Swords To Plowshares, "permanent affordable rental housing for chronically homeless veterans over the age of 55 with in-house supportive services (Veterans Commons)
- Created 75 units of affordable permanent housing (42,000 sq. ft.) and one manager's unit (49,314 sq. ft.), as well as support service offices and community space (7,283 sq. ft.)
- Non-original windows were replaced and front entryway was reconfigured for ADA
- Nonprofit Swords to Plowshares will rent the building from the city for $1/year

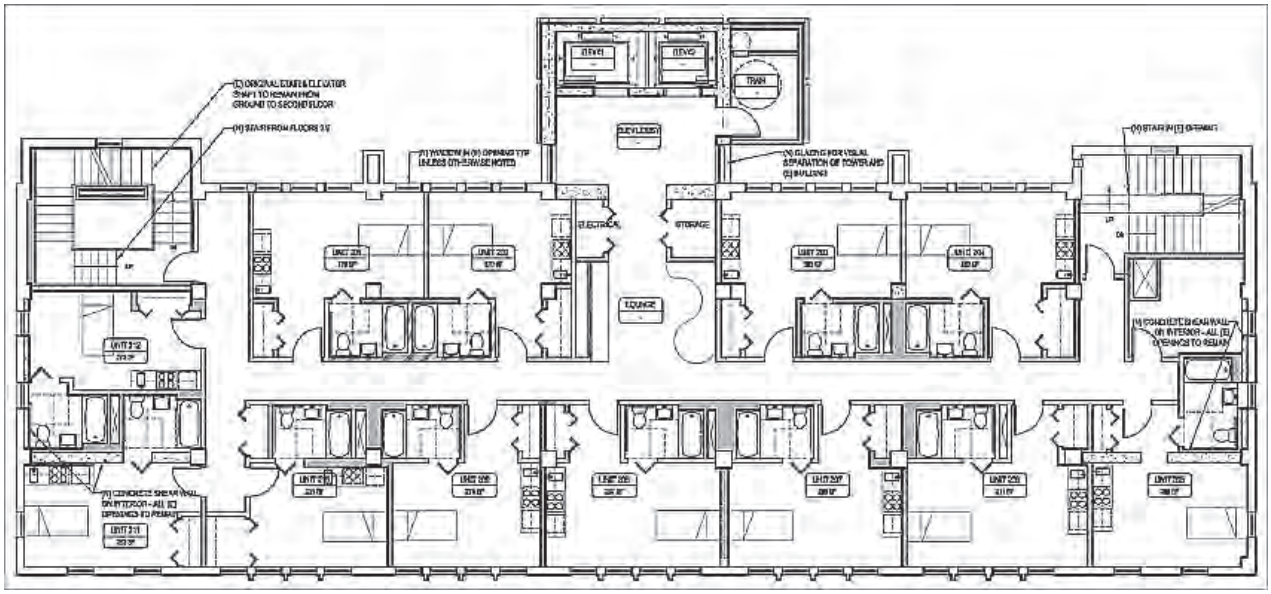


Figure 64. Veteran Commons Plan, Source: Socketsource.com, 2011

Affordable/Veterans Housing (cont.)

- Project managed by Chinatown Community Development Center (projects not in Chinatown) and Swords to Plowshares (national nonprofit)
- Employment services and other support services offered on site by city agencies
- Cost $33 million
- Primarily targeting Vietnam veterans (residents over the age of 55)

How It's Similar:

- Similar corridor floor plan (converted to studio apartments)
- Locally-designated, city-owned building
- Close in age to Germantown Town Hall building (constructed in 1916)
- Building needed extensive alterations/renovations to bring up to code
- Steel frame concrete structure
- Vacated and designated as city surplus property in 1989 (still used on seasonal and storage basis)
- Needed ADA compliance renovations

How It's Different:

- Much higher occupancy capacity (9 floors)
- Did not sit vacant for several years before conversion

Financing:

- 9% Low-income housing tax credit
- 20% federal historic rehabilitation tax credit
- Loan from Mayor's Office of Housing
- Loan from San Francisco Redevelopment Agency
- $1.07m grant from HUD
- California Tax Credit Allocation Committee
- Federal Home Loan Bank Affordable Housing Program
- Corporation for Supportive Housing
- State Mental Health Services Act funding for 8 units

Lessons to Draw On for GTH:
Support services provided on site by city agencies, Veterans' Administration, and Swords to Plowshares

Arts/Community/Visitor Center

JUSTIFICATION

Centrally located within the business district along the Germantown Avenue corridor, the Germantown Visitor & Community Center could serve as a link between the 15 sites currently being promoted by Historic Germantown, Freedom's Backyard. A community center would align with many of the suggestions heard as part of the residential interviews. Many of the recreational facilities for children in Germantown are located outside of the neighborhood; a local venue would fill this void and promote local artists and performers.

VALUES

The reuse of Germantown Town Hall as a Visitor & Community Center for Germanton would address the following values associated with the site:

Historic & Educational Value – Would provide a platform to teach through signage and active forms of interpretation the history and significance of the building and its historic context.

Economic Value – the Arts/Visitor Center would serve to bolster tourism in Germantown. As the first destination of visitors new to the area the center would provide a variety of services that would enable visitor to plan their trip and promote long-term visitation in Philadelphia. A Community Center could generate profits through membership and serve as a catalyst for adjacent development.

Social Value – Original use intended to provide better services for Germantown residents

Associative Value – WWI Monuments – names of Germantown residents who served in the war. A democratic symbol for Germantown. Once a community meeting venue.

PROGRAMMATIC PROS + CONS

Pros:

- Would retain public space
- Conversion and rehabilitation could be phased
- Could be used seven days a week
- Brings all historic sites together
- Generate additional visitors/traffic for Germantown
- Much-needed community space
- Civic function revived
- Space use/rehab could be phased in
- Makes full use of SEPTA accessibility

Cons:

- Asbestos/ADA issues
- Potentially only work hours use
- Visitors come and go without

Arts/Community/Visitor Center (cont.)

contributing long-term to local economy

- Transfer of offices from other local locations leaves those buildings vacant.

CDEs AFFECTED

Few CDEs would be adversely impacted due to programmatic needs. The flexibility of this program would result in very little demolition. If needed additions would be made to the rear to meet ADA requirements and would adversely impact windows located on the southwest façade only.

ASSOCIATED PROGRAMMATIC NEEDS & FLOOR PLAN LAYOUT

- Visitor Center
- Tourism Council of Germantown Offices
- Visitor Center Exhibits & Display
- Visitor Planning Counter
- Gift Shop
- Café/ Food Court
- Community Center
- Administrative/ Program Coordinator Offices
- Performance Hall/Stage
- Gallery/ Exhibit Space
- 3 -4 Classrooms for community learning centers

Figure 65. Image of Frederick Visitor Center, Source: mdisfun.org

COMPARABLE

Frederick Visitor Center, Frederick MD

Site Details:
Awarded *Phoenix Award - for community revitalization by Preservation Maryland*
6,500 square feet
In 2005 the Tourism Council identified and purchased a circa-1899 industrial

warehouse to be converted into a new visitor information center, along the new "gateway" and within the corridor through Frederick. In 2006 the Tourism Council, with Frederick County as the cosponsor, applied for and was awarded Transportation Enhancement Program grant funds toward the rehabilitation and adaptive reuse of the building.

City Agencies/Social Services

JUSTIFICATION

Considering Germantown Town Hall's historic civic use, a rehabilitation plan for city agencies or social services is a logical option to explore. Community-oriented organizations such as public health counseling, housing counseling, and job placement services would serve resident needs, making this building relevant to the community. Furthermore, locating city agencies at this location may help residents with limited means of transportation to avoid trekking into Center City for bureaucratic business. Many residents suggested this use during stakeholder interviews, reaffirming the need for these types of services in the neighborhood.

VALUES

The reuse of Germantown Town Hall as office space for city agencies and/or social services would address the following values associated with the site:
Aesthetic Value—this use requires minimal physical alteration to interior and exterior aesthetics.

Historic Value – this use is consistent with the building's original use as city agencies

Economic Value – implementation of this use would mean there is one less vacant structure on Germantown Avenue, contributing to neighborhood economic development.

Social Value—this use provides direct services to the community, which is consistent with its original use intended to provide better services for Germantown residents. Additionally, the Rotunda as a public space and would be maintained along with the WWI Monuments.

CDEs Affected

Few if any CDEs would be adversely impacted due to programmatic needs. The existing floor plan with large open rooms and wide interior hallways facilitates the use of office space.

PROGRAMMATIC PROS + CONS

Pros:

- In keeping with associative and historic use
- Need for it in area
- Local elected officials rent space in area buildings could return their offices to city-owned building
- Direct services for whole community, not just select population
- Interest from stakeholder interviews
- Maintains space configuration and integrity
- Use could be phased in

Cons:

- Asbestos/ADA issues

City Agencies/Social Services (cont.)

- Need more parking
- Outdated model of delivering city services, in the internet age?
- Financial capacity of city to decentralize services (less efficient)
- Business hours use, little off-hours use

COMPARABLE

American Brewery Building, East Baltimore, MD

Site Details:

- 26,000 square feet
- Total Development Cost: $22,823,806

Figure 66. Image of American Brewery Building, Baltimore, Source: Kevin Moore

Sources of Financing: New Markets Enhanced Bank Loan, corporate and foundation grants, City of Baltimore Grant, Historic and New Markets Equity.

An 1877 former beer brewhouse was recently rehabilitated (2007-2009) to serve as office and program space for a single non-profit organization in a blighted East Baltimore neighborhood. The non-profit, Humanim, specializes in vocational, clinical and housing services. By recruiting from within the neighborhood and providing services to neighborhood residents, the redevelopment has been lauded as a successful catalyst for reinvestment in this blighted and crime-ridden residential area.

Mothballing

JUSTIFICATION

According to this Historic Preservation Brief #31, *Mothballing Historic Buildings*, mothballing is the process by which a building is closed up to protect it from weather and vandalism. This process should only be taken on when all means of finding a productive use for the building have been exhausted or when funds are currently not available. This process involves deactivating a property for an extended amount of time. In terms of cost, comprehensive mothballing costs approximately 10% of the renovation budget and is a short-term solution. According to the brief, the documentation, stabilization, and mothballing are the required steps to deactivate a structure.

The process of documenting allows the structure to be assessed in as-is condition and allows for certain discarded elements, often seen as trash, to be saved for future use. A conditions assessment should also be created which will inform the stabilization of the building by mapping levels of deterioration. In terms of stabilization, a structural engineer must assess the building. Stabilization may include bracing many different structural members to allow for proper support. Coverings to prevent moisture infiltration should not damage historic elements.

In order to "mothball" a structure, long-term deterioration of the building must be controlled while limiting damage from vandalism. In certain cases, decorative features may be removed and stored preferably on site. The building should be well ventilated and a monitoring program should be established.

This alternative was considered for Germantown Town Hall as the structure currently is partially mothballed and the possibility for reuse is limited within this blighted area of Philadelphia. Further mothballing of the structure would limit and halt the ongoing deterioration of the plaster finishes on the interior of the structure, increase ventilation, and limit access for birds and other animals, which have negatively impacted the building.

VALUES

The mothballing of Germantown Town Hall would affect the following values:

In terms of mothballing Germantown Town Hall, it is likely that performing this action may further compromise the **aesthetic** value of the building, as many of the decorative details of the building would be covered or removed. However, it is important to note that the building has partially been mothballed, and if this plan were to be enacted, the building would likely have the same appearance on the exterior.

While mothballing would maintain the building in an as-is condition, the building would only benefit the community as a ruin and a reminder of a past era in their history. However, the **associative** and **historic** values of the building would not be compromised as long as the building still stands. If mothballed, Germantown Town Hall would still serve as a reminder of this area's past and the cultural memory of the building would be partially preserved.

The **economic, educational**, and **social** values would be most impacted by a mothballing campaign. The process of deactivation would not allow the building to be used for any function. The building will not provide any monetary gain and limited access to the interior would not allow certain spaces, such as the Rotunda, to be an educational or social space. If the building was to be fully mothballed, these values would not be addressed and therefore have a negative impact to the community.

CDEs AFFECTED

The process of mothballing would negatively impact few of the CDEs of the building. The intent of this process would be to preserve and immediately protect the CDEs but limit public access to them and possibly cover them up for an extended period of time.

PROGRAMMATIC PROS + CONS

Pros:

- Would actively preserve the structure for future use
- Encourages cleaning of the site (interior/exterior)
- Mitigates further damage that would delay future rehabilitation

Cons:

- Site not being actively used
- Expensive measures to adequately mothball
- services (less efficient)
- Business hours use, little off-hours use

Mothballing (cont.)

COMPARABLES:

1. New Orleans

Louis D. Armstrong Elementary School Building A, 5909 St. Claude Avenue
Israel Augustine Middle School, 425 S. Broad Street
Oretha Haley Elementary, 2515 Robertson Street
Lorraine Hansberry Elementary School, 1339 Clouet Street
Morris Jeff Elementary School, 800 N. Rendon Street
Valena Jones Elementary School Building A, 1901 N. Galvez Street
George Mondy Elementary School, 2327 St. Phillip Street
John Shaw Elementary School, 2518 Arts Street

These buildings were identified by FEMA as being contributing resources to historic districts or were on the NRHP. No adverse affects will occur on the conditions that the buildings will be digitally recorded on the interior and exterior and that a secutiry/maintenance schedule, conditions survey, monitoring report, and marketing plan are submitted. Buildings left vacant and will be stabilized and mothballed.

Figure 67. Sandstone Historic School, Source: Mission Development, LLC

2. **Sandstone Historic School: Mothballing Analysis**, Sauk Rapids, MN

Mothballing included abatement of asbestos and abatement/stabilization of lead-based paint. The plan also called for demolition of a 1958 elementary school building and the demolition of all non-load bearing walls and interior finished on structural walls. The roof and drains were proposed to be patched and also a temporary lights and a motion detection system. This would cost approximately $755,500. Monitoring the building to keep it pest and water free for five years was $13,700. During the selective demolition, primarily for

lead abatement, the interior doors and frames would be stored offsite.

An extensive market analysis was performed prior to mothballing the building. This report stated that apartment rents were expected to remain low during the next five years and funding for subsidized units is limited. Population projections did not see enough growth to support more apartment units. Senior housing was also examined and was found that the number of seniors was expected to increase but may desire amenities not present at the site (i.e. attached parking to units). Assisted living facilities were also examined and would be economical only at numbers greater than was could be fit into building.

Commercial rates were also examined with low rental rates present in the community. The sandstone school had competition with shovel ready developments. Current trend in the community was for short-term rentals with preferred term at 36 months. The owner of the space must be willing to take the risk of re-signing when it becomes available.

Green Technology Charter School

JUSTIFICATION

Enrollment at Germantown High School located across the street from Germantown Town Hall has fallen by a third over the past 3 years. Students are leaving the Philadelphia Public School system for charter schools that have gained popularity over the past several years. Germantown Town Hall could serve as the new home for a Green Technology Charter school to prepare the youth of Germantown for jobs in the 21st century.

The layout of the building is well suited to adaptation to a school due to the large rooms and central hallways located on all three floors. This use would also provide an area for public gatherings and events held in the Rotunda. By educating the youth and bringing together the Germantown community, adaptive reuse of Germantown Town Hall as a Green Technology Charter school would once again put this building at the center of the Germantown community

VALUES

The reuse of Germantown Town Hall as a Green Technology Charter School would address the following values associated with the site:

Historic Value & Educational Value – A Green Technology Charter School would allow students to have daily contact with an important part of the history of Germantown. The educational value of this use is obvious; however, inhabiting history will allow students to connect to an aspect of their past that they otherwise would not encounter.

Economic Value – By providing the future employees of Germantown with the practical skills necessary to succeed in today's workforce, a Green Tech Charter School will play a central role in the enhancement of the Germantown community

Associative Value – All associative site values would be maintained and enhanced by the adaptation of Germantown Town Hall to a charter school

Social Value – Schools are at the center of their communities. They serve as a meeting place for residents and development centers for children.

CDEs AFFECTED

Few CDEs would be adversely impacted due to programmatic needs. The flexibility of this program would result in very little demolition. If needed additions would be made to the rear to meet ADA requirements and would adversely impact windows located on the southwest façade only.

ASSOCIATED PROGRAMMATIC NEEDS & FLOOR PLAN LAYOUT

- Classrooms on the 2nd and 3rd

floors

- Shop space in the basement and 1st floor
- Cafeteria and administrative offices on the 1st floor
- Meeting area in the Rotunda
- Large adaptable spaces in the southern portion of the building
- ADA improvements/ Elevator

COMPARABLE

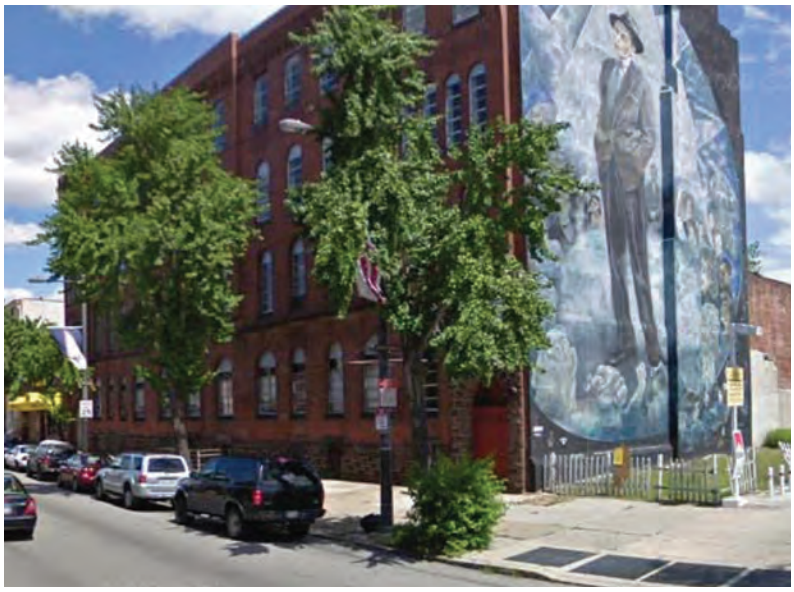


Figure 68. Philadelphia Performing Arts Charter School, Google Maps, 2011

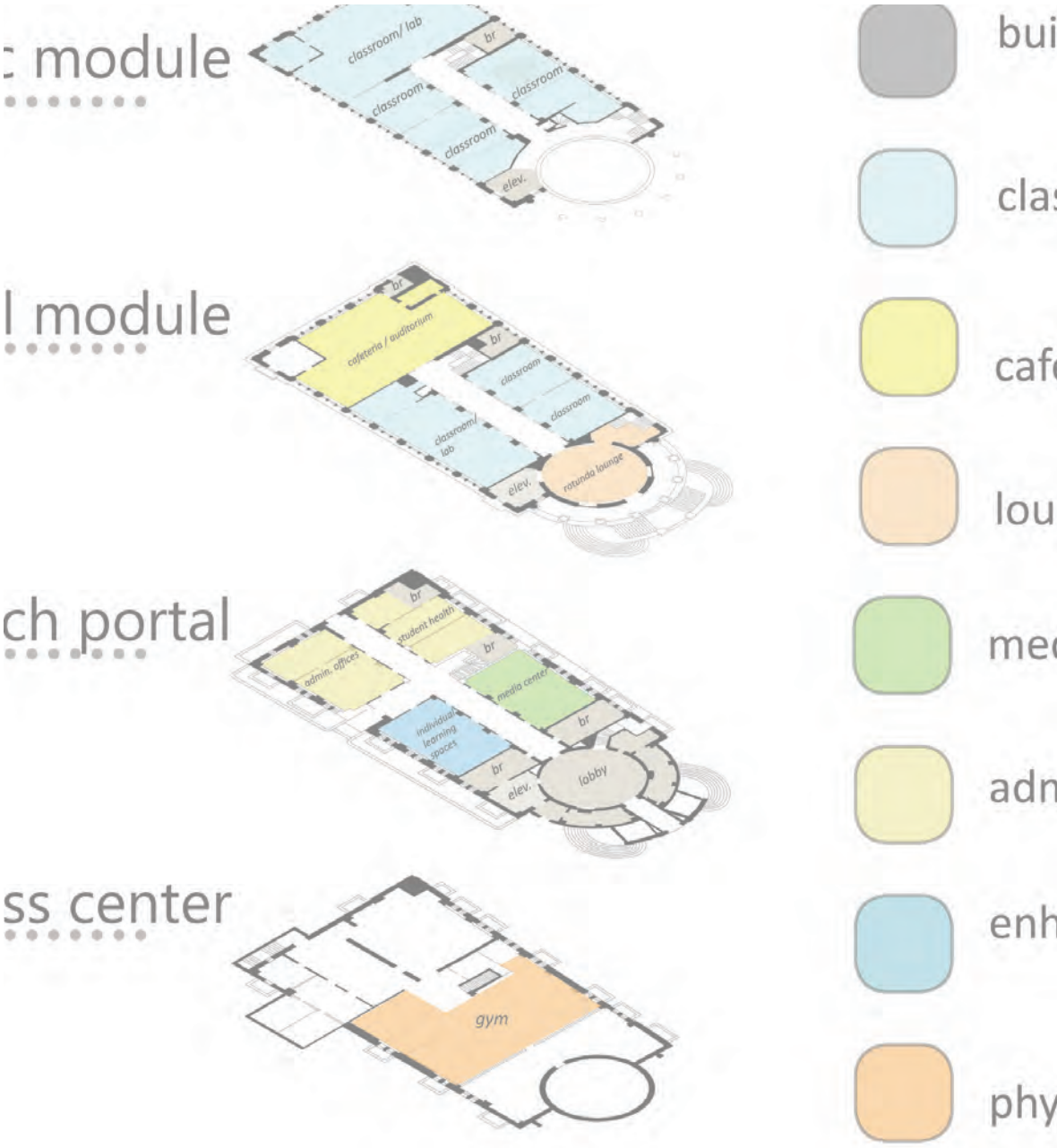
Philadelphia Performing Arts Charter School, Philadelphia, PA

Site Details:
Approximately 90,000 sq. ft.

The DiMedici Corporation put out a request for proposal for the phased expansion of the Philadelphia Performing Arts Charter School now located 2600 South Broad Street. Over the next four years enrollment in the school will be increased gradually from 625 to 1,125 students. Although larger than Germantown Town Hall, this is an example of the adaptation of historic buildings to use as a charter school.

CHAPTER 9 Nine

proposed use + recommendations



Green Tech Charter School Proposal (Ind. Proj.)

LATISHIA ALLEN

Feasibility Study of Potential New Uses + Concept plan of Proposed Use

SCOPE

Feasibility Study

As outlined in Chapter Eight, our team selected six possible programmatic options for the adaptive reuse of Germantown Town Hall (GTH) based on our analysis of the site and its neighborhood context. The mothballing option represents the course of action we recommend in the event that rehabilitation is not feasible due to various constraints. The following feasibility study examines the remaining five options and their programmatic adaptability to the current floor plan. Specifically focusing on adaptation to the current configuration, these studies do not include possible additions. In light of financial limitations, options presented below seek to retain as much historic fabric as possible in an effort to keep construction costs down and offset initial costs of rehabilitation and system upgrades. Each proposed layout is based on standard square footage requirements for specific spaces and square footages of comparable sites.

Concept Plan of Proposed Use

After evaluating each programmatic option based on levels of impact and site values met, our team identified the Green Tech Charter School option as a compatible reuse of the site. A vocational charter school appears to be a viable option that responds to the needs of the community and to green business initiatives in Germantown. The second half of this study focuses on a concept plan for the school. Square footages are based on school building standards and comparable sites. Details of the program and hierarchy of spaces are based on concepts interpreted from the determined values of the site and historic circulation patterns.

FEASIBILITY STUDY

Affordable/ Veterans Housing

Based on plans of the Veterans Commons building in San Francisco, California, space requirements for this use include: efficiency units, manager units, offices, and communal spaces. The total square footage of this project listed as 56,597 SF. Averaging 300 SF per efficiency unit, and roughly 7,300 SF for offices and communal space, GTH could hold up to 33 units of affordable housing. This usage would utilize approximately 22,300 SF of usable space.

City Agencies/ Social Services

In keeping with the original use of the building, encouraging office space development would readily fit the current GTH floor plan. Looking to the Humanim Office Brewery Building rehabilitation project in Baltimore, Maryland,

Green Tech Charter School (cont.)

modern offices with exposed historic elements can create dynamic and unique spaces. The floor plans of the Brewery were reconfigured to meet space requirements of Humanim, a non-profit focused on providing a range of human services. Home to 200 of the organization's employees, the floor plans feature offices and meeting spaces. The building is also used as a de facto community center for the neighborhood and also includes flexible gathering spaces. The total square footage for this project was 30,000 SF. Based on this use of the space and recommended office space standards of 200 SF usable space per person, GTH could accommodate approximately 130 employees. Utilizing the Humanim Brewery Building as a model, GTH could house both office spaces on the 1st, 2nd, and 3rd floor with flex community gathering spaces in the basement.

Community/ Arts/ Visitor Center

The mixed-use community and visitor center option pulled from multiple precedents to better understand the needs of each individual program. Looking to the Veteran's Park Community Center in Redondo Beach, California, this 13,333 SF historic library was converted into a community center and event space. Required spaces for this program include: a banquet room, meeting rooms and a catering kitchen. The floor plan configuration of GTH lends itself well to merging these space requirements with a visitor center program. To feed off the public Rotunda space, the visitor center and supporting offices could function on the 2nd floor. These two programs, community center and visitor center could be adaptable to approximately 20,000 SF in GTH.

Green Tech Charter School (9-12th Grade)

The original office configuration of GTH is readily adaptable to educational programmatic needs. Looking to several charter school sites in Washington, D.C. including the Thurgood Marshall Public Charter School, it appears that GTH could serve as both a permanent and/or incubator site for charter schools. According to high school facility standards, the needed gross square footage per student is around 173 SF (for new construction). Based on these figures roughly 30,621 SF is needed to accommodate at least 177 students within the GTH site. Areas needed for vocational charter schools include: administrative offices, cafeteria, classrooms, class/lab combos, gym or workout room, media center, and common areas.

Green Tech Charter School (cont.)

	GTH Estimated Usable SF	BASEMENT – 9,500 SF	1ST FLOOR – 7,220 SF	2ND FLOOR – 7,580 SF	3RD FLOOR – 6,430 SF	TOTAL – 30,730 SF
SCHEME A	**AFFORDABLE/VETERANS HOUSING** Comparable SF: *Veteran Commons. San Francisco, CA* 75 units + manager units = 49,314 SF (approx. 300 SF per efficiency) Offices/Communal 7,283 SF Total Needed **56,597 SF**	- Laundry - Communal spaces - 3 units	- Offices - Comm. space	- 15 units	- 15 units	Approx. 33 units (9,900 SF) + 3 Manager Units (13,400 SF) + Communal Space, Offices (7,300 SF) **30,600 SF**
SCHEME B	**CITY AGENCIES/ SOCIAL SERVICES** Comparable SF: *Humanim Office – Brewery Building Baltimore, MD* 200 Employees – meeting rooms, "pods", community center spaces, classrooms Total Needed **30,000 SF**	- Comm. center spaces	- Lobby - Office - Classrooms	- Meeting rooms - Offices	- Meeting rooms - Offices	Adaptable to Office space rec. - 200 usable sf per person Approx.. 130 people **26,000 SF**
SCHEME C	**COMMUNITY/ARTS/VISITOR CENTER** Comparable SF: *Visitor Center, Frederick, MD* Office and exhibit space – 6,400 SF *Veteran's Park Community Center* *Redondo Beach, CA* Ballroom/ banquet room, mezzanine, meeting rooms, catering kitchen, office, bridal room, restrooms, elevator and storage – 13,333 SF Total Needed **19,733 SF (comm. center + visitor center)**	- Catering kitchen -Storage	- Lobby - Support offices - Small performance space	- Flex exhibit space - Info. center	- Meeting rooms	Adaptable to **20,000 SF**
SCHEME D	**GREEN TECH CHARTER SCHOOL** Comparable SF: *Incubator site* 3031 14th St NW, Washington, D.C. 170 students - Classrooms, offices, large common area for meetings or assemblies Total Needed **12,500 SF**	- Gym equipment - Labs	- Media room - Lobby - Admin offices	- 5 classrooms - Library - Auditorium or gathering space -Cafeteria	- Class/lab combo - 2 classrooms	Adaptable to 177 Students @173 SF per student **30,621 SF**

Green Tech Charter School (cont.)

CONCEPT PLAN: Green Tech Charter School

The following concept plan presents a chart with square footage requirements for each space and illustrations of a proposed space utilization study. Determined Values translated to Design Concepts

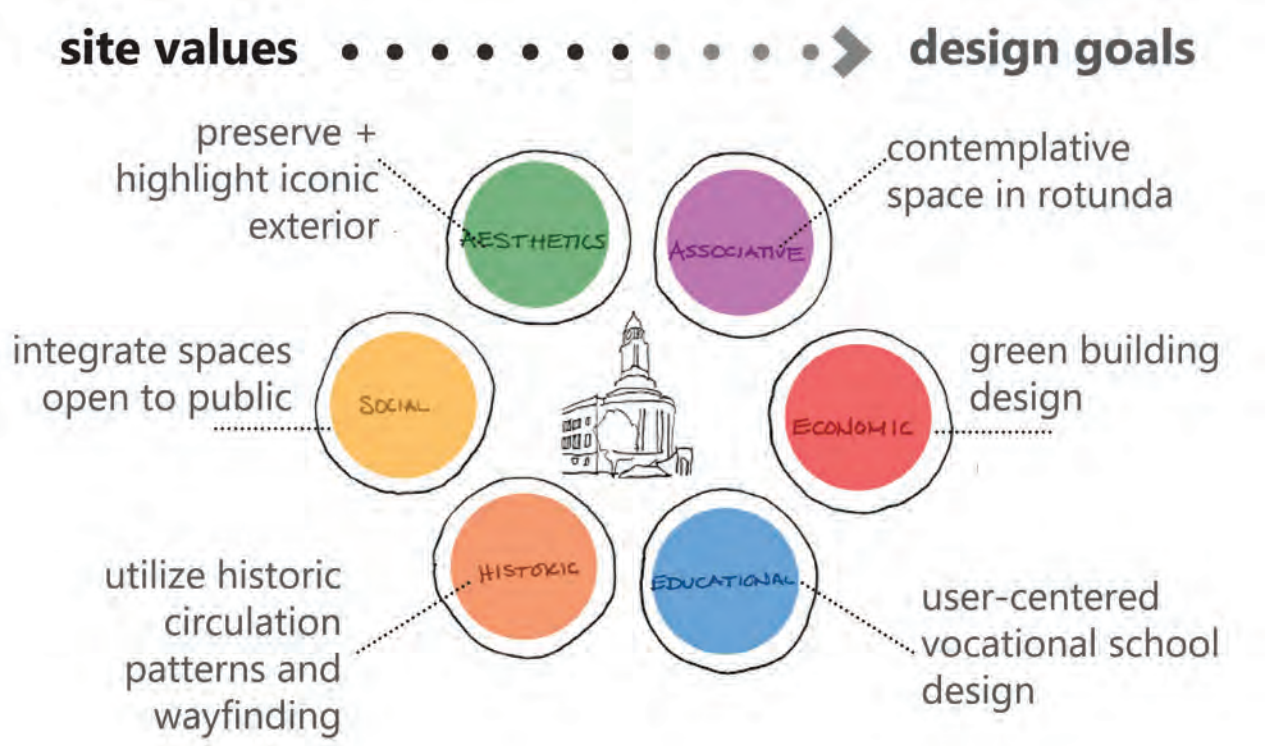
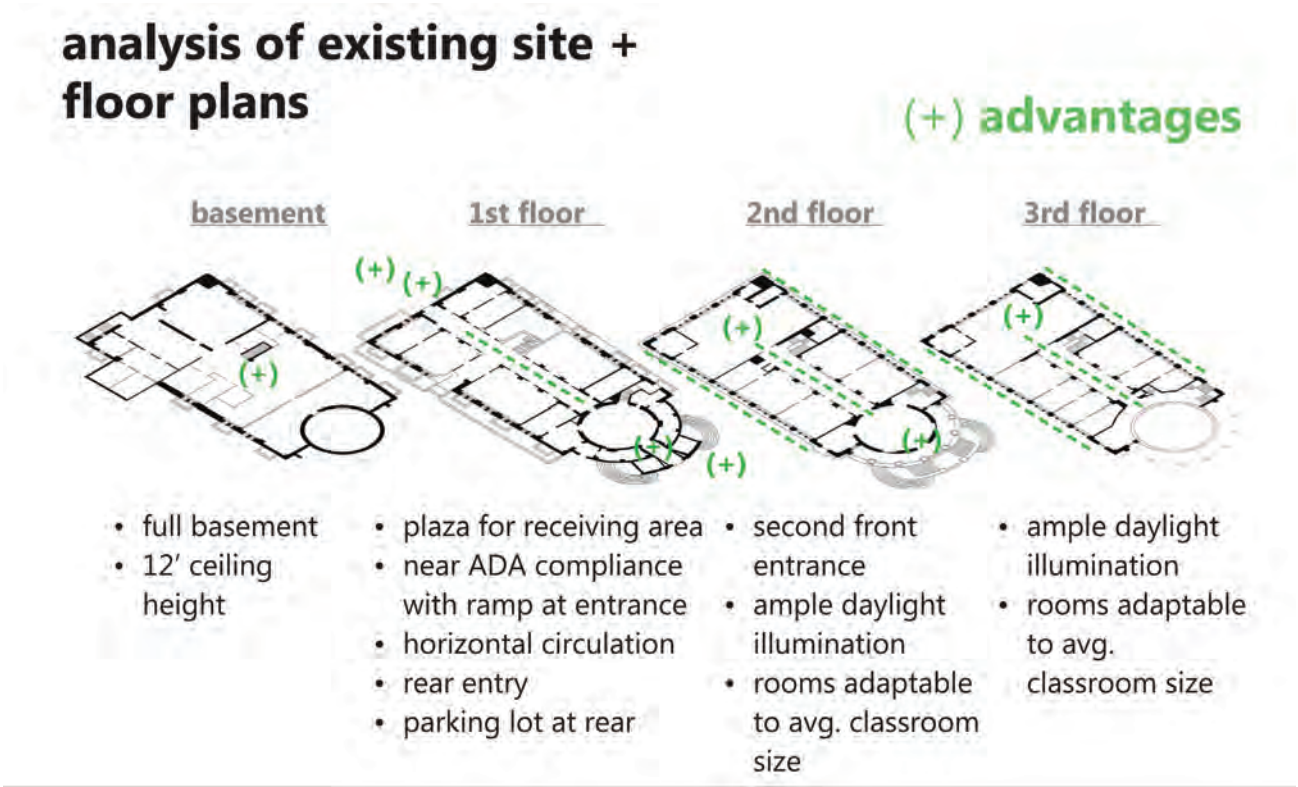


Figure 69. Site values to design concept diagram, Source: L.Allen, 2011

Aesthetics – preserve/ bolster exterior iconic nature
Associative – Rotunda contemplative space
Economic - green building design
Educational - user-centered vocational school design
Historic – circulation patterns & wayfinding
Social – public spaces (community-centered school design (NT initiative)



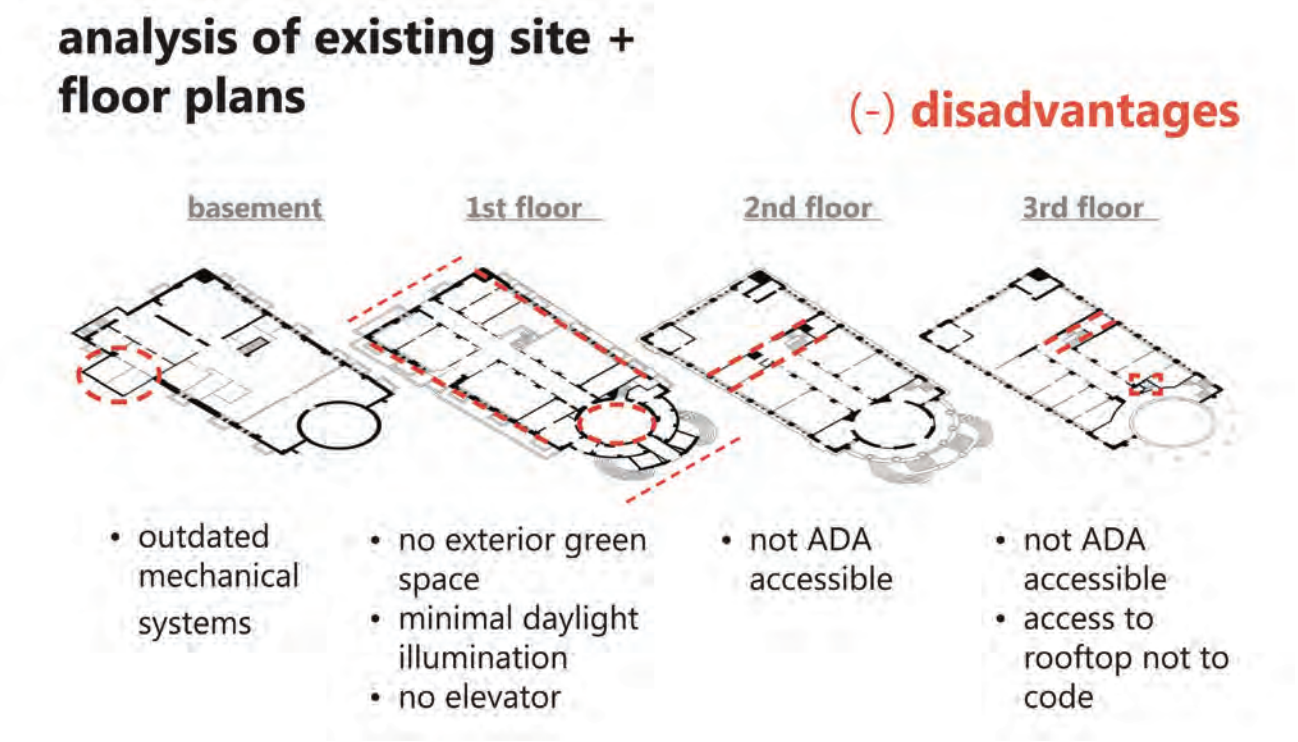


Figure 70. Plan advantages and disadvantages diagram, Source: L.Allen, 2011

Green Tech Charter School (cont.)

Advantages/ Disadvantages of current site + floor plans

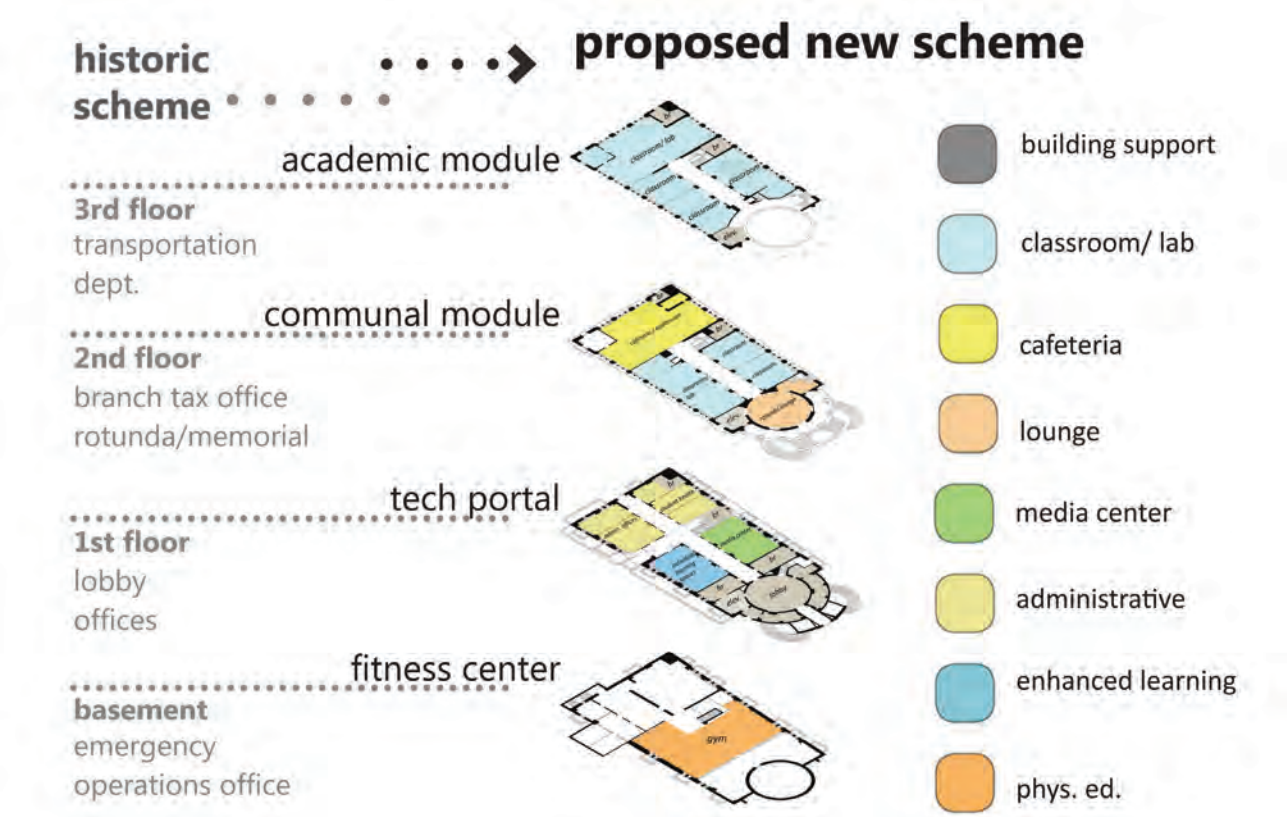


Figure 71. Proposed Scheme Diagram, Source: L.Allen, 2011 (See larger view in Appedix F)

Program Analysis: Proposed Scheme

1st Floor – Tech Portal

Historically the first floor featured 8 office rooms, 4 bathrooms, and a lobby section in the circular space just below the Rotunda. Original plans do not note specific uses for these rooms nor are any spaces listed as public. In keeping with the historic circulation patterns on this floor, speculated from the original plans, potential new uses on this floor will center on administrative functions. A circular lobby at the northeast entrance to receive visitors and the remaining rooms will include a teacher's lounge, principal's office, supporting staff offices, and a media center.

2nd Floor – Communal Module

According to original plans, the second floor featured the Rotunda/WWI Memorial, 6 offices, and two bathrooms. The branch tax office is noted as being located at the southwestern-most room capping the corridor. Sections of the tax office, corridor,

and Rotunda are noted as having marble flooring and are marked as public space. It appears that the second floor was frequently accessed by the public and as such potential new plans on this floor will embrace its public nature. The "Communal Module" section of the school will harness learning communities and feature spaces that encourage engagement. These spaces include: a student lounge and exhibit space in the Rotunda, a library, auditorium/ gathering space, cafeteria, and a classroom/laboratory.

Figure 72. Rendering of proposed Rotunda lounge, Source: L.Allen, 2011

Figure 73. View of exiting Rotunda with WWI memorial tablets, Source: L.Allen, 2011

Figure 74. Rendering of proposed hallway, Source: L.Allen, 2011

Figure 75. View of exiting 2nd floor hallway, Source: L.Allen

Green Tech Charter School (cont.)

3rd Floor – Academic Module

Original third floor plans show the bulk of the city service offices located on the third floor. These offices included functions associated with the department of transportation. Two public counters are noted on the floor plan at the District Surveyor Office and the Highway Department Office. These notes suggest that public foot traffic was also present at the third floor level. The lack of marble flooring at the third floor however, suggests that this was a "secondary" public level. As such, a potential use for this floor could center on classroom use.

Figure 76. Caption: Rendering of proposed classroom/laboratory, L.Allen, 2011

Figure 77. Caption: View of exiting 2nd floor room, Source: L.Allen, 2011

Basement – Fitness Center

The expansive basement features storage space below the Rotunda and a full basement spanning the office section of the building. Large mechanical systems are featured in the in the western-most corner, including the original boilers. After retrofitting the basement to function as an Emergency Operations office in 1965, the basement was equipped with operation center offices, communications rooms, blast walls, living quarters, and a kitchen. While many of the offices in this portion of the building were used it was not open to the public. In keeping with this operational theme, potential new uses for this space could include an activity center complete with vocational laboratories and a gymnasium/ weight room.

Green Tech Charter School (cont.)

Figure 78. Rendering of gym in basement, L.Allen, 2011

Figure 79. View of exiting basement, Source: M.Wicklund, 2011

Building Codes + Recommendations (Ind. Proj.)

MATTHEW WICKLUND

Germantown Town Hall stands as a monument to Philadelphia and Germantown's built heritage. Its form and scale evoke images of grand thrones to commerce, economy, and government. It was built at a time of prosperity in the United States when cities seemed to be growing ever larger, spreading farther from their settled centers. Germantown Town Hall was built as a secondary and local seat of city government for the areas of Germantown and Mount Airy. While the Hall was conceived to replace an existing building of a similar function, the Hall was also built at a time when memories of The Great War were still fresh; in addition to an office block, it features a two-story Rotunda dedicated with memorials to the fallen soldiers of World War One.

The Hall was a modern office building with all the comforts and technological improvements available in the 1920s. However, in the ninety years since its construction, the Hall not only has fallen from use, but it is also no longer considered to be a safe or efficient modern building. Building codes, the legislated elements that establish minimum standards for safety and accessibility in buildings, have advanced significantly and left Germantown Town Hall behind. The future reuse of this building will require alteration of its historic fabric; however, with recent alternatives to prescriptive building codes, there may be a chance to preserve more of the Hall's characteristic features and spaces.

Building Codes

Building codes, offering restrictions and standards of construction, reach back to the Hittite Empire in Mesopotamia. However, modern building codes were mostly enacted in the nineteenth century, developing from fire prevention and the movement to increase healthful and sanitary living standards. The first National Build Code was established by the National Board of Fire Underwriters (UL) in 1905. Ten years later, The Building Officials and Code Administrators (BOCA) formed, and developed its own *Basic Building Code* in 1950. Several other code formats were devised in 1900s for various parts of the country. In 1995 the International Code Council created a common code format that could be followed at an international scale. It has since published codes for fire safety, plumbing standards, and mechanical code. In addition to general nationwide basic standards, states and local municipalities also began to write their own building codes, with

New York state in 1949 being the first to have a statewide code.[1] In Philadelphia, international ICC codes prevail with only minor inclusions and changes for use as the city's codes.

Buildings are built to current codes, containing preventative solutions for a variety of potential issues and situations in the built environment. As new issues are identified, the code is updated and a completed building becomes "non-compliant." New construction is built to meet or exceed the latest standards, but existing buildings are only expected to be "brought up to code" when they are renovated for a new use or occupant. While specifics vary by state, generally a building that is significantly altered for its new use must also fully meet code requirements. This is intended to keep buildings safe and accessible for living and escapable in the case of an emergency. However, some defining elements in historic buildings can often be problematic and may be nearly impossible to improve without significant or irreparable loss of historic elements.

Overall, historic structures commonly do not meet several building codes, which can be divided into seven main categories of prescriptive-based specific provisions. First, general building classification defines occupancy levels, includes zoning regulations on massing, and includes regulation on allowable building materials. Means of egress is a second category, which specifies distances between exits and points in the building, and defines how a building should function in order to safely and quickly facilitate exiting. Fire resistance follows egress and requires that materials withstand fire for an established period of time. Building systems such as lighting, fire alarms and sprinklers, and heating/cooling are also regulated for efficiency. Structurally, a building must be designed to withstand both vertical and lateral loads from building contents, wind, and seismic activity. Handicapped accessibility defines proper dimensions and requires that facilities and means of egress be accessible. Finally, codes for comfort and health control the size of rooms, location of windows, furnishing of suitable sanitary facilities, and the abatement of hazardous materials.[2]

Building Code Issues at Germantown Town Hall

Germantown Town Hall, in its current layout, fails to meet building and life safety codes in most of the aforementioned categories. Regardless of how the Hall

1. Marilyn E. Kaplan, "Safety, Building Codes and Historic Buildings," Historic Preservation Booklet, Washington: National Trust for Historic Preservation, 1996. 3.
2. Ibid, 6.

Building Codes + Recommendations (cont.)

is reused, the building will have to be significantly improved for any future tenant. New electrical, water, and heating/cooling systems will have to be installed, which will require opening of walls and ceilings. In general, if a building's use changes, then current building codes must be met. In the case of Germantown Town Hall, if it were to remain an annex city hall, it could be patched and repaired. However, because the Hall will likely have a new tenant, it will have to be rehabilitated to meet current code. The following is an assessment of potential issues in the Hall and possible alternative solutions to the established prescriptive-based code.

Building Classification:

Germantown Town Hall is currently on a parcel zoned C2, which allows for mixed-use development including residential, but not industrial or other. This classification allows for a maximum height of 35 feet, but the clock tower itself rises fifty feet above the roof line of the hall; however, this is an acceptable existing condition.

Building Egress:

Codes outlining building egress are intended to keep all public points of a building near exits that lead directly outside to safety. Key factors are proximity to exit and fire-proofing and containment of exit route.

Town Hall has four accessible exits from the first floor; however, the upper floors have only one potential escape stairwell. There are two stairwells that access the first through the third floors. One is an open stairwell adjacent to the Rotunda, the other is located approximately halfway in the first floor corridor between the Rotunda lobby and the west entrance. For a building the size of Germantown Town Hall, two egress stairwells are required, and one must be enclosed.

According to a 1995 review and feasibility study of the Town Hall, the Rotunda stair could not be considered a fire-safe exit because it empties into the first floor Rotunda lobby, which then requires passage through an open and unprotected lobby to an exit. Fire codes specify that an exit must be both covered and enclosed so as to separate it from the rest of the building in the case of a fire; this prevents fire from reaching the exit passage. The 1995 report also addresses the paired front steps of the Rotunda and states that because they are not protected or enclosed they cannot be considered a safe exit. Additionally, the Rotunda stairway of carrara marble treads and steel risers features tread nosing that projects too far; this may

have to be ground down to reduce tripping hazards.[3]

The second stairwell in the hall would have to both be enclosed and have access to intermediate-level restroom facilities blocked-off. Main egress exits are not allowed to have auxiliary rooms or other enclosed, non-exit spaces connect to them. The 1995 report suggests eliminating the half-level facilities and enclosing this mid-building/ west stairwell for use as an official fire exit.[4] As the stairwell does not lead directly to the exterior, but is instead separated by the first floor hallway, the hallway between the exit and stairs would have to be sealed from the rest of the hallway by fire-rated doors.

In addition to exits outside, there must also be roof access for firefighters. The current stairwell that winds up and over the Rotunda ceiling may meet code, but signage indicating it as roof access will need to be posted. Alternatively, the west staircase could be extended up to provide roof access. This would be beneficial in case future occupants wanted to use the roof space as an outdoor space.

Additional issues with simpler solutions include dimensions and doorways. The heights of the railings in both the front and mid-floor stairwells are too low. The addition of an extension or an auxiliary handrail to the top of the handrail should make it meet code and prevent potential falls. Also, the doorways of offices currently open into the offices, whereas they should open into the hallways. This is to allow for efficient egress from room to hallway to safe stairwell. The 1903 Iroquois Theater fire in Chicago revealed the importance of outward opening doors, as many fleeing the theater fire were unable to escape due to hoards of people trying to escape pressed against inward opening doors. The importance of this design flaw apparently was not recognized in Philadelphia code at the time of the Hall's construction.

Fire Resistance:

Will it burn and if so how long can it resist fire – are the ultimate questions for assessing the fire-rating of a building or of its component materials. Germantown Town Hall's concrete construction made it a fairly "fire-proof" building for the 1920s. Its steel frame is protected by a casing of concrete, which would keep the building

3. Urban Consultants, Inc., "Germantown Town Hall Budgetary Study for City of Philadelphia Department of Public Property," Feb. 27, 1995. *file located:* City of Philadelphia Historic Commission, building file: "5928 Germantown Ave." 21.
4.Ibid, 22.

Building Codes + Recommendations (cont.)

from collapsing in an intense fire. The Hall's floors are slabs of steel reinforced concrete; the floor surface in most rooms and hallways is simply decorative concrete. Interior walls are standard thickness hollow-clay blocks walls with finished plaster – highly fire-resistant despite counting as an archaic construction method. Exterior walls are composed of brick and pre-cast concrete. According to construction classification standards for building fire-resistance, the Hall would likely earn, on a range from 0 to 6, a high rating of Type 1 – being non-combustible.[5] In total, Germantown Town Hall appears to be a solidly built concrete box, reflecting a peak in the era of the "fire-proof" building.

Concrete may not light on fire, but other original finishes inside Germantown Town Hall are relatively flammable and consequently would not meet the minimum one-hour rating. Prescriptive fire code is very specific in its recommendations for fire rated interior doorways and windows. The Town Hall's office block design employs wide corridors on all three floors with doorways on either side that lead to individual rooms. These doorways feature a single operable transom over a door with a lite, and a fixed transom on either side of the operable transom; the trio of transoms feature glue-chip glass. Each door features its original Corbin mortise lock-set. The design of the tripartite transom over a single door is consistent on each floor, with only minor differences in dimensions. As a decorative element, the doorways define part of the character of the corridors. Philadelphia code does allow, if doorways meet one-hour rating, transoms and louvered doors that are kept permanently closed.[6]

Figure 80. Image of 2nd floor cooridor, Source: M. Wicklund, 2011

Figure 81. Image of typical door, Source: M. Wicklund, 2001

Preferably, these features would not be altered or replaced in order to maintain the historic hallway design.

5. Kaplan, 4. Assessing a building's fire rating requires looking at its individual construction components from its frame to its wall construction. Each element is assigned a rating from 0 to 6, which are then tallied to establish an overall building fire rating.

6. Chapter 46, F-4604.18; Philadelphia Code.

Following only codes related to egress, the door would only need to be reversed so as to open outward from the rooms. However, contemporary fire-ratings require any interior partitions and doorways/windows to be resistant to fire for a certain period of time, generally one hour.[7] Existing doors are of hardwood with an oak veneer, which does not meet the one-hour rating. In addition, current doors all include lites with varying varieties of privacy glass; fire-rated glass such as wire-glass would be required as a replacement. Similarly, the frames and glass in the transoms significantly diminish fire rating. Doors and transoms would have to be replaced by rated doorways.

An alternative to complete removal of the original tripartite transom and doorways would be alteration and integration of fire-safe materials. Existing doors can be modified by replacing panels with fire-rated panels or by covering panels on the inner side (side not seen from corridor) with a fire-rated filler panel. Additionally, doors can be better sealed with fire-rated stripping to prevent smoke and gasses from getting past. The door jamb is also important, if not more so than the door at maintaining a fire block. Existing wood jambs can be replaced with metal jambs, which resist fire and will hold a door in place despite fire. The metal jambs can be hidden behind decorative wood trim and veneer. The extensive glass found in corridor transoms and door lites can also be preserved in place by adding a secondary fire-rated glass panel to the interior side of the transoms and door lites (not facing corridor). In the case of a fire, the non-rated glass may break, but fire and smoke would be stopped by rated glass.[8]

The specifics for fire-rating and are dependent on a few factors: occupant type and the presence of a sprinkler system. In any case, a sprinkler system will have to be installed throughout the building from the basement to the attic crawl space. A fire department hookup will likely be required as well. Sprinklers and a fire alarm system make up the most important aspect of fire suppression. Under performance-based codes, it can be argued that a suppression system that functions beyond the minimum code requirements can supplement other forms of fire safety measures. This arrangement is entirely dependent on the code official's opinion and willingness to accept alternatives to the established code.

7. Ibid, F-4603.3.2 - Corridors.
8. Kaplan, 9.

Building Codes + Recommendations (cont.)

Structure, Health, & Systems:

Germantown Town Hall is secure in its structure; after all, it was selected in the 1960s as both a fallout shelter and as a regional civil defense operations center. Its concrete foundation and concrete encased steel frame support a rigid skin of more concrete. Lateral forces from wind should have little effect on the main building, though decorative elements of the tower will have to be addressed. Additionally, Philadelphia is not known to have regularly active seismic activity. Only occasional tremors have been registered, but these are not enough to warrant or require seismic retrofitting of the Hall.

Due to the Hall's age, a certain amount of clean-up and abatement of hazardous materials will be required. Over a decade of vacancy has rendered large sections of lead-based paint unstable. Changes in 2008 to the US Environmental Protection Agency's (EPA) standards for Renovation, Repair, and Painting (RRP) require special treatment of debris "contaminated" with lead on all work conducted on property where children are present. The proximity of the Germantown High School likely would not require compliance with this rule. However, due to the potential amount of painted area to be disturbed, over six square feet per room or more than twenty square feet on the exterior, remediation may be required. All debris must be wrapped in plastic and disposed of properly.[9] Similarly, asbestos needs to be tested for and removed before interior demolition work. The 1995 feasibility study visually located asbestos pipe insulation in the basement, but other forms of the product may be present in plaster, tiles, or other insulation including in electrical components.[10]

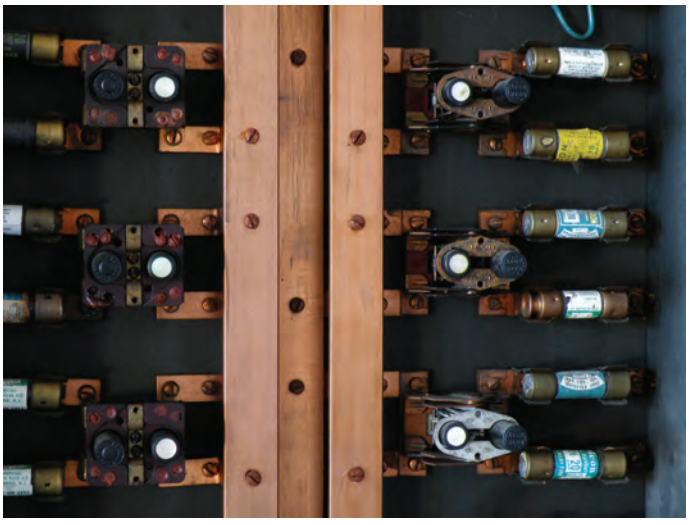


Figure 82. Image of fuse box, Source: M. Wicklund, 2011

Germantown Town Hall's existing electrical service was still fed through building's original fuse boxes and circuits through the 1990s. Push button light switches still grace many walls. The original

9. US Environmental Protection Agency, "Lead; Renovation, Repair, and Painting Program," Federal Register: April 22, 2008 (Volume 73, Number 78). www.epa.gov ; accessed: Dec. 11, 2011.
10. Urban Consultants, 15.

fuse boxes can be found on each level with mother of pearl decorated push button breaker switches. An entirely new electrical service will need to be installed. Original pendant lighting remains in the hallways and many of the glass globes were collected and stored in the Rotunda's first floor lobby. These fixtures could be rewired and returned to use in the hallways. The aging florescent lighting present in many of the offices is inefficient compared to contemporary florescent lighting units. New lighting will thus be necessary on each level.

The building's existing radiator system has not been in operation in over a decade. While the original boilers that remain in the basement were disconnected and abandoned in place, the radiator replacement boiler may no longer be functional either. New forced hot air and cooling systems will l have to be installed; new systems should follow regulations on efficiency. Related new duct work should be concealed without altering ceiling heights.

Handicap Accessibility; Americans with Disabilities Act (ADA) :

The 1990 Americans with Disabilities Act (ADA) recognizes the rights of those with a disability that "substantially limits a major life activity." In relation to buildings, the act sought to eliminate inherent discrimination of those with disabilities to full and equal enjoyment and thus access to "public accommodations" and commercial spaces. Title III (1992) defined specific requirements for new construction, which includes construction, modification, and alteration. Similar to building code requirements for life safety, ADA accessibility must be met when a building is substantially renovated or altered – such is the case for Germantown Town Hall. A revision to the original act was made in 2010; compliance with revised standards will be required after March 15, 2012.[11]

Figure 83. View of 3rd floor landing, Source: M. Wicklund, 2011

Germantown Town Hall does not currently meet ADA standards. Specifically, access to upper floors and restrooms are issues. Most bathrooms are in a state of disrepair and will have to be improved. Additionally,

11. Americans with Disabilities Act of 1990; title III, revised 2010.

Building Codes + Recommendations (cont.)

access to restrooms is limited in Germantown Town Hall due to the location of restrooms in intermediate floor levels off of the west stairwell. Restrooms should be accessible without having to climb stairs. However, facilities are not required on every floor. If this stairwell is to become an enclosed emergency-egress stairwell, then the intermediate-level restrooms will not be allowed to connect to the stairwell under building code. The 1995 building feasibility report suggests eliminating these restrooms and filling the vacated space by extending the second and third floors. Restrooms could be moved to locations nearer the Rotunda.[12]

An elevator is required for buildings three stories and taller. According to §36.401 (d) of the 2010 revision, an elevator is required only when a building is over three stories and/or if upper floors house commercial stores, health care offices, or other professional offices. In addition, if addition of an elevator is not structurally practical or feasible, then in certain instances disability access may refer to disabilities, but not those requiring use of a wheelchair.[13] While elevator exceptions are possible, it is recommended that elevator access be granted in Germantown Town Hall.

One possible location suggested in the 1995 Town Hall feasibility study is in a side hallway adjacent to the Rotunda.[14] This space currently connects to a ground-level entrance off of the first floor Rotunda lobby and would incorporate underutilized rooms on the second and third floors. The second floor space currently is a room off of the Rotunda and the third floor was designed to be a bathroom, but is instead an alcove. The addition of an elevator in this location would necessitate the cutting of the concrete slab floor and of the building's steel frame. A new steel structure would have to be built to support both the elevator and to support the cut floors. There is only a shallow storage space beneath the room, which would accommodate new foundations for the elevator framework and hold elevator systems. Many elevator designs require a head space above the last floor for mechanical systems; such a feature may encroach on the design of the Rotunda roof line.

A second potential location for a single elevator would be in the space created by the removal of the intermediate-level restrooms. This location, immediately behind the current west stair, would require a secondary hallway from the corridor to access the elevator. An elevator located in place of mid-level restrooms could

12. Urban Consultants, 23.
13. §36.401 (d), ADA Standards, 2010.
14. Urban Consultants, 24.

provide access to all floors from the basement through to the roof. A projecting elevator head house would be less obtrusive to the building's design when viewed from the street than one located next to the Rotunda roof – assuming that such a structure would be needed for the Rotunda elevator alternative. The proximity of this elevator location to the west stairs would allow for a combined elevator and stairway access at the roof level. These could be housed in a small addition to the roof level in the current location of the stairwell skylight.

One final and easily resolvable issue with ADA access is with the first floor entrance of the Rotunda. The door is raised on a step six inches above the sidewalk level; a simple grading of the sidewalk would make this a handicapped–accessible doorway. Inside, the grade changes from the door to the lobby floor level by six inches; however, the existing ramp between the door and the lobby is steep enough to require a handrail. By extending the ramp further into the lobby, the need for a handrail could be eliminated.

A similar problem of a step-up exists at the west parking lot entrance and on the Haines Street entrance. The Haines Street entrance has more than one step, while the west parking lot entrance maintains only a six inch difference. Of the two entrances, the west parking lot entrance would be easiest to alter with the addition of a slightly graded ramp. While a secondary entrance is not required, it would be a convenient sloped entrance for anyone or anything requiring wheeled entrance into the building from the parking lot area (deliveries and wheelchairs).

Conclusion + Alterations Summary

Achieving code compliance for Germantown Town Hall requires a few main alterations. Some are more easily accomplished than others. The issues of fire, egress, and handicap accessibility are well founded areas of building improvement that are based on the study of building failures. Over one hundred years of research and standardization have developed a succinct list of very specific dimensions, provisions, and alternatives for addressing and preventing disasters in buildings. Germantown Town Hall has several important interior features that define its character and support its National Historic designation. The destruction of the features should and can be reduced and/ or avoided when altering the Hall to comply with building codes and ADA standards.

Summarized Alterations for Code Compliance:

Building Codes + Recommendations (cont.)

Building Egress

- Building must have two stairwells; one must be enclosed in a fire-rated enclosure. Enclose west stairwell
- Add secondary railing to stairway railings in order to meet code height minimum
- Address dimensions of marble tread nosing – currently protrudes too far, but may be granted a variance instead of grinding down
- Enclose first floor hallway from west stairwell to Haines Street doorway
- Extend west stairway to roof level
- Install exit signs
- Reverse door swing on all office doors – doors should swing out in direction of egress

Fire Resistance

- Install sprinkler system on every floor; run pipes above existing ceiling level
- Install fire alarm system
- Install appropriate signage (exit, roof access, fire extinguishers)
- Alter existing doors by replacing or adding-to panels a fire-rated panel
- Replace door jambs with metal jambs covered in wood trim to match existing
- Alter existing transoms and door lites by adding fire-rated glass on non-corridor side
- Roof access for firefighters – can be through existing stairwell over Rotunda or via an extension of the west stairway
- Enclose west stairwell; enclose hallway from west stairs to Haines Street doorway
- Remove intermediate-level restrooms; eliminate any room entrances onto west stairway
- Install a lighting protection system on clock tower

Building Systems & Health

- Replace existing electrical system (new service panels, wiring).
- Install heating and cooling systems; run ducts above existing ceiling level

Building Codes + Recommendations (cont.)

- Install new lighting systems in offices.
- Restore existing pendant lights for use in corridors (rewire, clean, re-hang).
- Asbestos abatement
- Lead abatement

Handicapped Accessibility

- Grade sidewalk to provide ramp at both Germantown Avenue and parking lot entrances
- Extend existing ramp in first floor Rotunda lobby vestibule
- Install elevator – two alternative locations:
- Adjacent to Rotunda in underused space south side of Rotunda (access to first, second, and third floors)
- Behind existing west stairwell, replacing intermediate-level restrooms (access to Basement, first, second, third, and roof levels)
- Add new restroom facilities to the first and second floors

Market Analysis + Financing Options (Ind. Proj.)

COURTNEY WILLIAMS

MARKET ANALYSIS

Understanding local real estate market factors is fundamental to ascertaining the best possible reuse for a building. Though the studio group does not claim to be professional market financial analysts, a preliminary Market Area Analysis was conducted in order to understand the real estate market influences on Germantown Town Hall. This particular analysis assumes an adaptive reuse into office space for multiple social service organizations. Though this use is not consistent with the team's final proposal of a Green Tech Charter School, the study is included in this report as an exercise in conducting market analyses.

In order to begin a market analysis, a site evaluation must be undertaken to assess any and all potential constraints and/or opportunities that would affect redevelopment. *See Site Evaluation Factors*

Figure 84. Zoning adjacent to Germantown Town Hall, Source: citymapsphila.gov/zoning overlay

Zoning research conducted during site evaluation reveals that the property falls within three zoning overlays, prompting a more detailed analysis:
1) Germantown Avenue Code 14-1902(4)c
§14-1902. Signs Extending Beyond the Building Line.

SITE EVALUATION FACTORS

	Approval	Who?	Review Type	POTENTIAL CONSTRAINT?
Entitlements Process	Annexation	City-County	varies, mostly Discretionary	NO
	Rezoning or Variance (Plan Amendmen	Municipality	Legislative finding or Ministeria	NO; not needed
	Subdivision Map	Municipality	Ministerial standards	NO
	Stormwater Approvals	Varies	Quasi-discretionary	NO; not needed
	ACE Wetland Approval	Army Corps	Quasi-discretionary	NO; not needed
	State Lands Approvals	Varies	Quasi-discretionary	NO; not needed
	Environmental Impact Assessment	Varies	Statutory review	NO; not needed

	Issues	Evaluation
Site Control	1. Does current owner have full and unimpeded title?	Yes (Source: current owner, city records)
	2. Are there any pending liens on the site or actions against the ow	No (Source: current owner)
Parcel Size, Shape & Street Access	1. Maximum allowable bldg & required parking and openspace?	Yes; parcel size does not need reconfiguration
	2. Two or more contiguous parcels?	No; No consolidation of parcels needed
	phases?	No; No subdivision of parcels needed
	4. Irregular parcel shape limits usable footprint?	No; building envelope suits parcel size
	5. Inadequate primary or secondary access?	No; sufficient primary and secondary street access
Site Conditions	1. Steep slope or hillside > instability & erosion	No; 0-8% slopes (Source: websoilsurvey)
	2. Unstable soils	No
	3. Poor soil drainage	Yes but does not incur added costs; UdC soil classifcation
	4. Poor septic conditions	No; no need to increase lot size, public sewer, or reduce density
	5. Toxic contamination	No; none known (Source: city, current owner)
Environmental Conditions	1. Threatened or endangered species habitat	No (Source: Owner's knowledge, developer's observations)
	2. Vegetation protection requirements	No; no vegetation on site (Source: Owner's knowledge, developer's observations)
	3. Air pollution standards (point or ambient)	No mitigation needed; Not though to incur increased costs or redevelopment
	4. Water pollution standards (point or water body concentration)	No mitigation needed; Not though to incur increased costs or redevelopment
	5. Water runoff volumes and quality (standards)	No mitigation needed; Not though to incur increased costs or redevelopment
Easements & Deed Restrictions	Utility easements	No (Source: city records, current owner)
	Private easements	No (Source: city records, current owner)
	Deed restrictions limiting building use or size	No (Source: city records, current owner)
	CC&Rs tied to land	No (Source: city records, current owner)
Access & Visibility	Ease of roadway or highway access	The site's position on Germantown Ave, a major business corridor, makes it
	Ease of transit access	easily accesible by car or foot. There is a bus stop directly in front of the
	Ease of pedestrian access	building, making it an ideal location for public transit access.
	Sign ordinances	Various stipulations (Zoning overlays); None will impede development concept
Service Availability	Public water availability	Available (Source: current owner)
	Public sewer availability	Available (Source: current owner)
	Electricity availability	Available (Source: current owner)
	Gas service availability	Available (Source: current owner)
	Telecom service availability	Available (Source: current owner)
Public Amenities	Public spaces	Rotunda serves as public space
	Open space	No
	Cultural facilities	Historic building
	Recreation facilities	No
	Mixed use synergies	No

Figure 85. Site Evaluation Chart, Source: C.Williams, 2011

Market Analysis + Financing Options (cont.)

(4) Maximum Projection.[412] No sign erected or maintained on:
(c) either side of Germantown Avenue from the 4100 block of Germantown Avenue to Northwestern Avenue shall project more than 12 inches. This requirement shall not apply to existing signs.[413]

2) Neighborhood Commercial Revitalization Area
promotes the public welfare by "encouraging the revitalization of deteriorating neighborhood commercial areas...to provide that a reasonable degree of control may be exercised over the design, construction, alteration and repair of signs located in designated neighborhood commercial revitalization areas, in order to prevent further deterioration and blight..."

3) Lower and Central Germantown Special District Controls
prohibits any new "new barber shops, beauty shops, nail salons, wig stores, cell phone stores, general stores and furniture shops..." *N.B. There has been a recent push to amend this bill

What do these overlays mean for a redevelopment concept?

Sign restrictions listed in Code 14-1902(4)c do not hinder the building's performance as office space. Similarly, code stipulations for Commercial Revitalization Areas primarily concern restrictions on billboards, which does not affect proposed concept. Further, the concept does not call for retail shops as prohibited under the Special District Control.

Site Evaluation Summary

The site evaluation has identified only minimal constraints affecting the marketability of this project to prospective tenants. Assuming full rehabilitation and modernization of all building systems, this space will be marketable to future tenants and be able to accommodate small organizations. Regulatory, access, transportation and environmental factors are minimal constraints in the marketability of this property.

After performing this due diligence, a market area analysis was initiated by defining the property's submarket in terms of its location (non-CBD Philadelphia), quality (Class B building) and Tenant type (small business, multi-tenant). Class B Office Buildings are defined as buildings that command lower rents or sale prices because of their utilitarian space without special attractions (CoStar 2Q2011 Office

Market Report Summary).

Non-CBD Philadelphia Class B Buildings: 2011Q2

Existing Inventory	13,903,483	CoStar 2Q2011 Office Market Report Summary
Vacancy Rate	15.10%	CoStar 2Q2011 Office Market Report Summary
Under Construction	432,000	CoStar 2Q2011 Office Market Report Summary
Occupied Space	11,804,057	(1-VR)*Inventory
YTD Net Absorption	477,764	CoStar 2Q2011 Office Market Report Summary
Net Absorption Rate	4.05%	Net Absorption/Occupied Inventory
Excess Vacancies	709,078	(VR-normal VR)*Inventory
Overhang (yrs)	1.4841588	Excess Vacancies/Net Absorption
Avg Quoted Rates	$18.40	CoStar 2Q2011 Office Market Report Summary

Figure 86. Chart2_CW_Individual.pdf

Explanation of Submarket Analysis

According to the Jones Lang Lasalle Office 3Q 2011 Report, office rents are currently stagnating across Philadelphia. In terms of market leverage, there will be a shift from tenant-favorable conditions to balanced conditions between tenants and landlords for the years 2012-2013. By 2014, market research suggests landlord favorable conditions. Though these projections consider all of Philadelphia, this market research can be used as loose guidelines to predict rent and vacancy rates for the Germantown submarket. Therefore, trend projections reflect a continuation of current inventory, vacancy rate and rents into 2012. 2012 and 2013 will not see any new construction. However, building space will start to go into obsolescence prompting a slight increase in net absorption and decrease in vacancy. Nevertheless, vacancy in non-CBD Philadelphia is already very high and even more so in Class B buildings (According to CoStar Q2 2011 Market Report, 46% of Philadelphia's vacant buildings are Class B). Therefore any feasible near-term projections can assume the continuance of high excess vacancies regardless of net absorption increase. Rents will remain just below $19/SqFt per year (projection based off historical rent rates and continuation of high vacancy rate).

Conclusion

Assuming that Germantown Town Hall redevelopment project performance will mirror the submarket's projected occupancy and vacancy rates, rents and effective rents, an office redevelopment does not pencil out—the vacancy rate in the

Market Analysis + Financing Options (cont.)

submarket is simply too high. However, Germantown Town Hall is more marketable than comparable buildings in its submarket because it offers:

- Superb access by car, foot, public transit
- Unique space in a historic building
- Ample parking
- Ample lot size (potential for new construction)
- Ideal layout for office space
- Potential for multiple gap financing options

The Studio Team is optimistic that these unique amenities will draw tenants and thus investors to Germantown Town Hall, defying the area's vacancy rates. The major impediment to any redevelopment concept is a result of its physical and infrastructural weaknesses: cost of rehabilitation. However, the historic designation and the nature of the proposed tenants warrant the exploration of gap financing options in order to make rehabilitation feasible.

FINANCING OPTIONS

Financing methods were researched in order to support the feasibility of implementing a Green Tech Charter School within Germantown Town Hall. Numerous financing options were discovered; the ones presented here were singled out from the masses because of their relevance to this specific programming. These tools address the gap between the project's cost and its value in order to incentivize potential investors.

N.B. Specific funding stipulations are not listed exhaustively; only those determined to directly influence the eligibility of this specific programming are listed. For a complete listing of funding stipulations, please visit the associated website.

GRANTS

TRF THE REINVESTMENT FUND
Capital at the point of impact.

The Reinvestment Fund

Founded in 1985 as a small Philadelphia community development organization, the Reinvestment Fund is now nationally known for its investment in innovative, results-oriented and socially responsible programs that help to rebuild neighborhoods.

Charter School Lending

TRF has allocated portions of the New Markets Tax Credits for charter school facility financing. Through these funds, TRF seeks to promote the critical role that quality schools provide in low-income areas. The organization's charter school financing history includes over $200 million in loans, sixty-six charter schools and 31,000 students. Based on TRF's close ties with and history of lending to charter schools, the organization is a prime source for funding Germantown Town Hall's adaptation into a Green Tech Charter School. This funding should be actively pursued.

Financing
Up to $4,500,000 can be awarded for acquisition, renovation, construction, leasehold improvements and energy efficient building enhancements.

Source and additional information: http://www.trfund.com/TRF-schools.html

Federally Funded Programs

Basic Grants to States & Perkins Career and Technical Education State Grants
The U.S. Department of Education administers Perkins funding directly to states for vocational and technical education programs. A Green Tech Charter School aligns with the objectives of this grant program by developing technical secondary education programs.

Financing
$1.2 billion has been allocated for this program
Source and additional information: http://www2.ed.gov/programs/ctesbg/index.html

EPA Environmental Education Grant Program

Under the direction of the Environmental Protection Agency, the federal government supports environment education projects that enhance the public's awareness of the environment and promote environmental skills training and careers. Charter schools that promote environmental education projects are eligible for funding. Since 2005, more than $10,500,000 has been awarded directly to grantees under

Market Analysis + Financing Options (cont.)

this program. In 2010, over $160,000 was awarded to schools across Pennsylvania. Implementing a Green Tech Charter School within an existing building meets the objectives of this grant program and is therefore deemed an eligible candidate for funding.

Financing

There is no set limit for grant amounts. Grants below $25,000 are awarded by the appropriate regional EPA office; grants exceeding $25,000 are distributed by National EPA Headquarters. Grantees must provide non-federal matching funds of at least 25% of the grant project.

Source and additional information: http://www.epa.gov/enviroed/grants.html

Community Services Block Grant

CSBG funds are intended to help impoverished communities by providing direct services, activities and job training to low-income residents. Funds can be used for charter schools that support career and college prep as well as vocational education, thus the Green Tech Charter School proposal is an excellent candidate.

Financing

$8.3 million has been awarded to Philadelphia under this federal block grant program to contribute to the City's Recovery Projects Campaign; $3.1 million of this is reserved for jobs for sustainable neighborhoods and job training.

Source and additional information: http://www.hhs.gov/recovery/programs/acf/csbg.html

Workforce Investment Act (WIA) Youth Activities

The Department of Labor aims to prepare low-income young people (ages 14-21) for employment by facilitating programs that link academic and occupational learning.

Since 2005, more than $1,200,000,000 has been allocated to local governments including Philadelphia. This major source of funding is an excellent option to explore for a Green Tech Charter School that is dedicated to the program's objectives of connecting youth to job skills.

Financing

As a block grant, funds are awarded to local Workforce Investment Boards who oversee fund distribution to specific education programs.

Source and additional information: http://www.paworkforce.state.pa.us/portal/server.pt/community/pa_workforce_development/12865

William Penn Foundation

The Haas family founded the William Penn Foundation in 1945 in order to facilitate those programs that strengthen the viability and sustainability of the Philadelphia region. Boasting over $2 billion in assets, the organization is a major local resource for programs that seek to improve Philadelphians' quality of life. Two of the Foundation's grant funding areas were deemed relevant to a Green Tech School use:

Public Education Grants

The Foundation funds a "select number of innovative pilot programs" in order to facilitate the establishment of successful education models on a larger scale. The foundation strives to meet the following objectives through this specific grant funding:

- Improve academic outcomes in Greater Philadelphia's urban public schools, with an emphasis on the School District of Philadelphia.
- Achieve an equitable school funding system in Pennsylvania.
- Stem the tide of young people dropping out of school and increase opportunities to reengage those who have dropped out.
- Foster a robust education advocacy community in Philadelphia and the surrounding communities.

Eligibility

- Grantees must be within the Greater Philadelphia Region
- Grantees must be classified as a non-profit public charity Government

Market Analysis + Financing Options (cont.)

agencies are only funded under special circumstances
- Grantees should have at least three years history of non-profit status
- Funding not eligible for non-public schools or charter schools

Financing

Most grants can account for up to 10 percent above the total project budget's direct costs to support operating costs such as rent, utilities, security and management services, etc.

Environment and Communities Grants

Through their Environment and Communities funding, the Foundation promotes community growth by investing in existing assets. It aims to accelerate redevelopment of neighborhoods by supporting innovative projects.

Eligibility

- Grantees must be classified as a non-profit public charity
- Grantees should have at least three years history of non-profit status

Comments

As a charter school, the proposal as it stands is ineligible for both of these grants. However, a green tech vocational school use aligns perfectly with the Foundation's objectives, as it improves academic outcomes and serves to re-engage those who have dropped out of school by offering an alternative academic program. These particular grants were included therefore in the event that the original proposal is adapted into a non-profit or public school.

Source and additional information: http://www.williampennfoundation.org/Grants.aspx.

Pennsylvania Historical Museum Commission

The PHMC was founded in 1945 as the official history agency for the Commonwealth of Pennsylvania. The organization is responsible for the management, planning and interpretation of Pennsylvania's historic heritage.

Keystone Historic Preservation Construction Grant Program

This grant program aims to support projects that rehabilitate, restore or preserve

historic resources listed or eligible for listing on the National Register of Historic Places

Eligibility

- Grantee must be listed as a non-profit organization or a local government
- Grantee must have history of serving the public for at least 5 consecutive years
- May be a construction-related OR project-related grant
- Historic resource must be located in Philadelphia and listed or eligible for listing in the National Register
- Funding requests require a 50/50 cash match
- Rehab work must meet Secretary of Interior's Standards
- Funding available for preservation, rehabilitation or restoration

Financing
Minimum Award: $5,000; Max Award: $25,000

Comments
As a charter school rather than a non-profit, the proposal as it stands is ineligible for this PHMC grant. However, the reuse of Germantown Town Hall, which is eligible for listing on the National Register, makes this building a prime candidate for receiving these funds. This particular grant was included therefore in the event that a different proposal is undertaken.

Source and additional information: http://www.portal.state.pa.us/portal/server.pt/community/grants/3794/keystone_historic_preservation_construction_grant_program/417951

Favorable Financing

PIDC
The City of Philadelphia and the Greater Philadelphia Chamber of Commerce created the Philadelphia Industrial Corporation in 1958 to serve as the city's real estate and financing management organization. Developing both public and private resources, the non-profit's main objective

Market Analysis + Financing Options (cont.)

is to spur economic development by encouraging job growth and reinvestment in Philadelphia's neighborhoods. PIDC offers several financing options in the form of grants, loans and tax-exempt financing to incentivize investors. As the owner of Germantown Town Hall, PIDC advertises its low-interest financing services for any investor and thus these options should be capitalized upon.

Growth Loan Program

This low-interest financing funds $75,000 to $5,000,000 or 45% of total eligible project costs (whichever is less) for Philadelphia businesses. One job must be created for every $35,000 of financing. Loans may be used for acquisition, site preparation, new construction or renovation, machinery and equipment acquisition, and related project fees and costs.

Comments

A Green Tech Charter School is a specifically good candidate because it will create jobs, maximizing the amount of loan that is available. Since the financing is limited to a maximum of 45% of project costs, additional sources of financing would have to be allocated for the remaining costs.

Gap Financing

PIDC's Gap Financing program serves as "last in" financing, allowing projects that have already assembled a majority of their financing to move forward with development. Loan amounts range from $100,000 to $1,000,000, but will not exceed 25% of total project costs; Interest rate is 2-5%.

Emerging Business Loan Program

$75,000 to $500,000 is available for minority, women and disabled Philadelphia business leaders for short-term capital needs including labor, materials, and direct overhead construction costs.

Emerging Business Guarantee Program

In order to assist small Philadelphia businesses unable to find conventional financing, a guarantee of $250,000 will be available for loan amounts.

Tax Benefits

Rehabilitation Investment Tax Credit Program
This federal tax credit program aims to incentivize reinvestment in historic properties to strengthen Pennsylvania's communities.

Eligibility

- Available to owners and certain long term leases of income-producing properties
- Must be listed on or as a contributing building within a National Register Historic District
- Must be used for income-producing purposes
- Rehabilitation work must meet Secretary of the Interior's Standards for Rehabilitation
- After rehabilitation, the building must be owned by the same owner and operated as an income-producing property for five years

Financing
20% of rehabilitation costs exceeding $5,000

Comments
As a listed contributing building within the Germantown Historic District, the Town Hall is a prime candidate for this historic preservation oriented tax credit. A charter school use would qualify as an income-producing property and require substantive rehabilitation that has the ability to meet the Secretary of the Interior's Standards.

PIDC Real Estate Tax Abatement

Offered by the City of Philadelphia, this is a ten-year real estate tax abatement on improvements to deteriorated properties. Exemption applies to the additional assessment attributable to improvement and remains in effect for the full 10-years, regardless of sale or exchange of the property.

Conclusion

The financing options highlighted here serve as a starting point for a potential developer's search for gap financing. These specific funding options were chosen

Market Analysis + Financing Options (cont.)

out of a mass number of funding opportunities for their relevance to the Green Tech Charter School programming and the likelihood that the program would meet eligibility requirements. It is important to realize that these incentives may be combined in order to achieve maximum intervention potential.

Considering this research, the studio team believes that the building's adaptation into a Green Tech Charter School has the potential to be financially feasible. The abundance of grant programs, favorable financing options and tax benefits that are available on the federal, local, private, public and non-profit levels serve to demonstrate that this proposal is worth exploring further.

Signs to Inform + Engage Germantown (Ind. Proj.)

MICHAEL SHORIAK

Signs are always around us. Some tell us what to buy; others tell us how to think. Some are informative and others are suggestive. Then why is it that signs are not seen as a tool to help preserve our historic built environment? Instead of removing signs from historic properties and banning them from historic districts, we should seek to embrace the power of signage to engage and inform the public about the significance and history of the buildings around us.

Germantown Town Hall offers the perfect opportunity to investigate the potential of signage due to its prominent physical location in the city and also the need for residents to become informed about the history of the building. Although the building has only been vacant for approximately 15 years, many of the younger people in the community do not know the historic function of this building nor do they care about the history of a building that is not representative of their own past. Signs could then be used to advertise the history of the building while also allowing the community to represent their own history and give the building a new meaning today.

Signs and language have played a large role in informing people about the use and function of important public buildings since the Egyptians inscribed hieroglyphs on their tombs and pyramids. From the Paleolithic wall paintings in the caves of Lascaux to modern graffiti, humans have depicted their history and traditions in both pictorial and verbal forms to advertize their community values. Although we now associate historic building forms with certain building functions, a Greek temple is usually a bank or government building; today these structures are no longer inhabited by their original occupants and need some way to indicate their change in use to remain relevant and ultimately inhabited.

The earliest signs were symbols. During ancient times depictions of gods, holy leaders, historic battles, kings and queens were installed to inform the citizens of a particular community who was powerful and important. These signs where symbolic rather than verbal because the majority of the population at that time could not read.[1] These symbols, such as the barber's pole, were instantly recognizable to any passerby as an indication of the function of a particular building. During the nineteenth and twentieth centuries, there was an explosion of verbal signage in historic commercial districts. Signs were everywhere. On roof tops,

---

1 The following section about historic signs and their types and regulation is drawn from *Preservation Brief 25*.
Michael Auer, *Preservation Brief 25: The Preservation of Historic Signs* (Washington, D.C.: National Park Service, 1991), accessed December 4, 2011, http://www.nps.gov/history/hps/tps/briefs/brief25.htm.

above store windows, written on store windows and even on the risers of stairs and on railings. These signs allowed the business to advertise the products as well as indicate their personal character. Following the invention of electricity, signs began to incorporate light and movement to increase their visibility. Neon signs allowed for the molding of light into language that could be seen throughout the night.

Signs created a complex environment in our historic cities where districts of single building types, such as the Philadelphia row house, could be transformed into an amazing array of communication advertising the diversity of the community through the use of signs. As one business closed due to demographic changes in a neighborhood, another could inhabit the same space and sell a completely different product or service though the addition of a new sign. Our Main Street districts depended heavily on signs and without them they lose their vitality. Is this why large shopping and strip malls, which are unashamed of their signs, have become the modern main street? Walk through any modern mall and you will have a closer experience to what a historic main street district looked like than if you walk through any historic district today.

Figure 87. Image of South Street, Philadelphia, c.1970, Source: Venturi Scott Brown Collection, UPenn Archives

The regulation of signs was driven in large part due to the attempt by some people in our society to regulate taste. Signs are vulgar; they litter our roadways and cities with expressions of commercialism. Yet it wasn't until the 1950's that the courts in the United States began to regulate the use of signage on private property. Before this time, as would be expected from a society based on the freedom of expression, courts were unwilling to regulate signage. Michael Auer in "The Preservation of Historic Signs" cites the 1954 case Berman v. Parker as the first aesthetic regulation of private property handed down by the United States Supreme Court. Their ruling states, "It is within the power of the

Signs to Inform + Engage Germantown (cont.)

legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled."[2] City districts began to regulate the size and illumination of signs. Public figures such as Lady Bird Johnson pushed for the removal of billboards from the newly completed interstate highway system. Signs were on the retreat and our built environment would never be the same again.

There remained, however, a small group of artists and architects who continued to see the value of signage and advertizing. Andy Warhol transformed the everyday Campbell's Soup can into a work of art. Pop artists in general were removing elements of popular culture such as advertising and giving it a new meaning by changing the context in which it is experienced. Robert Venturi, Denise Scott Brown and Steve Izenour traveled to Las Vegas with a group of Yale University students to discover that the American automobile oriented strip was about "symbols in space rather than form in space – its two dimensional signs, not buildings, providing the identity in the amorphous sprawl (Tom Wolfe wrote, 'Las Vegas is the only town in the world whose skyline is made up of neither buildings, like New York, nor trees, like Wilbraham, Massachusetts, but signs.'"[3] Their subsequent publication Learning from Las Vegas in 1972 remains both controversial and relevant today. One only has to drive on any American highway or interstate to see Tom Wolfe 's skylines composed solely of signs.

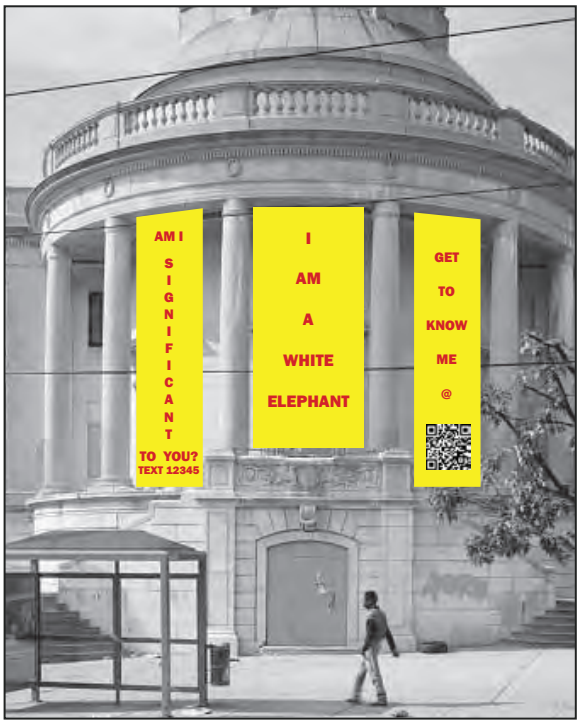


Figure 88. Rendering of Germantown Town Hall with signs, M.Shoriack

Signs may also be used to draw attention to abandoned buildings such as Germantown Town Hall. Many of the younger people we surveyed in the neighborhood did not know anything about this building and had no opinion as to the significance or value of this structure. Signs give us the opportunity to engage Germantown residents in a way in which they are already comfortable receiving

2 Ibid, http://www.nps.gov/history/hps/tps/briefs/brief25.htm
3 Robert Venturi, *Iconography and Electronics Upon a Generic Architecture: A View From the Drafting Room* (Cambridge, Massachusetts: MIT Press, 1996): 124.

information: advertising. But instead of advertising beer and cigarettes, I propose we use signs to promote the value and significance of Germantown's historic buildings.

Signs allow the neighborhood to interact with a building using the technology everybody has in their pocket. Everybody has a cell phone and smart phones with internet access are becoming more and more common. A sign could ask the neighborhood if the building is significant to them. Barcodes would allow for instant access of history and information about the building including interact site such as Photosynth. Signs advertising the sale of Germantown Town Hall are also missing from the building. If the community is not given any opportunity to discover more information about this building it will remain a Philadelphia ruin.

Graffiti and poster art have moved to the forefront of the art scene. Creating art outside of an established gallery has allowed artists to work in new ways to represent their opinions and communities. JR, a French street artist who specializes in working with communities to express their character through large scale wheat paste poster installations, has united street art and the built environment to give public space new meaning. In Morro de Providencia, a slum situated on a hill looking down over Rio de Janeriro, JR installed a series of large scale eyes on many of the buildings following the murder of three men from the community by the Brazilian Army. 4 The pictures of eyes pasted on the buildings belonged to women related to the men who were killed and instantly garnered the attention of Rio de Janeriro below. Soon everyone knew everyone knew who the eyes belonged to and why they were there. These installations used homes in the slums of Rio as billboards to represent the culture and people of their community. This not only gave the people of this community a voice to speak out against the actions of the Army, but also a constant reminder to the rest of the city of the relationship between the have and have not's in Rio does not outweigh the

Figure 89. JR, Rio de Janeriro, Source: theworldsbestever.com, 2011

4 Raffi Khatchadourian, "In the Picture: An Artists Global Experiment to Help People be Seen" *The New Yorker* (November 28, 2011)

Signs to Inform + Engage Germantown (cont.)

value of human life. JR describes the purpose of his art as, "The fact that people can actually reappropriate their walls for their own messages at the scale of advertising – this is what I am working on."[5]

In another example of JR's work, this time in Hunt's Point, New York, the community was given the opportunity to identify themselves through their own image of their city. One participant describes this process: "As images went up, the abandoned buildings became personalized canvases; people recognized their neighbors, and the project registered an indigenous expression. "That's really our work," Peralta told the *Bronx Times*. "To change the perception of Hunt's Point from a crime-ridden, poverty-stricken community with hookers and crack, when it's really hardworking people doing a lot of interesting things."[6] Again, the community was able to take ownership of an historic building in their neighborhood and give it new meaning. Germantown today needs an opportunity to give Germantown Town Hall a new meaning that is both relevant to and representative of the community today. Only then can the community be persuaded to once again care about this building that was such are large part of its past.

Philadelphia offers the perfect place to implement this type of program due to the existence of the Philadelphia Mural Arts program. This program was created in 1984 to reduce graffiti and neighborhood blight. Now the program has become a tool to revitalize neglected neighborhoods through the engagement of the community in the arts. According to the mural arts website, the murals are much more than simply paintings on a wall they are "the visual products of a powerful and collaborative grassroots process in communities. The mural-making process gives neighborhood residents a voice to tell their individual and collective stories, a way to pass on culture and tradition, and a vehicle to develop and empower local leaders."[7] A program working with the community to express the current values and importance of Philadelphia's abandoned historic properties would simply be an extension of this program. The ephemeral and temporary nature of wheat paste poster art could be adapted to a new mural arts program that specializes in promoting historic buildings. Communities could then take control of these buildings to not only promote their own past but also give obsolete buildings a new relevance in a community that no longer relates to the building's history.

---

5 Ibid, 59

6 Ibid, 62

7 *Philadelphia Mural Arts*, accessed December 12, 2011, http://muralarts.org/.

The Costs of GTH's Demolition (Ind. Proj.)

MOLLY LESTER

Figure 90. Image of Coney Island Bank, Source: Curbed Photo Pool/Single Linds Reflex

Germantown Town Hall presents indisputable challenges to any would-be, well-intentioned developer. Left to deteriorate for over a decade, the building seems resigned to a fate of demolition-by-neglect—or outright demolition. It is the latter possibility that we wish to address here, as we acknowledge that any level of preservation intervention at this site will require extensive investment of time, energy, materials, and money for the property owner. Rehabilitation is expensive, and the balance sheets for our recommendations—or other preservation proposals—can be daunting or even deterring. But as several studies have demonstrated, the environmental, economic, and urbanistic costs of this site's razing could exact a much higher price, for both Germantown and its Town Hall. Demolition is not a panacea for this site.

This report is intended as a survey of the issues surrounding the Town Hall's potential demolition. (For the sake of this report, "demolition" refers to full—rather than partial—demolition of the existing Germantown Town Hall.) Dozens of studies on each of these areas of emphasis (environment, economy, and urbanism) offer in-depth calculations beyond the scope of this studio; the constraints of our project and timeframe necessitate an overview of the issues and research findings, with as much specificity towards Philadelphia as possible. Moreover, the considerable differences in space-use needs between the programmatic options we suggest—not to mention the range of other adaptive reuse possibilities—preclude a full cost-benefit comparison between rehabilitation and demolition. In spite of these limitations in scope, it is still useful to introduce the rationales, issues, and consequences surrounding demolition of this site, in order to acknowledge and respond to the full spectrum of stakeholder interests and intentions for the site.

Our studio's guiding philosophy is predicated on the assumption that

The Costs of GTH's Demolition (cont.)

Germantown Town Hall should be preserved. Our perspective as Master's Candidates in Historic Preservation places a high value on the conservation and continued use of this site, given its significance in Germantown's history and its potential for community and economic development. Yet, the values-based preservation planning process also depends on a full understanding of the project's stakeholders, some of whom may argue against—rather than in favor of—a site's preservation. In the case of Germantown Town Hall, this means that paradoxically, our building's stakeholders includes those community members or potential developers whose plans may rest on the demolition of the building. Recognizing their arguments for the building's demolition, we offer these responses to those credible concerns—in environmental, economic, and societal terms that go far beyond an argument for the building's architectural significance.

In assessing the conditions of the Town Hall and the response from stakeholder interviews, some community members and stakeholders have voiced reasonable doubts about the building's prospects. Perhaps most striking were the recent comments in a local newspaper from area developer Ken Weinstein, who has invested in several properties along Germantown Avenue. Weinstein recently purchased another historic property a mile from Germantown Town Hall—a former school that, like the town hall, has deteriorated in recent years of vacancy and faces the same challenging context for development. Where that project was just "waiting to be saved," however, another newspaper article quoted Weinstein as writing off the town hall, saying that it is too much to take on: "It's a fantastic building that needs a lot of work….There's no way to do the building without some kind of government subsidy."[1] Weinstein is clearly not alone in his wariness. Deterred by project costs and the broader economic climate, developers have been avoiding Germantown Town Hall for years, leaving some to wonder if the site might not be more valuable and marketable if it were vacant.

With these stakeholder concerns in mind, therefore, we must anticipate and assess the following posited rationales for the site's demolition:

1. Germantown would benefit more from a new, greener building on this site.
2. The building would cost too much in operational energy to be environmentally friendly or cost-efficient. Its windows are too large, and would act as sieves for the building's energy.
3. Rehabilitation of the building is too expensive at this point.

---

1 Joseph DiStefano, "Philly's other city hall is for sale," *Philly Deals,* August 18, 2011, accessed December 3, 2011, http://www.philly.com/philly/blogs/inq-phillydeals/Phillys-other-City-Hall-is-for-sale.html.

The Costs of GTH's Demolition (cont.)

4. There is too little funding support and financing available to rehab the site.
5. There is no market for redevelopment in Germantown right now.
6. The site is far more valuable as a cleared parcel and parking lot.
7. The building is structurally unsafe and is currently a public hazard.

These justifications challenge the preservation of Germantown Town Hall on environmental, economic, and social grounds, so let us respond to them on the same terms.

ENVIRONMENTAL COSTS

The environmental toll alone is enough to give pause in this age of concern about climate change and publicity for LEED-certified buildings. Germantown Town Hall is a passive presence in the local economy and community in its current vacant state, but its loss would be a significant blow to the environmental investment in its materials and construction.

Embodied Energy

So much emphasis is placed on operational energy in green building discussions today that it is easy to assume that Germantown Town Hall is an inert site with no environmental cost or benefit. After all, the building has been vacant for over a decade—how much energy could it be consuming or expending? The answer—to this question and to the first two rationales for demolition—is: quite a lot. When embodied energy is factored in to the equations of the building's environmental value and investment, the cost of demolition escalates significantly.

The building's energy expenditures to date cannot be reduced to the kilowatt hours that the lights were on in the building. After all, that era ended in the 1990s, but the years since the final agency moved out have not diminished the material presence of the Benedict stone and the steel frame, or the miles that those materials were transported back in 1923, or the emissions of the animals and machinery that built the town hall. These are all the measures of the building's embodied energy, and the fact that this energy was expended and emitted 90 years ago does not diminish their impact on the current environment. Quite the opposite: the demolition of Germantown Town Hall would not only waste the energy that was emitted for the building's construction; its demolition processes would consume energy of its own. Recent calculations of embodied energy, based on the landmark 1970 study by New York architect Richard Stein, found that for the average building, it takes between 25 and 60 years for an energy-efficient new building

to recover the amount of energy expended in demolition and new construction.[2] This means that, even if the average building is not immediately replaced with new construction, the impact of the demolition alone could take a minimum of 25 years to dispel.

This is not to say that operational energy is not an important measure of a building's environmental impact. Indeed, if the building is reused, those costs—both environmental and economic—will be significantly higher than they are now in the site's vacant state. But the embodied energy of the site should not be underestimated, and the energy inefficiency of the building fabric—including its large windows—should not be overstated. Leaky windows can be sealed, and broken panes can be replaced; new windows, in contrast, require much larger expenditures of energy and are much more consumptive of materials.[3]

Justifying the building's demolition by pointing to the waste of its windows is not only an overreaction to the issue (using an axe where a scalpel would suffice); it is inherently contradictory, sacrificing vast amounts of embodied energy in order to recover measurable amounts of operational energy. Operational energy can be reduced through systems upgrades and cuts in consumption, reducing its rate and impact; the building's embodied energy can only be recaptured through extended use.

Research on embodied energy continues to evolve, and site-specific data is hard to come by. The estimates are compelling, however, and both the California Office of Historic Preservation and the National Trust for Historic Preservation refer to the Teardown Calculator at TheGreenestBuilding.org for baseline valuations based on the United States Environmental Protection Agency's 1998 report, *Characterization of Building-Related Construction and Demolition Debris in the*

2 Donovan Rypkema and Caroline Cheong, *Measuring the Economics of Preservation: Recent Findings*, prepared for the Advisory Council on Historic Preservation (June 2011): 6.

Patrice Frey, "Building Reuse: Finding a Place on American Climate Policy Agendas," National Trust for Historic Preservation (September 2008): 10.

3 Donovan Rypkema, "Downtown Revitalization, Sustainability, and Historic Preservation," (paper presented at the National Main Streets Conference Closing Plenary Session, Seattle, Washington, March 28, 2007): 4.

The Costs of GTH's Demolition (cont.)

United States.[4]

When the calculator's parameters are set to Germantown Town Hall's conditions (a "heavy, e.g. masonry or concrete" building in the category of "libraries, museums, etc." measuring 26,000 square feet), the environmental cost of demolition is:

- 48,720,000 MBTU of embodied energy lost
- 43,400,000 BTU expended in demolition energy
- 49,154,000 MBTU total teardown embodied energy
- The energy lost and spent is approximately equivalent to 427,426 gallons of gas.[5]

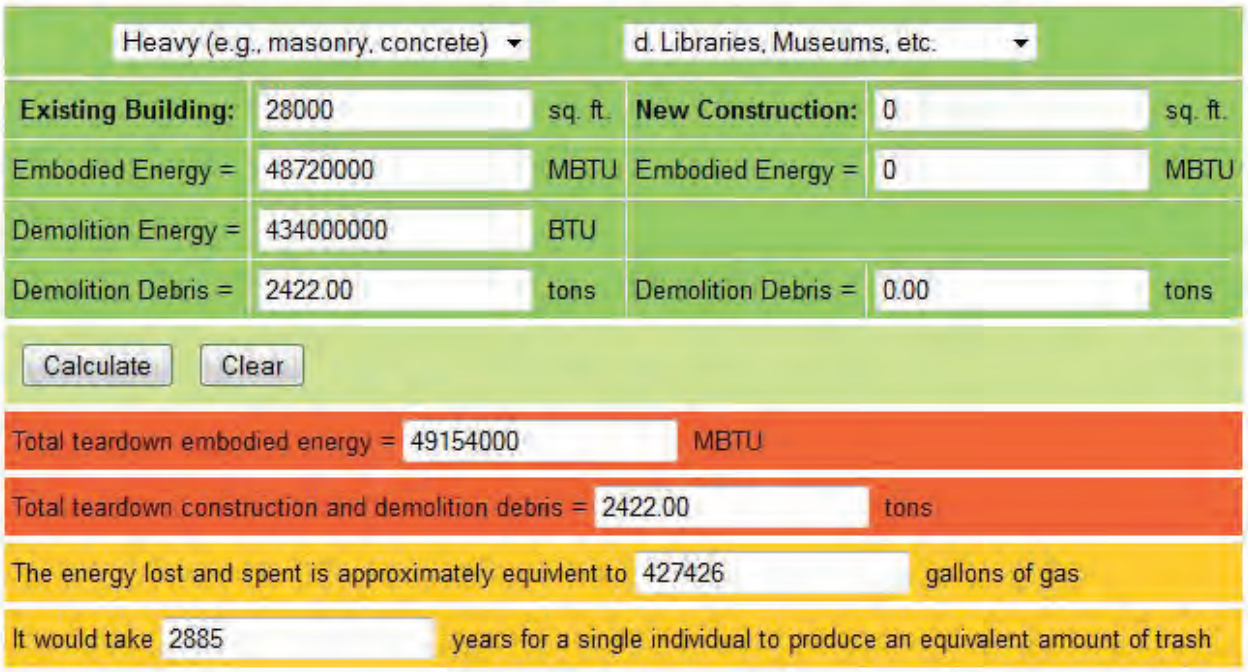


Figure 91. Teardown Calculator, Source: www.thegreenestbuilding.org/teardown.html

4 "Life Cycle Cost Accounting," California Office of Historic Preservation, accessed December 14, 2011, http://ohp.parks.ca.gov/?page_id=25083.
"Teardown Tools on the Web: Teardowns Resource Guide," National Trust for Historic Preservation, accessed December 15, 2011, http://www.preservationnation.org/issues/teardowns/additional-resources/Teardown-Tools-on-the-Web-1.pdf.
5 "The Greenest Building is the One Already Built: Teardown Calculator," The Greenest Building, accessed December 14, 2011, www.thegreenestbuilding.org/teardown.html.

The Costs of GTH's Demolition (cont.)

Demolition Waste and Landfill Capacity

The Teardown Calculator also accounts for the debris that such a building's demolition would generate:

- 2,422 tons of demolition debris produced
- It would take 2,885 years for a single individual to produce an equivalent amount of trash.[6]

Germantown Town Hall's demolition would contribute a sizeable amount of material to landfills that are already bursting with construction and demolition debris. Researchers have estimated that construction- and demolition-related debris accounts for between 25% and 33% of the nationwide municipal waste stream each year.[7] Of that debris, an estimated 48%, or 65 million tons, are attributable to building demolitions alone.[8] That rate has hastened the closure of Pennsylvania landfills, and that diminished capacity amounts to an average lifespan of 14 years of landfills statewide. For southeastern Pennsylvania's landfills—where Germantown Town Hall's debris would likely be sent—the average landfill lifespan is only 3.5 years from now, unless additional permits are granted to extend their capacity beyond 2015. (Expansion permits are increasingly difficult to secure in Pennsylvania, which suggests that disposal costs will rise as debris travels further from the demolition site.)[9]

This plunging landfill capacity in Pennsylvania—which is exacerbated by neighboring states' high export rates to Pennsylvania—has prompted the Pennsylvania Department of Environmental Protection and local municipalities to increasingly promote deconstruction (salvage) as an alternative to demolition and disposal.[10] Deconstruction would reduce (without fully negating) the impact of Germantown Town Hall's demolition on landfill capacity, but as with everything else in this process, it has an environmental and economic cost. Not all of the town hall's materials are salvageable, and those that are require energy and other resources to process and recapture their material value.

---

6 Ibid.

7 Rypkema and Cheong 6.

Rypkema 4.

8 Franklin Associates, *Characterization of Building-Related Construction and Demolition Debris in the United States,* prepared for the U.S. Environmental Protection Agency (June 1998): ES-2.

9 American Society of Civil Engineers, *Solid Waste: 2010 Report for Pennsylvania's Infrastructure* (May 24, 2010): 3.

10 *Bill No. 080361,* Philadelphia City Council (Introduced April 3, 2008).

The Costs of GTH's Demolition (cont.)

ECONOMIC COSTS

That material value of Germantown Town Hall is not only measurable in environmental terms; its economic worth is measurable, beyond the $400,000 asking price on its real estate listing.

Cost of Demolition vs. Rehabilitation

Rehabilitation of the building will be unquestionably expensive. Previous proposals (which incorporated a full range of functions that we are not proposing) were estimated at $10 to $15 million, and even mothballing would require a sizeable investment to forestall the building's continued deterioration. But demolition does not save the property owner money; in fact, it may even cost more in the long run. Developers' cost comparisons between rehabilitation and demolition/new construction often do not include the cost of the demolition and material disposal, which distorts the comparison. Economists such as Donovan Rypkema have analyzed the full project costs of these alternatives, and have concluded that when new construction involves the full demolition of an existing building on the site, rehabilitation of that existing building should average between 3 and 16 percent less than the full cost of the new construction.[11]

Moreover, certain costs associated with rehabilitation, such as asbestos abatement, are not avoided with the choice of demolition. Hazardous material abatement and deconstruction mandates in the City of Philadelphia will add to the cost of the project, regardless of whether it is rehabilitation or demolition.[12]

Economic Opportunities

While some economic development and community revitalization financing certainly exists for new construction, the demolition of the Town Hall would eliminate the grant and tax credit opportunities that are only possible thanks to the site's historic status. It has already been locally designated, and is included as a "significant" structure within the Colonial Germantown Historic District (a National Historic Landmark), which are key baselines for rehabilitation funding. *(See Chapter 9, "Funding Opportunities" for more details.)*

---

11 Randall Mason, *Economics and Historic Preservation: A Guide and Review of the Literature,* The Brookings Institute Metropolitan Policy Program (September 2005): 5—6.

12 *Demolition Requirements, City of Philadelphia Department of Public Health,* accessed December 14, 2011, *www.phila.gov/health/pdfs/air/Demolition%20Guide.pdf.*

Guide to Asbestos Abatement Permits

Public Financing

The financial cost of Germantown Town Hall's demolition could be borne by the private developer, but the building's crumbling structure could possibly invite the attention and funds of the Department of Licenses and Inspections as well. Tasked with managing vacant and abandoned properties, L & I's Demolition Program demolishes those buildings that have been cited as unsafe or imminently dangerous. The criteria for such citations are an endangerment to human life and/or the likelihood of damage to adjacent property. In FY2009, the structures that met those criteria cost L & I and the City of Philadelphia over $5.3 million.[13]

While Germantown Town Hall is not currently classified as either "unsafe" or "imminently dangerous"—perhaps thanks in part to the fact that the City owns the property—its neglect makes the prospect quite possible. At that point, whether the property is owned by the City of Philadelphia or a private developer, L&I or another City department would perhaps contribute to the costs of demolition in the name of protecting and supporting the public interest.

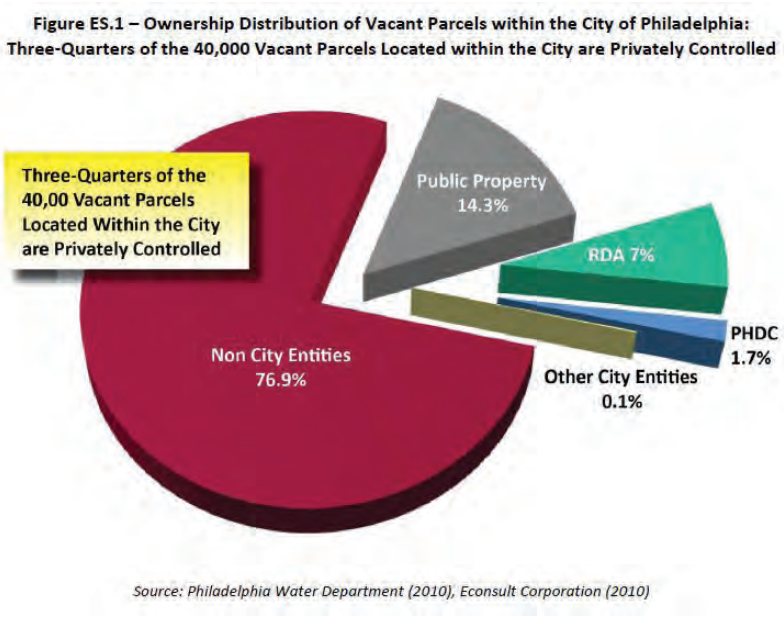


Figure 92. Ownership distribution of vacant land parcels, Source:Vacant Land Management in Philadelphia

SOCIAL AND URBANISTIC COSTS

The public interest would be much more immediately served by Germantown Town Hall's rehabilitation and reuse than by its demolition. The current redevelopment climate for Germantown is even more challenging in this economic climate, and vacant lots are abundant even without the addition of another one where the Town Hall once stood. If the building was demolished and development stalled or simply

13 Econsult Corporation and the Penn Institute for Urban Research, *Vacant Land Management in Philadelphia: The Costs of the Current System and the Benefits of Reform, prepared for Redevelopment Authority of the City of Philadelphia (November 2010): A-11.*

The Costs of GTH's Demolition (cont.)

never ensued, Germantown would face yet another blight on its community and urban fabric.

Vacant Land and Blight

Vacant properties are a rampant problem in the City of Philadelphia. Counts vary, but a recent report found that there are 40,000 vacant parcels in the city. Of those parcels (which include both vacant and abandoned properties), 9,000 are City-controlled—a category that currently includes Germantown Town Hall.[14]

The problem has prompted several city administrations to seek solutions. For Mayor John Street, it was the Neighborhood Transformation Initiative (NTI), which lasted from 2001 to 2004. For current Mayor Michael Nutter, the problem persists, and so in October 2011, he announced a renewed, stronger effort by the Department of Licenses and Inspections to crack down on owners of vacant, blighted lots and buildings with fines and other consequences.[15] (Again, it is worth noting the irony between this policy and the 9,000 City-controlled properties that contribute to this trend.)

The clampdown is a clear effort to mitigate the blighting effect of vacant properties—an impact that sociologists James Wilson and George Kelling called the "Broken Windows" syndrome. The theory posits that one broken window invites further vandalism and larger-scale blight. In its current vacant state, Germantown Town Hall would certainly invite studies of that theory, particularly since bronze fixtures and light standards were stolen from the building in 1995.[16] The neighboring presence of the Philadelphia Police Department, however, along with the subsequent removal of other valuable fixtures, seems to deter most vandalism on the site. The building exists, therefore, as a part of Germantown's blight problem, but a cleared and vacant lot has little likelihood to fare better.

Mayor Nutter's announcement made little suggestion of demolition as a solution, which is appropriate given that studies have found such little success under that strategy. In their 2001 report, *Blight Free Philadelphia,* the Eastern Pennsylvania Organizing Project and the Temple University Center for Public Policy identified lots that were vacant in 1984 and examined their status as of 2000: of

---

14 Econsult Corporation and the Penn Institute for Urban Research i.

15 Miriam Hill, "Philadelphia cracking down on owners of rundown properties," *The Philadelphia Inquirer* (October 27, 2011), accessed December 5, 2011, http://articles.philly.com/2011-10-27/news/30328056_1_property-values-vacant-properties-land-bank.

16 Daniel Rubin, "Historic building's light standards stolen," *The Philadelphia Inquirer (March 21, 1995).*

The Costs of GTH's Demolition (cont.)

the nearly 15,000 lots that were vacant in 1984, less than 7% (1,050 lots) were redeveloped with some new structure by 2000.[17] Fifteen years of vacancy—no doubt marketed as a "redevelopment opportunity"—produced little or no result for 93% of the properties that were analyzed.

There is little reason to think that Germantown Town Hall's site would be any different. That same comparison between 1984 and 2000 vacant lots found that the number of vacant properties increased in the Town Hall's census tract (238) by 50-99 lots and structures.[18] Today, there are eleven vacant lots and structures within a two-block radius alone.[19] This amounts to little potential for another vacant lot in Germantown if the Town Hall were demolished.

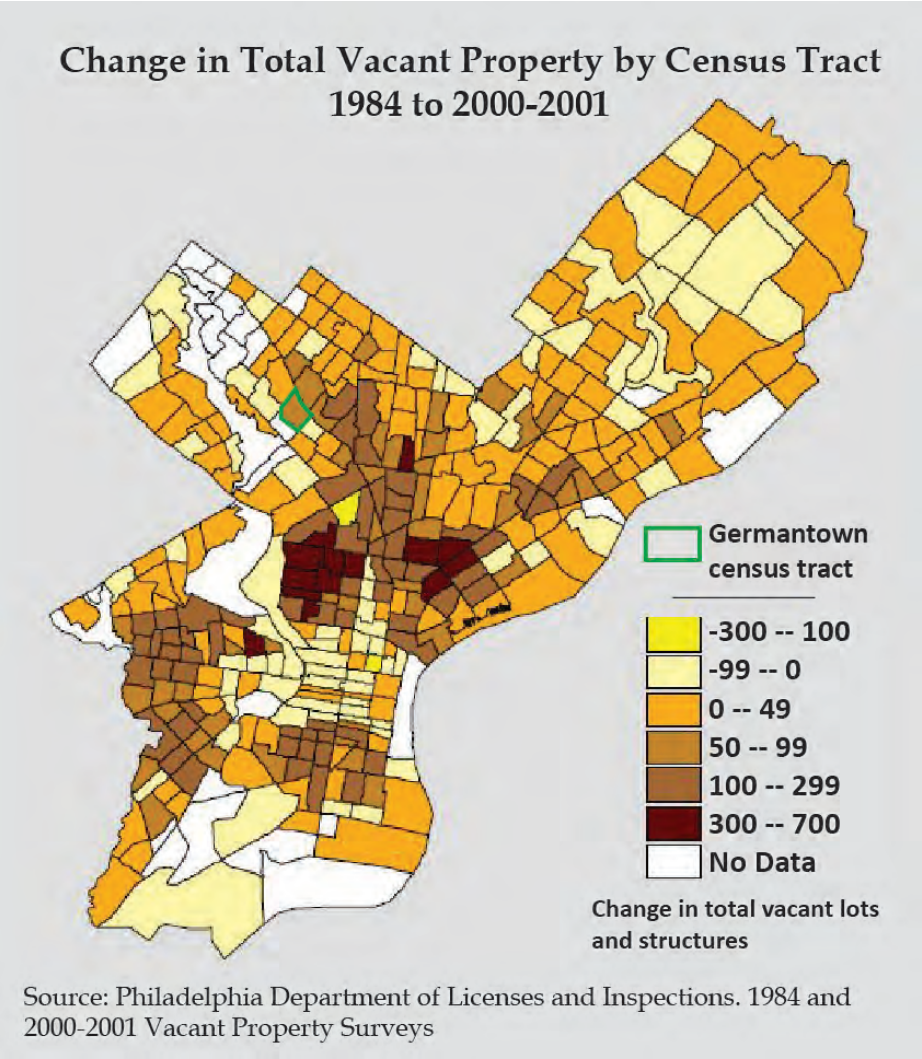


Figure 93. Change in vacant land by census tract, Source: Blight Free Philadelphia

Indeed, the cleared lot is far more likely to contribute to Germantown's blight, rather than reverse the neighborhood's development trends. Efforts in Chicago to clear blighted buildings stirred up opposition, as critics argued that the lots created their own aesthetic and crime problems. There is no suggestion that

17 Eastern Pennsylvania Organizing Project and the Temple University Center for Public Policy, *Blight Free Philadelphia* (Philadelphia: October 2001): 34—5.
18 Econsult Corporation and the Penn Institute for Urban Research i.
19 Data compiled by Germantown Town Hall studio.

The Costs of GTH's Demolition (cont.)

Germantown would face any different circumstances, and rather more reason to think that the social and urbanistic costs of the empty site would be high.

CONCLUSION

Our studio recommends the preservation of Germantown Town Hall based on its historic significance; we recommend its rehabilitation based on its site values; and we oppose its demolition because of the high costs of its loss. These environmental, economic, and urbanistic costs may take their toll on the site anyway if it continues to languish in a state of neglect. Its outright demolition, however, would be a direct acceptance of those costs, and a dismissal of their impact.

Let us therefore revisit the original posited rationales for demolition:

1. Germantown would benefit more from a new, greener building on this site.
2. The building would cost too much in operational energy to be environmentally friendly or cost-efficient. Its windows are too large, and would act as sieves for the building's energy.
A new green building is not the solution to Germantown Town Hall's structural issues. Its building envelope is a repository of significant embodied energy, and its material fabric should not join the waste stream towards landfills that are already near capacity. **The environmental loss of Germantown Town Hall has repercussions far beyond this site and city.**

3. Rehabilitation of the building is too expensive at this point.
4. There is too little funding support and financing available to rehab the site.
Many of the building's perceived challenges and drawbacks—such as its likely asbestos content and its crumbling condition—will not be solved by a cleared lot. Indeed, many of those problems may prove even more expensive when coupled with the added costs of the demolition itself. Furthermore, without the loss of the historic building on the site sacrifices many grant and tax credit opportunities available for designated properties. **Germantown Town Hall is an inert economic presence in its commercial corridor now, but its loss would prove equally—if not more—costly to the potential development of the site and Germantown.**

5. There is no market for redevelopment in Germantown right now.
6. The site is far more valuable as a cleared parcel and parking lot.
7. The building is structurally unsafe and is currently a public hazard.
Vacant land is already prevalent in the City of Philadelphia, and Germantown has

enough vacant structures and parcels without the addition of Germantown Town Hall's cleared site. The market for redevelopment may be limited now, but it is even less favorable for vacant property. In its empty and deteriorating state, the site currently contributes to neighborhood blight, but studies have demonstrated that cleared parcels are no less a factor in that problem. **The cost of Germantown Town Hall's demolition not only negates its value in neighborhood history and identity; it also exacts a toll on the site's urbanistic context and community.**

Germantown Town Hall's demolition has high costs. Its rehabilitation has even higher value.

CHAPTER Ten
10
conclusion

Conclusion

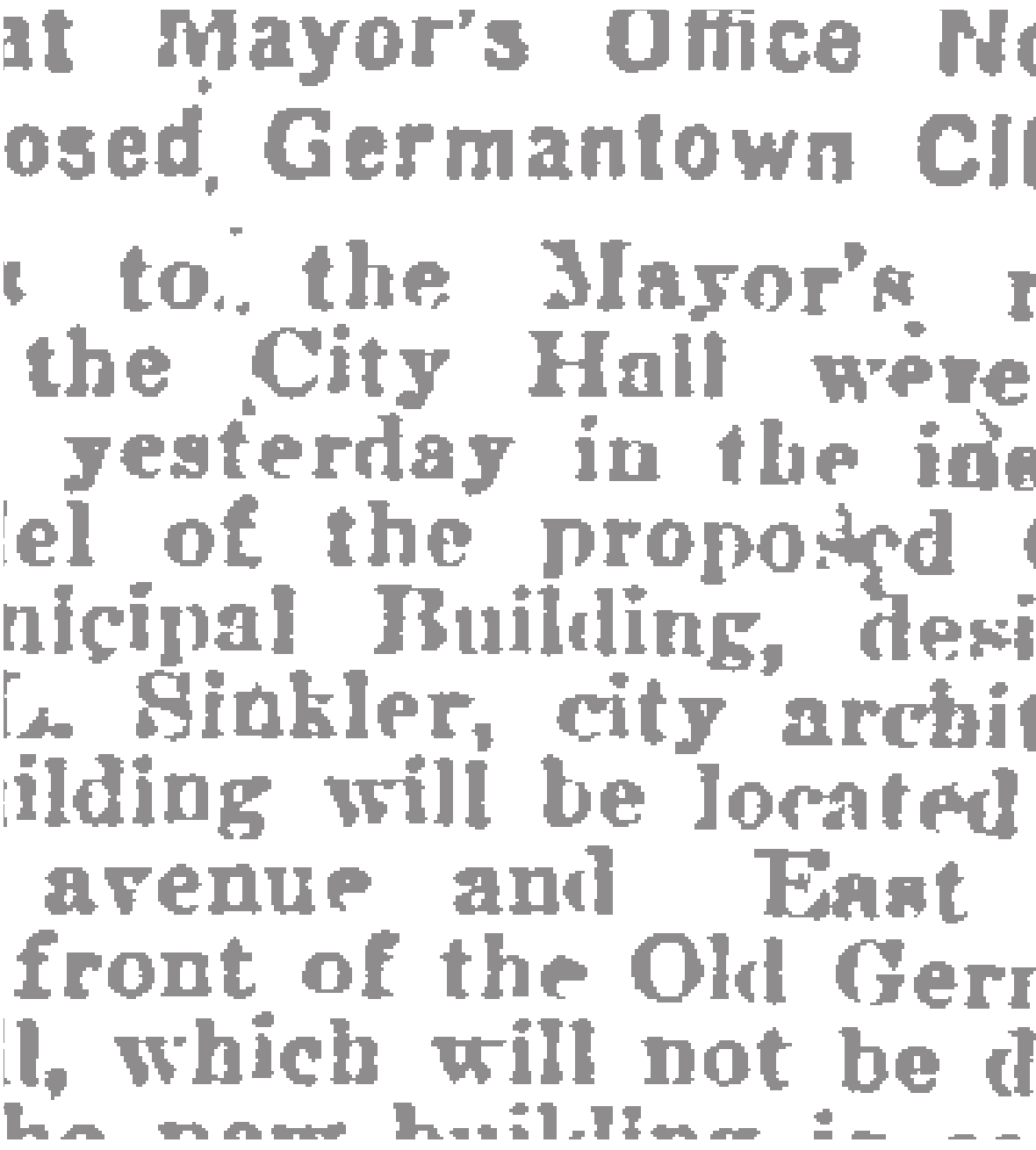
This study of Germantown Town Hall is the culmination of a four-month process of values-based preservation planning. Building on previous documentation and analyses of the building, this studio conducted new, rigorous research and analysis of the site, guided by our established preservation philosophy and methodology. The preservation recommendations and proposals presented in this dossier are the result of that process of identification, synthesis, analysis, and intervention.

Bound by the constraints of a semester timeframe, this study could not address in full detail all aspects of Germantown Town Hall's preservation. The building's flexible floor plan lends itself to many new uses; for the sake of time, we limited our programmatic options to a small number of varied possibilities. Furthermore, while we have addressed the financial incentives and funding opportunities for the proposed reuse as a vocational school, our time constraints forced us to exclude a full feasibility study of the other options that we considered. Both of these aspects of Germantown Town Hall's preservation present avenues for further research.

Our hope is that this report will serve as a resource for the Town Hall's owners, stakeholders, and potential developers, clarifying the building's significance and emphasizing the opportunities for its rehabilitation and reuse. The long-term neglect of this building and its context presents undeniable challenges for redevelopment, but this site and its neighborhood are critically important in the history of Philadelphia. Germantown Town Hall is a landmark of Philadelphia's past development that is worthy of preservation; its restoration to prominence and public use could serve as a beacon for the city's future development as well.

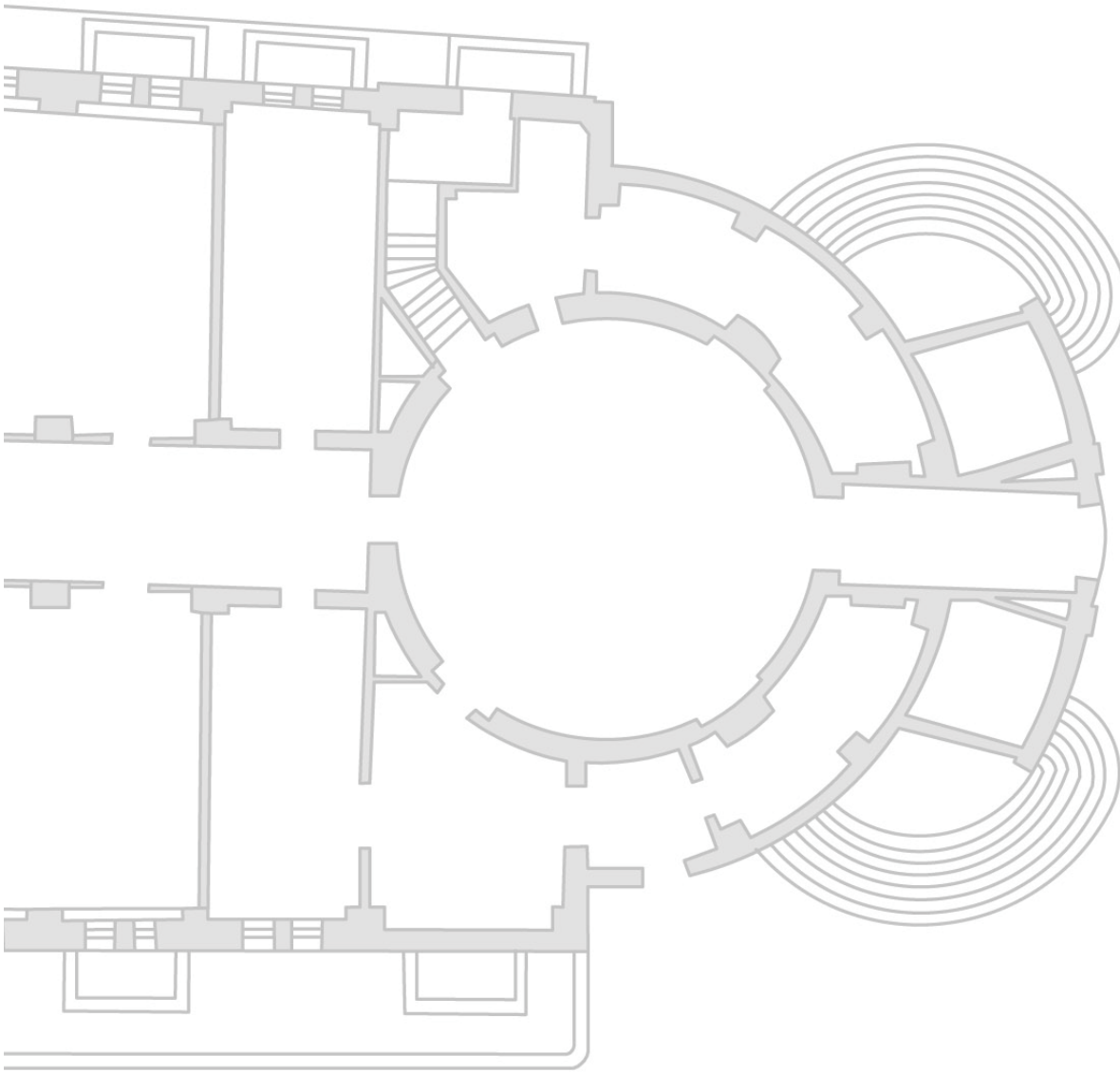
Figure 94. Image of tower looking northeast from rooftop, Source: M.Wicklund, 2011

APPENDICES


at Mayor's Office No
osed Germantown Cl
to the Mayor's
the City Hall were
yesterday in the in
el of the proposed
nicipal Building, desi
L. Sickler, city archi
ilding will be located
avenue and East
front of the Old Ger
l, which will not be d

Appendix

APPENDIX A
architectural drawings



Architectural Drawings

List of Drawings

Plans:

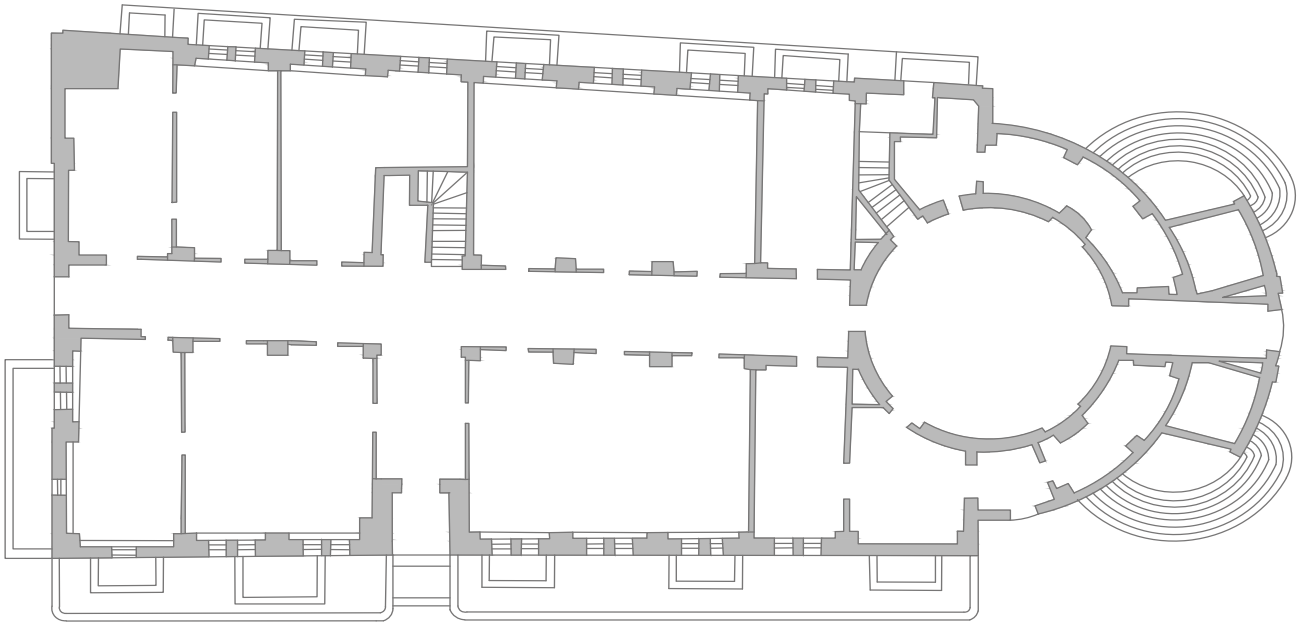
1st Floor
2nd Floor
3rd Floor
Basement

Elevations:

Northeast Elevation
Southeast Elevation

Miscellaneous

Public vs. Private Circulation

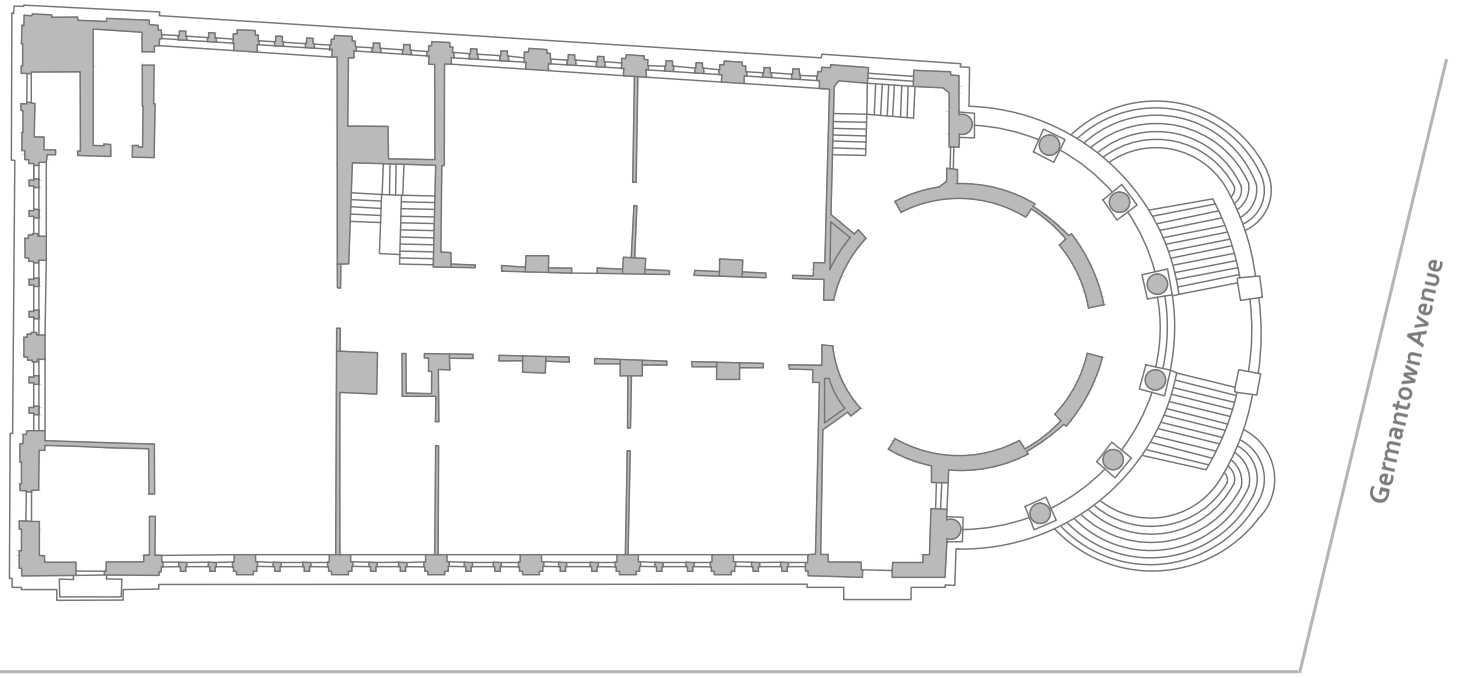


n

1 10
0 5 20

University of Pennsylvania School of Design Program in Historic Preservation HSPV 701 - Preservation Studio Fall, 2011	**Germantown Town Hall** 5928 Germantown Avenue, Philadelphia, PA 19144 TISHA ALLEN - MOLLY LESTER - KALEN McNABB - MONICA RHODES - MICHAEL SHORIAK - MATT WICKLUND - COURTNEY WILLIAMS

Drawing:	1st Floor Plan
Scale:	1/4" = 10'
Date:	December 8, 2011
Drawn by:	Michael Shoriak over Philadelphia DPP



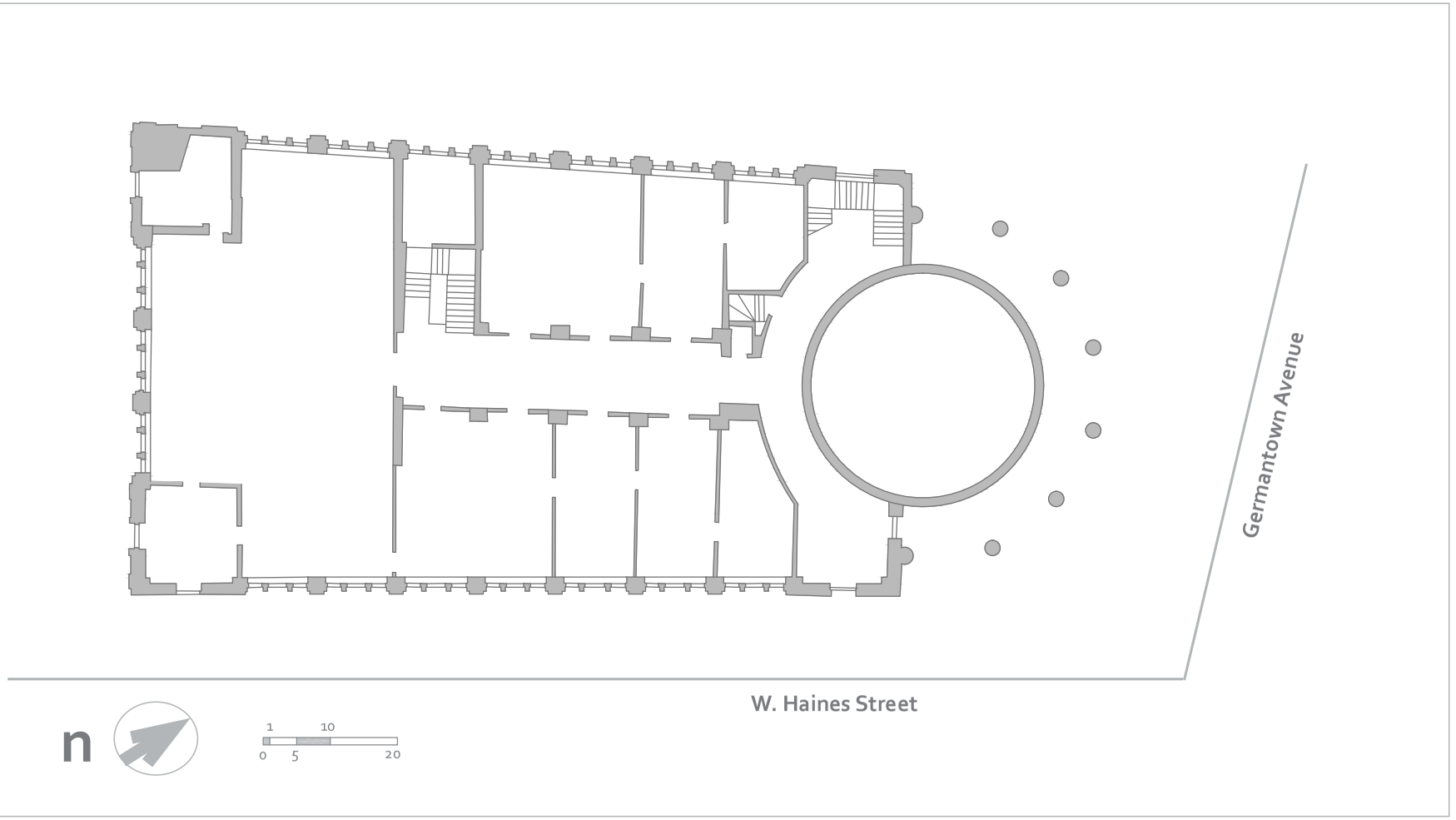
University of Pennsylvania School of Design
Program in Historic Preservation
HSPV 701 - Preservation Studio
Fall, 2011

Germantown Town Hall

5928 Germantown Avenue, Philadelphia, PA 19144

TISHA ALLEN - MOLLY LESTER - KALEN McNABB - MONICA RHODES - MICHAEL SHORIAK - MATT WICKLUND - COURTNEY WILLIAMS

Drawing:	2nd Floor Plan
Scale:	1/4" = 10'
Date:	December 8, 2011
Drawn by:	Michael Shoriak over Philadelphia DPP



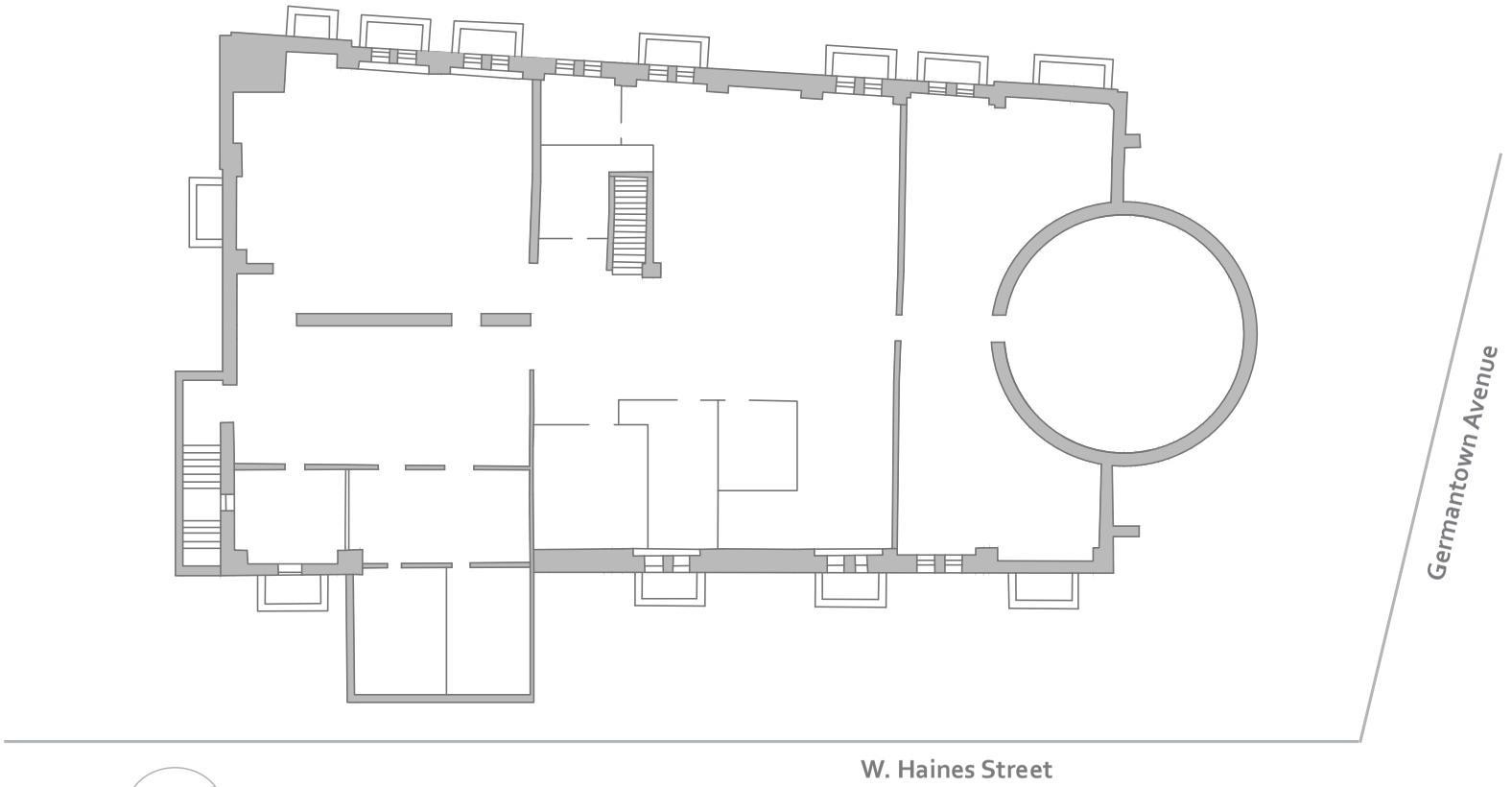
University of Pennsylvania School of Design
Program in Historic Preservation
HSPV 701 - Preservation Studio
Fall, 2011

Germantown Town Hall

5928 Germantown Avenue, Philadelphia, PA 19144

TISHA ALLEN - MOLLY LESTER - KALEN McNABB - MONICA RHODES - MICHAEL SHORIAK - MATT WICKLUND - COURTNEY WILLIAMS

Drawing:	3rd Floor Plan
Scale:	1/4" = 10'
Date:	December 8, 2011
Drawn by:	Michael Shoriak over Philadelphia DPP



Architectural Drawings (cont.)

University of Pennsylvania School of Design
Program in Historic Preservation
HSPV 701 - Preservation Studio
Fall, 2011

Germantown Town Hall

5928 Germantown Avenue, Philadelphia, PA 19144

TISHA ALLEN - MOLLY LESTER - KALEN McNABB - MONICA RHODES - MICHAEL SHORIAK - MATT WICKLUND - COURTNEY WILLIAMS

Drawing:	Basement Floor Plan
Scale:	1/4" = 10'
Date:	December 8, 2011
Drawn by:	Michael Shoriak over Philadelphia DPP

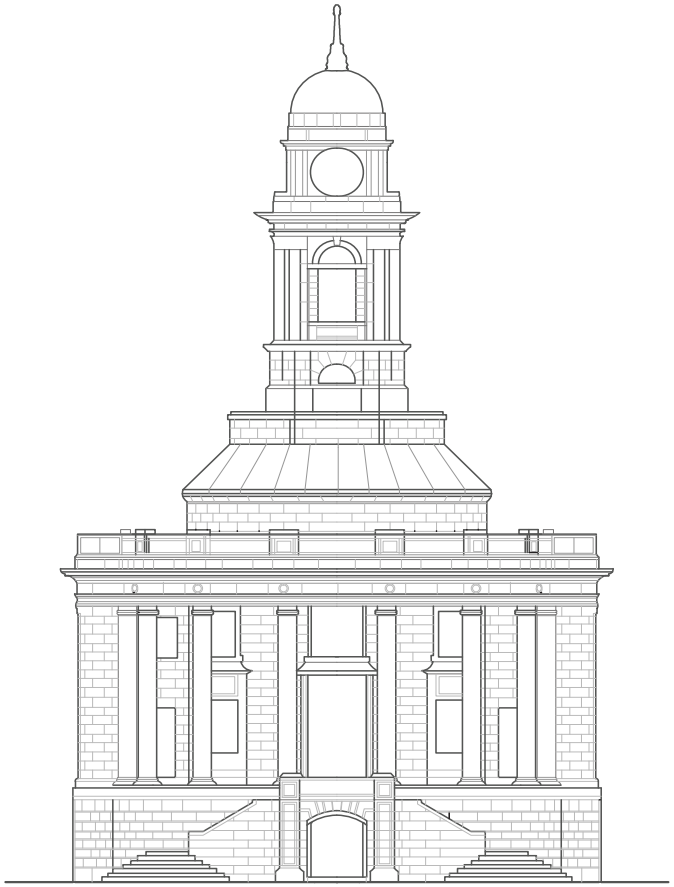
University of Pennsylvania School of Design
Program in Historic Preservation
HSPV 701 - Preservation Studio
Fall, 2011

Germantown Town Hall

5928 Germantown Avenue, Philadelphia, PA 19144

TISHA ALLEN - MOLLY LESTER - KALEN McNABB - MONICA RHODES - MICHAEL SHORIAK - MATT WICKLUND - COURTNEY WILLIAMS

Drawing:	East Elevation
Scale:	As Noted
Date:	December 8, 2011
Drawn by:	Michael Shoriak over Philadelphia DPP



1 10
0 5 20

University of Pennsylvania School of Design
Program in Historic Preservation
HSPV 701 - Preservation Studio
Fall, 2011

Germantown Town Hall

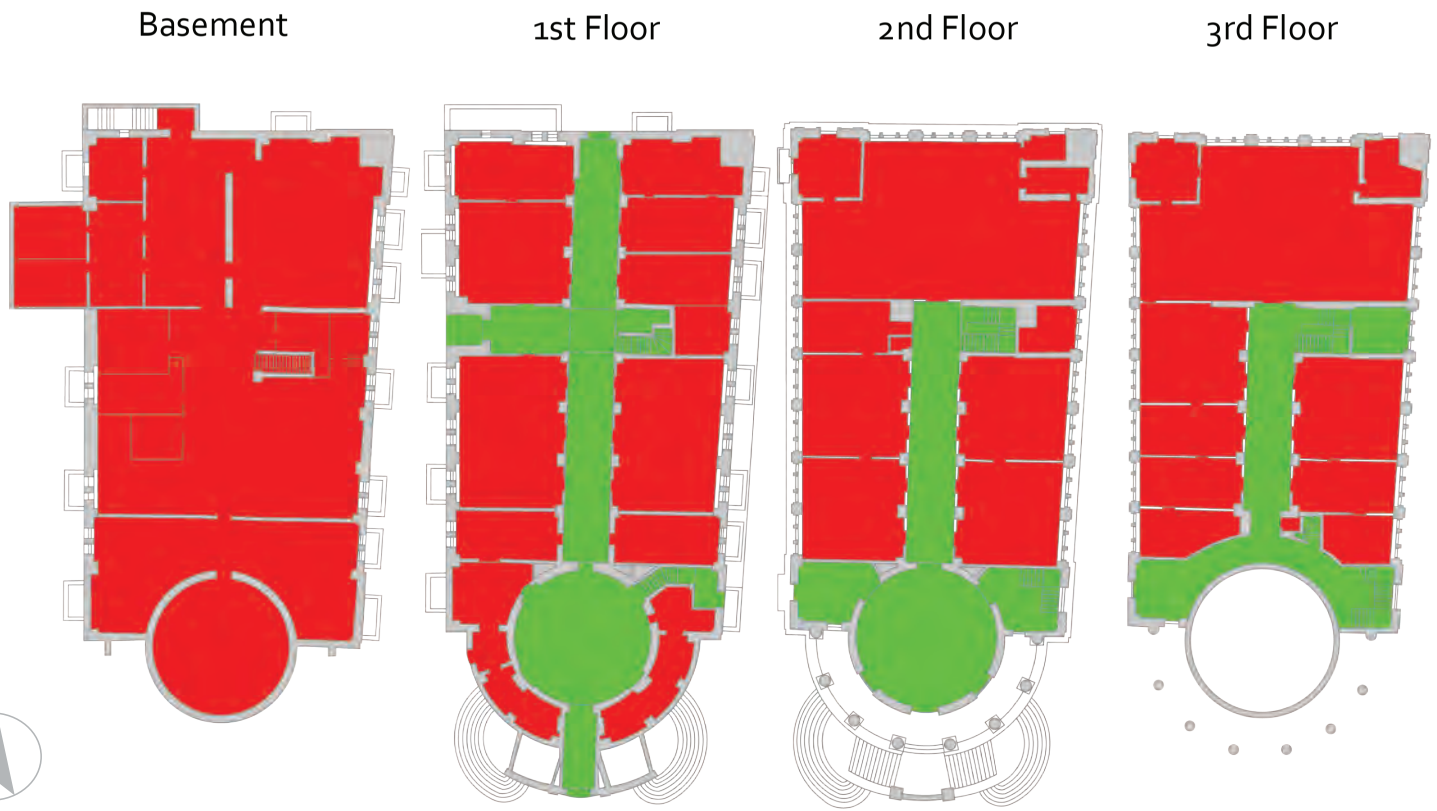
5928 Germantown Avenue, Philadelphia, PA 19144

TISHA ALLEN - MOLLY LESTER - KALEN McNABB - MONICA RHODES - MICHAEL SHORIAK - MATT WICKLUND - COURTNEY WILLIAMS

Drawing:	North Elevation
Scale:	As Noted
Date:	December 8, 2011
Drawn by:	Michael Shoriak over Philadelphia DPP

Architectural Drawings (cont.)

Public vs. Private Spaces



University of Pennsylvania School of Design
Program in Historic Preservation
HSPV 701 - Preservation Studio
Fall, 2011

Germantown Town Hall

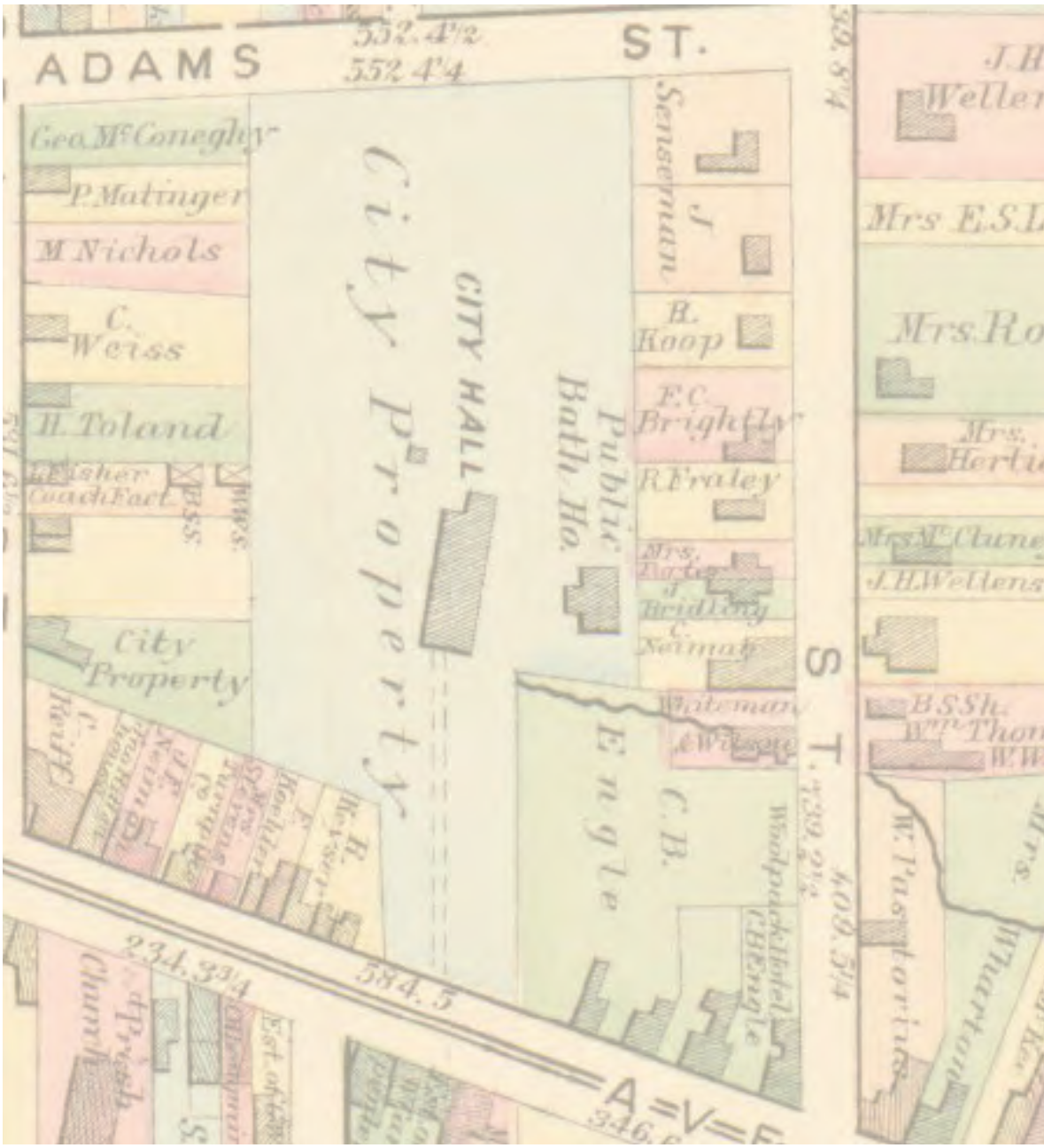
5928 Germantown Avenue, Philadelphia, PA 19144

TISHA ALLEN - MOLLY LESTER - KALEN McNABB - MONICA RHODES - MICHAEL SHORIAK - MATT WICKLUND - COURTNEY WILLIAMS

Drawing:	Public and Private Spaces - Plans
Scale:	Not to Scale
Date:	December 8, 2011
Drawn by:	Michael Shoriak over Philadelphia DPP

Architectural Drawings (cont.)

APPENDIX B
site morphology

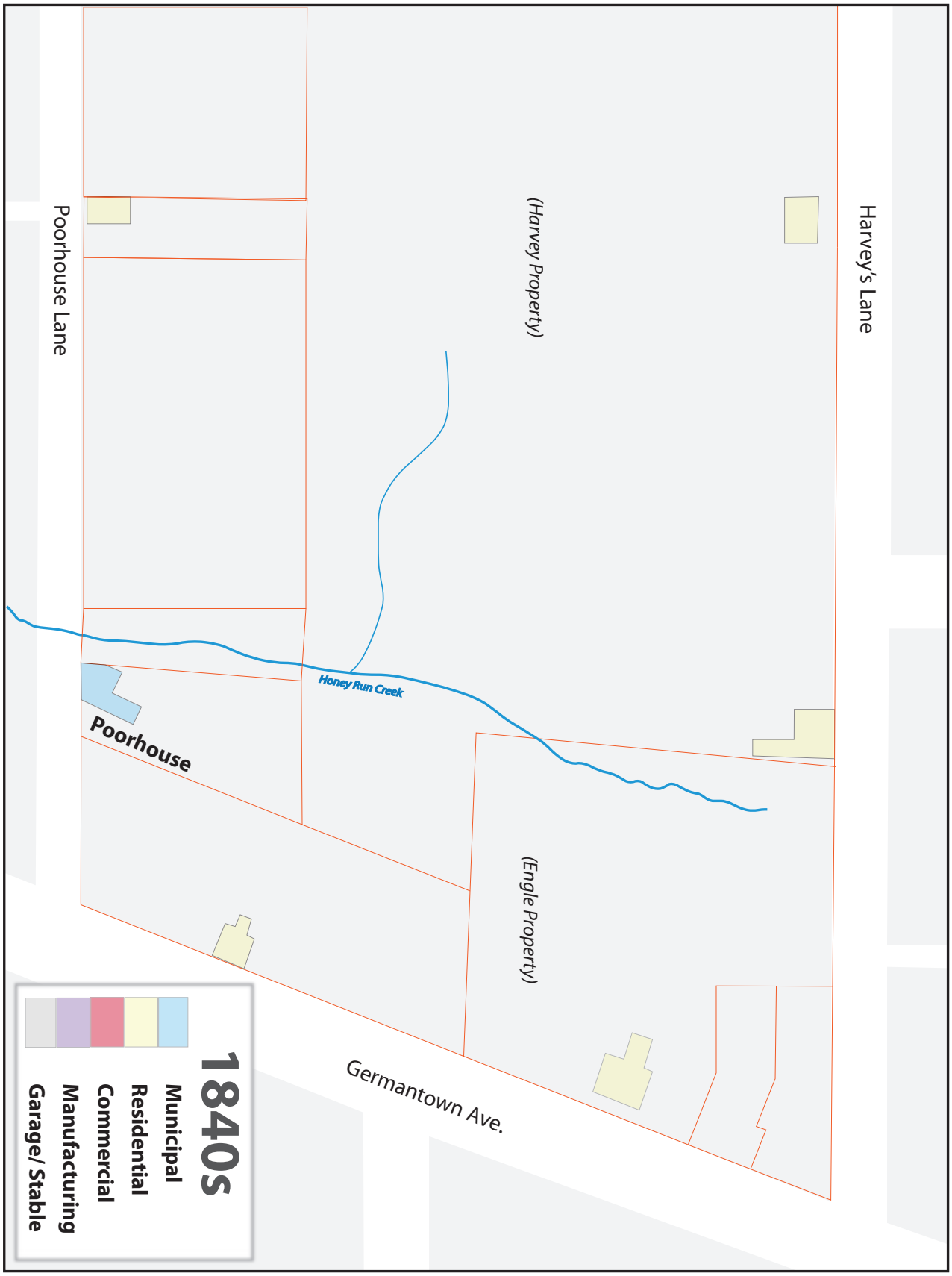


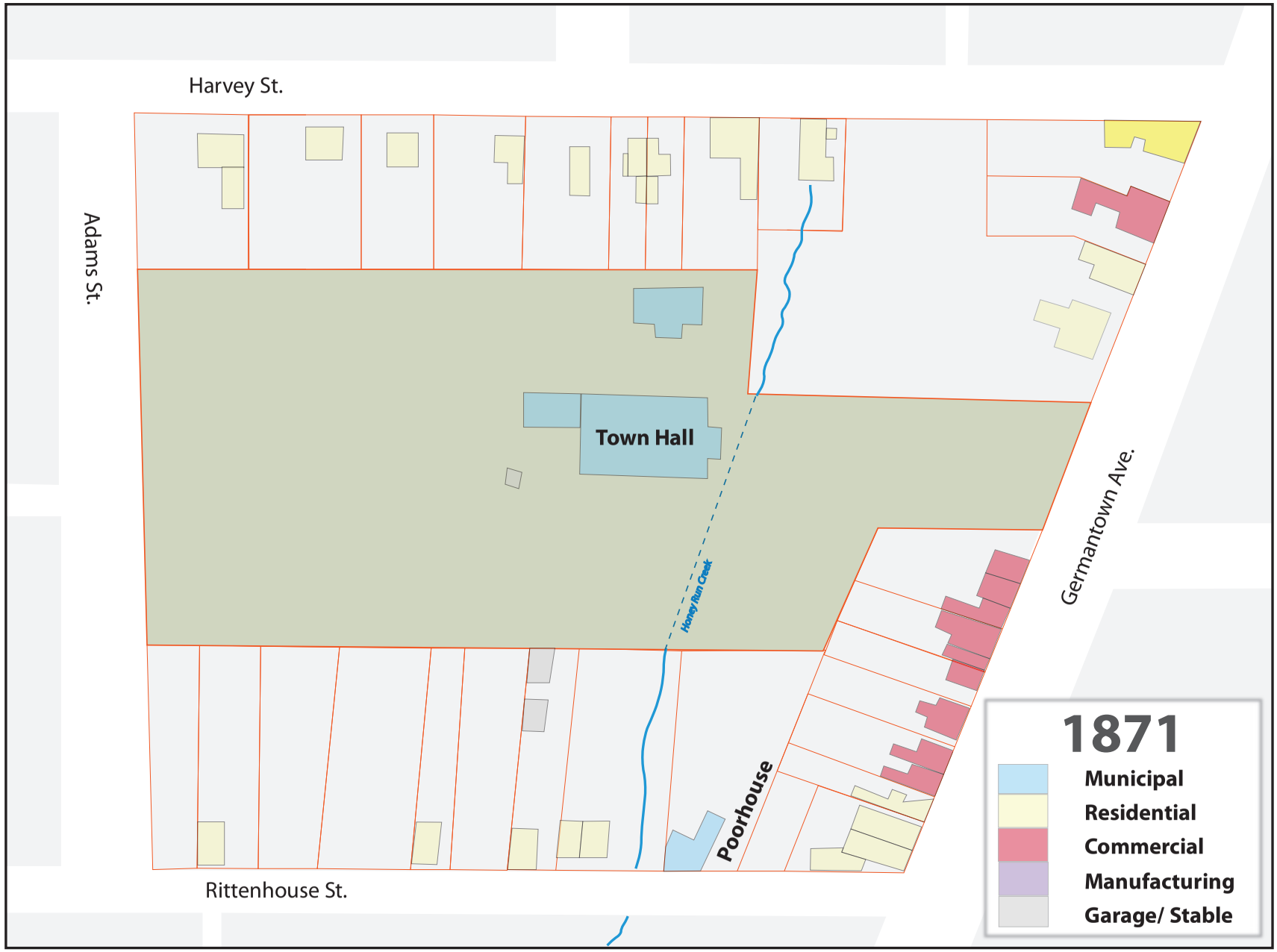
Site Morphology

List of Maps:

- 1840
- 1871
- 1895
- 1910
- 1926
- 1950
- 2010

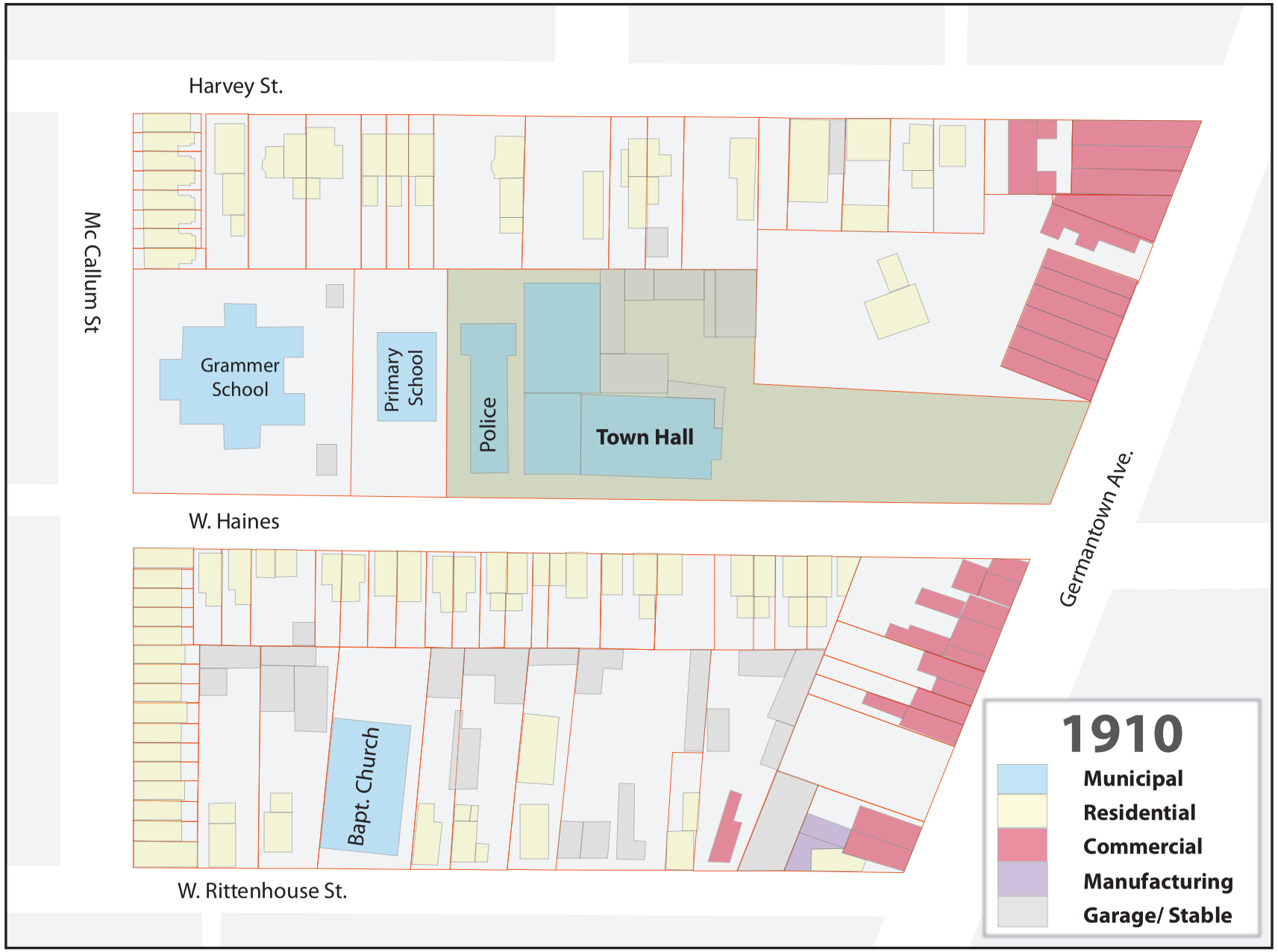
Site Morphology (cont.)





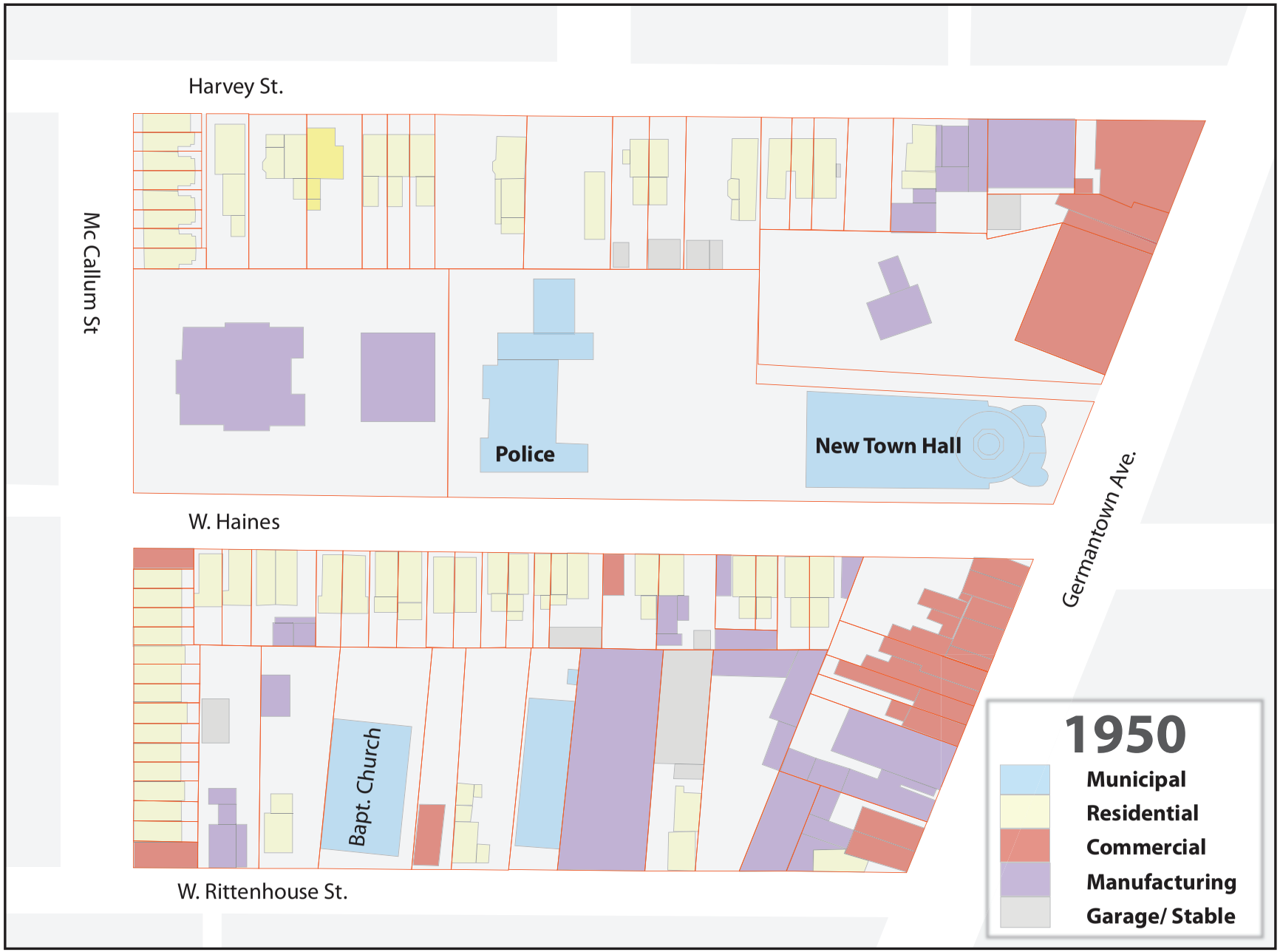
Site Morphology (cont.)

Site Morphology (cont.)



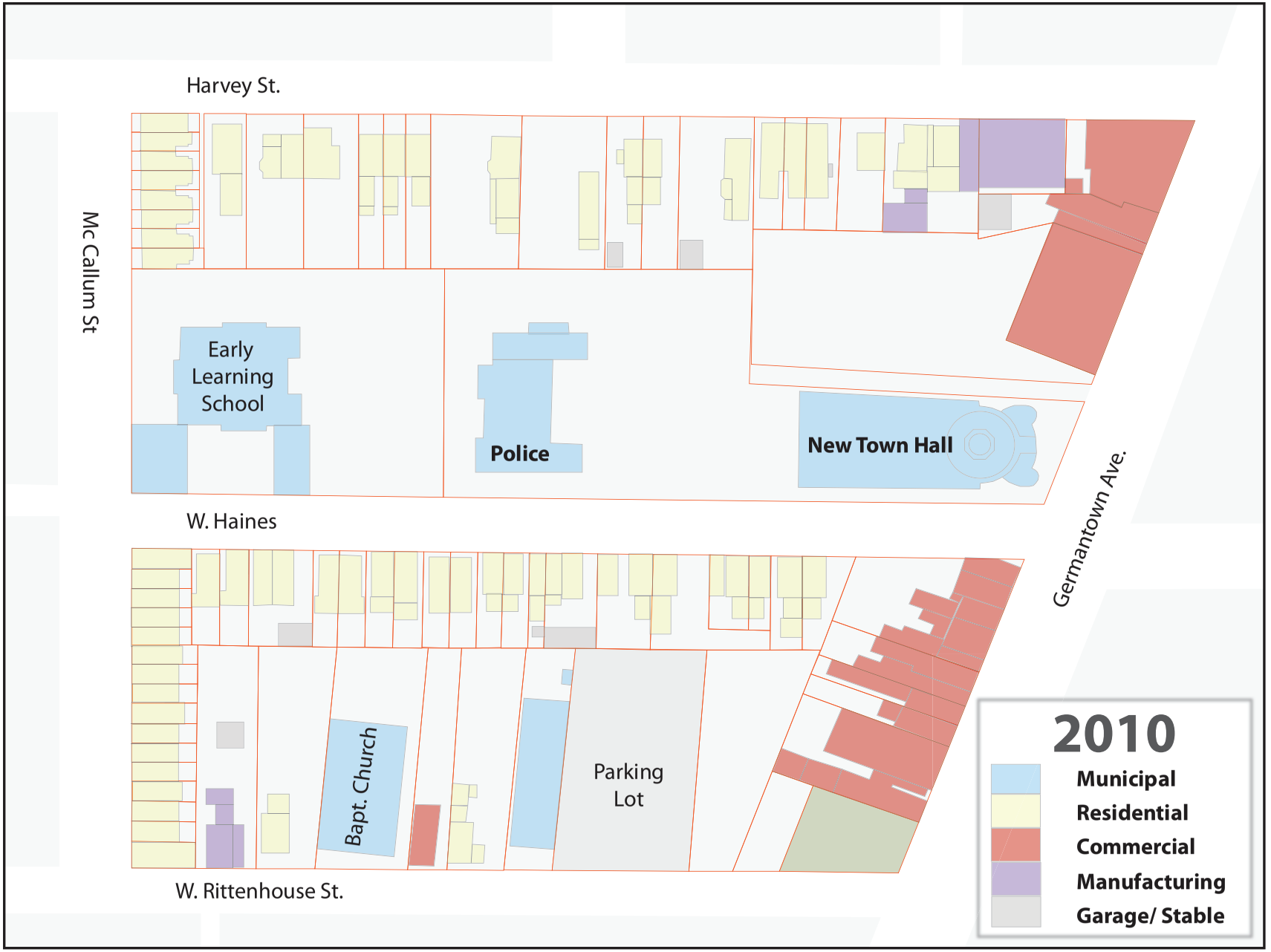
Site Morphology (cont.)

Site Morphology (cont.)



Site Morphology (cont.)

Site Morphology (cont.)



APPENDIX C

philadelphia register nomination

Philadelphia Register Nomination

Town Hall Register

Germantown Town Hall
5928 Germantown Avenue
Philadelphia Register of Historic Places
Philadelphia Historical Commission

Form prepared by Ira Kauderer, Executive Secretary, PHC. Dated Feb. 17, 1993. Included are text and photographs of the exterior and interior, including a photo of the rotunda interior.

Classification: Occupied public building, access restricted.

Owner of property:
City of Philadelphia, Department of Public Property
1600 Arch Street, 6th floor
Philadelphia, Pennsylvania 19103

This form includes text under the following headings:

Item number 5. Geographical Data:

"All that land beginning at the intersection of the Northwest Corner of Germantown Avenue and West Haines Street then along the north side of West Haines Street 200 feet to a point, then 85 feet northward perpendicular to West Haines Street to a point, then 235 feet along the south side Harvey Street to the intersection with Germantown Avenue, then 80 feet southward along the west side of Germantown Avenue to the point of the beginning."

Item Number 7. Description of the present and original (if known) physical appearance:

"The cast stone Germantown Town Hall stands on a trapezoidal site, facing Germantown Avenue. The building is composed of three parts: rotunda, office block and tower.

"The rotunda is two story domed space over a rusticated raised basement. Access is provided by a double transverse stair leading up to a central doorway one story above ground level. A central opening at the ground level in the base of the stair serves as a front entrance to the basement level. The rotunda is marked by a semicircular portico. Here, six two-story columns, once ionic and now without capitals, frame three bays. The peripheral bays contain paired casement windows, eight paned on the first floor and six panes above. The central bay features paired doors with a paired transom. Each of the first floor openings are framed by a modillioned entablature resting on consoles above a wide unornamented frieze. Two bronze lanterns flank the entrance. The capitals of the rotunda support a full entablature with a denticulated cornice. Here, a wide frieze is ornamented by garlands in relief. A semicircular balustrade surmounts this entablature.

"A four-sided clock/bell tower tops the dome of the rotunda. Paired Corinthian columns mark each corner and support a modillioned and denticulated entablature above. Each face of the tower has a screened, round arched opening at the level of the bell. Above the entablature, the tower holds a clock-face on each side. The clock is surmounted by a dome with a partially intact weather vane.

"The rectangular office block is nine horizontal bays in length and three stories tall. At ground level, the sixth bay from Germantown Avenue contains a entryway flanked by a pair of bronze lanterns. The other eight bays contain pairs

Philadelphia Register nomination (cont.)

of 2/2 double hung windows. At the second and third floor levels, the end bays project slightly. In the bay closest to Germantown Avenue the first floor windows have balconies below and pediments above. The second floors of these end bays are pierced by single 6/6 double hung sash windows. The remaining bays contain tripartite windows on each floor, separated by cast stone piers. Above, the same entablature that surmounts the portico of the rotunda continues around the building. Here, however, the balustrade is treated as a parapet wall topped by a slightly projecting cornice.

"The rear, or western facade of the building, faces a parking lot, planned by the architects. The composition of this three story five bay facade echoes that of the northern and southern facades. The rusticated ground level has a central entrance and is flanked by paired rectangular double hung windows. The end bays project slightly and contain single 4/4 double hung windows. Pilasters extend from the second through the third floors and separate the tripartite windows in the three central bays from the single pedimented first floor windows in the second floor of the end bays. At the third floor level, a single rectangular 6/6 window marks the southernmost bay has a blank window.

"The northern facade differs from the southern in two respects. First, a two story round arched window pierces the easternmost end-bay, marking vertical circulation. Secondly, windows mark each bay at ground level, with no access provided from the north.

"The interior of the rotunda consists of a two-story domed space. This highly ornamented circular room is divided into eight bays by corinthian pilasters which span the two floors above marble wainscotting. These pilasters are paired around the entryway facing Germantown Avenue to the east, the office block opposite facing west, and a stair at the bay just north of the entrance to the office block. The three openings are themselves embellished by entablatures resting on console brackets. The World War Memorial Tablets stand in the bay adjacent to the stair, and the in opposing bay across the rotunda. In addition to the names of soldiers from Germantown who died in the First World War the tablets are engraved with the words, 'We here highly resolve that these dead shall not have died in vain.' The multi-colored marble floor of the rotunda has a central star ornament. The design of the molded plaster ceiling above echoes the eight bay arrangement of the circular space below, and has a central multi- paned glass oculus.

"The rotunda stair provides access to the second floor gallery, which spans the hemisphere facing the Germantown Avenue entrance. The rotunda is visible from the gallery through three square openings with eared window surrounds.

"The office block extends westward from the rotunda. The offices are arranged around a wide double-loaded corridor which extend from the rotunda on the first floor and the gallery on the second floor. These corridors lead to large offices that span the width of the building at the second and third levels."

Item number 8. Significance:

Areas of significance:

- 1901-1950 period
- architecture
- politics/government

Specific date: 1923
Builder/Architect: John Penn Brock Sinkler

"Germantown Town Hall possesses significance as a fine example of the Beaux-Arts/Classical Revival Style and because of its association with the history of Germantown, Philadelphia. The building has added importance as the work of Philadelphia architect John Penn Brock Sinkler.

Architectural Style

"The Germantown Town Hall possesses significance as a fine example of the Beaux-Arts/Classical Revival Style. Beaus-Arts Classicism refers to the style popularized in the 19th century by the Ecole des Beaux-Arts in Paris, where Sinkler studied at the turn of the century. The style is characterized by the use of articulation and expression of the

building's program. Germantown Town Hall exhibits all of these features.

"The form of Town Hall is an adaptation of several Classical models, most notably William Strickland's Greek Revival Merchants Exchange at Walnut and Dock Streets of 1832. At the time of its construction, the architects deflected criticism that Germantown Colonial style should have been used by asserting that enlarging that domestic style for such a monumental public building would have been inappropriate.

"Considerations of program and siting also encouraged the adaptation of the design of the Merchant's Exchange. The intersection of Haines Street and Germantown Avenue results in a lot with an obtuse angle. The architects decided that placing the building's semi-circular end within the space created by this angle would at once satisfy the programmatic need for a World War One memorial, 'make the uneasiness of the intersection of the streets less noticeable,' (note 1) and solve the problem of where to place the 200 ton tower which was to hold the historic clock and bell from the old Town Hall. (note 2) Moreover, the Colonial portico of columns and fan shaped stairs was thought to add dignity and monumentality especially suited to a memorial.

"The designs for interior and exterior portions of the building were also derived from the study of other classical buildings. The interior detail of the rotunda was taken from the Badia Chapel in Florence. For Town Hall's tower Sinkler researched the colonial examples and chose that of New York's City Hall as a model. An architect associated with the Hall's design wrote '[t]he tower of Town Hall is almost an exact copy of the one designed by [John] McComb, with the exception of the dome or crown, which in this case was made octagonal, while in the original it was circular.' (note 3) The design of the tower provides public access to the base, which served as an observation deck."

History of Germantown

"The Germantown Town Hall building possesses significance in its association with the history of Germantown, Philadelphia. Germantown was founded in 1683 by German-speaking settlers who immigrated to Pennsylvania seeking greater independence and better financial prospects. From its beginnings, Germantown developed into a physically and socially separate town. Until 1701, Germantown had its own government, with greater powers than any other Pennsylvania town. In 1707, however, an insufficient tax base forced the town to become a township in Philadelphia County.

"By the middle of the 18th century, the six miles that separated Germantown and the City of Philadelphia no longer isolated the township. The distance was great enough, however, to make the area attractive for Philadelphians to build summer residences. Grumblethorpe of 1744, Cliveden of 1763 and Upsala of 1798 stand as a few of the several notable examples of residential development during this period in Germantown's history.

"Communication between Philadelphia and Germantown improved markedly with the construction of the Philadelphia, Germantown and Norristown Railroad, begun in 1831. By mid-century this improvement in transportation and the appeal of suburban living popularized by the writings of Andrew Jackson Downing combined to turn Germantown into a 'garden suburb' of Philadelphia. The Maxwell Mansion of 1859 stands as an architecturally eclectic example of this type of residential development in Germantown.

"In the 1830s residents of Germantown began to consider organizing a borough government. Impetus for the idea was provided by increasing numbers of robberies in the township, beginning around 1838. Without a stronger government, residents believed that criminal activity would be difficult to check. Borough government was finally accomplished in 1844.

"At the same time, Philadelphia County in general had become an ungovernable conglomeration of booming industrial, agricultural and residential districts that comprised nine incorporated districts, six boroughs and 13 townships. In 1844 Irish immigration resulted in anti-Catholic riots which raged in Philadelphia, Southwark and Kensington. Concurrently, Philadelphia's volunteer fire companies began to ally themselves with street gangs in a violent battle for territory.

"In order to facilitate the establishment of law and order, an act to consolidate the City and County of Philadelphia was

Philadelphia Register nomination (cont.)

Town Hall Register

proposed. In 1851 the Borough of Germantown rejected this bill of consolidation. In the next few years, however, the measure gained support. When another bill was offered in the State Legislature in 1854, Germantown approved.

"During the 1840s, a period of stronger local borough government, discussion of the need for a Germantown Town Hall was taken up. The cost of the project proved to be a point of contention, and no action was taken. With consolidation, Germantown residents saw an opportunity to finally have their Town Hall.

"The measure provided that when consolidation went into effect the City would assume the indebtedness of all municipalities to be combined into it. Contemporary observers noted,

> 'The few years before the passing of the Act of Consolidation witnessed an orgy of spending of public money. Each district, borough and township, knowing that the consolidated city would assume its debts, hastened to spend all it could on public improvements. Within 30 days of the passage of the Act by the legislature, four and one-half millions were added to the burdens to be assumed by the City.' (note 4)

"In the months immediately preceding Consolidation the Germantown Town Council met frequently to decide how to spend the $85,000. they had raised in a bond issue. $60,000. of this sum was earmarked for a Town Hall.

"Philadelphia newspapers condemned the Germantown politicians for saddling Philadelphia with a debt that they considered needless. These newspaper critics asserted that the days when Germantown needed a Town Hall were over since it was about to cease to exist as a town. Germantown councilmen reasoned that since all the other municipalities entering the City each brought large debts, 'it would be unfair if Germantown did not reap some decided advantage from the Consolidation.' (note 5)

"The Germantown Councilmen hired architect Napoleon LeBrun to design their Town Hall. The construction contract was awarded in March of 1854. In June of that year, the Town Council held its last meeting, leaving it to the City of Philadelphia to finish the building. In addition to the debt incurred by Germantown, an additional $22,000. from the City treasury was required to finish the building. This first Town Hall was finished in 1855.

"Initially, the Germantown police station was the only municipal office housed in the new hall. The remainder of the building was rented out periodically by travelling entertainers and for political meetings. During the Civil War a wooden addition was added to the Town Hall which housed the Cuyler Hospital. (note 6) When a new bell was placed in the bell tower of Independence Hall in 1876, the old bell was moved to the tower of the Germantown Town Hall. In the first decades of the 20th century the Town Hall could more properly be called a municipal building, since by then it housed branch offices for municipal services such as the tax and gas departments.

"In 1920 the first Germantown Town Hall was declared structurally unsafe. Several factors combined to cause the City to decide to replace it with the second and present Town Hall, sited immediately east of the original one. First, in 1919 Congressman J. Hampton Moore won the mayoral election on a reform platform. At the time of his election numerous branch City offices were housed in leased buildings. As part of his platform Moore announced a policy to have all municipal offices housed in City- owned structures. This was also consistent with what was called 'an era of office distribution for the convenience of the people.' (note 7) Secondly, though Germantown, as the 22nd ward, had been part of the City of Philadelphia for nearly three quarters of a century, the community still maintained a sense of separate identity. At the Town Hall's dedication a prominent Germantown resident proclaimed, 'We are here today to dedicate the Town Hall of the fifth city in Pennsylvania.' (note 8) Indeed, with its own schools, hospital and historical society, this was not an entirely fatuous claim.

"The new Town Hall contained the offices of the Highway, Survey, Tax and Magistrates Departments. In addition, the rotunda houses a monumental space that contains a memorial to soldiers from Germantown who lost their lives in World War I. Upon the completion of the building, the 1828 Isaiah Lukens clock, made for Independence Hall and moved to the first Town Hall in 1877, was installed in the tower. Despite extensive reconditioning, the clock would not run properly, and the mechanism was eventually electrified."

Town Hall Register

John Penn Brock Sinkler

"The Germantown Town Hall possesses added importance as a major example of the work of Philadelphia architect John Penn Brock Sinkler. Sinkler was born and educated in Philadelphia. He received a Bachelor of Science degree in Architecture from the University of Pennsylvania in 1898. After graduation from Penn, Sinkler attended the Pennsylvania Academy of the Fine Arts in Philadelphia and then the Ecole des Beaux-Arts in Paris.

"Sinkler returned to Philadelphia in 1902 and established a private architectural practice. By 1906 he joined E. Perot Bissel in partnership. During World War I Bissel and Sinkler became architects for the government's Emergency Fleet Housing Corporation. In this capacity the firm designed residential villages constructed to house the masses of industrial workers hired for increased wartime production.

"Sinkler worked as City Architect from 1920 to 1924. During this period the City maintained a policy that required the City Architect to design all City buildings. This policy became controversial for two reasons: it precluded other architects from receiving City contracts and because Sinkler was unable to keep up with the great volume of work for which he was responsible. Roundly criticized by Council, Mayor Moore defended Sinkler's productivity and attributed the backlog to the City Architect's small staff and great volume of work.

"During his tenure with the City Sinkler designed numerous firehouses and police stations, playgrounds and recreation centers, piers and bath-houses. Sinkler's Germantown Town Hall of 1923, has been called his 'most noteworthy' City project. (note 9)

"By 1925 Sinkler resigned his position, urging that the City Architect be allowed to choose independent architects to handle a portion of the work. His successor, John Molitor, did choose independent architects to produce many designs during his tenure as City Architect.

"Sinkler's Town Hall design appears to mark the beginning of his great interest in historic preservation which he shared with Bissel. In the same year he designed Town Hall, Sinkler produced plans for the restoration of Independence Hall. He later worked on the restoration of Woodford Mansion in Fairmount Park and The Highlands, in Fort Washington, Pennsylvania.

"Sinkler continued to work with Bissel through the 1920s and 30s. From 1932-36 Bissel was chairman for the Pennsylvania State Survey of Historic Buildings. The partnership endured until Bissel's retirement in 1936. Sinkler died in 1954."

Notes:

- *Note 1: The Beehive*, February, 1925, p. 17 (available at the HSP).
- *Note 2:* The clock was made by Isaiah Lukens for the 1828 clock tower added to Independence Hall. The bell was made by John Wiltbank. Both were removed to the old Town Hall in 1876, and were later moved to the present Town Hall.
- *Note 3: The Beehive*, February, 1925, p. 17 (available at the HSP).
- *Note 4: The Philadelphia Inquirer*, December 26, 1922, p. 3.
- *Note 5:* Edward W. Hocker, Germantown 1683-1933 (Germantown, Philadelphia, 1933.
- *Note 6:* A memorial plaque commemorating the Cuyler Hospital has been placed in the rotunda of the present Town Hall.
- *Note 7: Special Report of J. Hampton Moore, 1920-24*, p. 28 (available at Philadelphia City Archives).
- *Note 8: Bulletin*, December 18, 1923 (see 'Town Hall' file at Temple University Urban Archives).
- *Note 9:* Sandra Tatman & Roger Moss, Biographical Dictionary of Philadelphia Architects: 1700- 1930 (Boston, 1985), p. 727.

Item number 8. Major Bibliographic References:

Philadelphia Register nomination (cont.)

Town Hall Register

- Architectural Plan and Elevation, by City of Philadelphia, Department of Public Property, Architecture and Engineering Division. "Germantown Municipal Building-Emergency Repair of Curved Architrave Above Portico," 17 July 1989.
- *The Beehive*, Vol. VII, No. 5, February, 1925, p. 17 (available at the HSP).
- Fourth Annual Message of J. Hampton Moore, 1923. (Available at the HSP).
- Hocker, Edward W. Germantown 1683-1933. Germantown, 1933.
- *Special Report of J. Hampton Moore, 1920-24*, p. 28. (Available at PCA).
- Sandra Tatman & Roger Moss, Biographical Dictionary of Philadelphia Architects: 1700-1930 Boston, 1985.
- Town Hall file, Temple University UA.

Philadelphia Register nomination (cont.)

APPENDIX D
stakeholder surveys

SURVEY:

Demographic Information

Age? (*Give ranges: 18-25, 26-33, 34-41, 42-49, 50-57, 64-71)*

Sex?

Are you from Germantown? If so, how long?

Germantown Town Hall

Have you ever been inside this building?

Do you care about this building? What do you like about the building?

Does it mean anything to you?

What is this building?

What would make you use this space?

Why do you think this building is vacant?

Is the fact that the bell and clock are from independence hall significant for you?

Do you think there is anything else important about this building?

Community Information

What does your community need?

How often do you come to this area?

Do you consider Germantown to be distinct from Philadelphia?

1. Age? Create Chart | Download

	Response Percent	Response Count
12-17	8.1%	3
18-25	8.1%	3
26-33	16.2%	6
34-41	32.4%	12
42-49	13.5%	5
50-57	13.5%	5
58-65	5.4%	2
66-73	0.0%	0
74+	2.7%	1
	answered question	37
	skipped question	0

2. Sex? Create Chart | Download

	Response Percent	Response Count
Female	51.4%	19
Male	48.6%	18
	Other (please specify)	0
	answered question	37
	skipped question	0

3. Ethnicity/Race? Create Chart | Download

	Response Percent	Response Count
African American	100.0%	37
Asian American	0.0%	0
European American	0.0%	0
Hispanic American	0.0%	0
Native American	0.0%	0
	Other (please specify)	0
	answered question	37
	skipped question	0

4. Are you from Germantown? Create Chart | Download

	Response Percent	Response Count
Yes	73.0%	27
No	27.0%	10
	If yes, how long? Show Responses	9
	answered question	37
	skipped question	0

5. Have you ever been inside this building? Create Chart Download

	Response Percent	Response Count
Yes	32.4%	12
No	67.6%	25
answered question		37
skipped question		0

6. Do you care about this building? Create Chart Download

	Response Percent	Response Count
Yes	75.7%	28
No	24.3%	9
Is there anything important about this building? Show Responses		29
answered question		37
skipped question		0

Art/Cultural Center
11/4/2011 5:53 PM View Responses

Community Center
11/4/2011 5:52 PM View Responses

A venue for young people
11/4/2011 5:32 PM View Responses

Community Center
10/12/2011 6:27 PM View Responses

Community cultural center and more black owned businesses
10/12/2011 6:25 PM View Responses

anti-violence progamming
10/12/2011 6:24 PM View Responses

Stakeholder Surveys (cont.)

1. Age?

42-49

2. Sex?

Male

3. Ethnicity/Race?

African American

4. Are you from Germantown?

Yes

Show this Page Only

5. Have you ever been inside this building?

Yes

6. Do you care about this building?

Yes

It's a part of Germantown

7. What would make you use this space? Rehab?

Rehab it to be useful for the community; a vacant building does not serve the need of a community

8. Why do you think this building is vacant?

Probably the reason other vacant buildings on Gtown, $

Show this Page Only

9. What does your community need?

A place for folks to congregate

10. Do you consider Germantown to be distinct from Philadelphia?

No

1. Age?

34-41

2. Sex?

Female

3. Ethnicity/Race?

African American

4. Are you from Germantown?

Yes

Show this Page Only

5. Have you ever been inside this building?

No

6. Do you care about this building?

Yes

it's the historic town hall, the steps are beautiful

7. What would make you use this space? Rehab?

If it was opened back up

8. Why do you think this building is vacant?

Money

Show this Page Only

9. What does your community need?

A town hall, a place for people to get information

10. Do you consider Germantown to be distinct from Philadelphia?

No

Stakeholder Surveys (cont.)

1. Age?

26-33

2. Sex?

Female

3. Ethnicity/Race?

African American

4. Are you from Germantown?

Yes

Show this Page Only

5. Have you ever been inside this building?

No

6. Do you care about this building?

Yes

Looks historic

7. What would make you use this space? Rehab?

Community Center

8. Why do you think this building is vacant?

?

Show this Page Only

9. What does your community need?

Community Center

10. Do you consider Germantown to be distinct from Philadelphia?

No

1. Age?

12-17

2. Sex?

Male

3. Ethnicity/Race?

African American

4. Are you from Germantown?

Yes

Show this Page Only

5. Have you ever been inside this building?

No

6. Do you care about this building?

No

This building doesn't mean anything to me; just a building across from the high school

7. What would make you use this space? Rehab?

Gym; Community Center

8. Why do you think this building is vacant?

?

Show this Page Only

9. What does your community need?

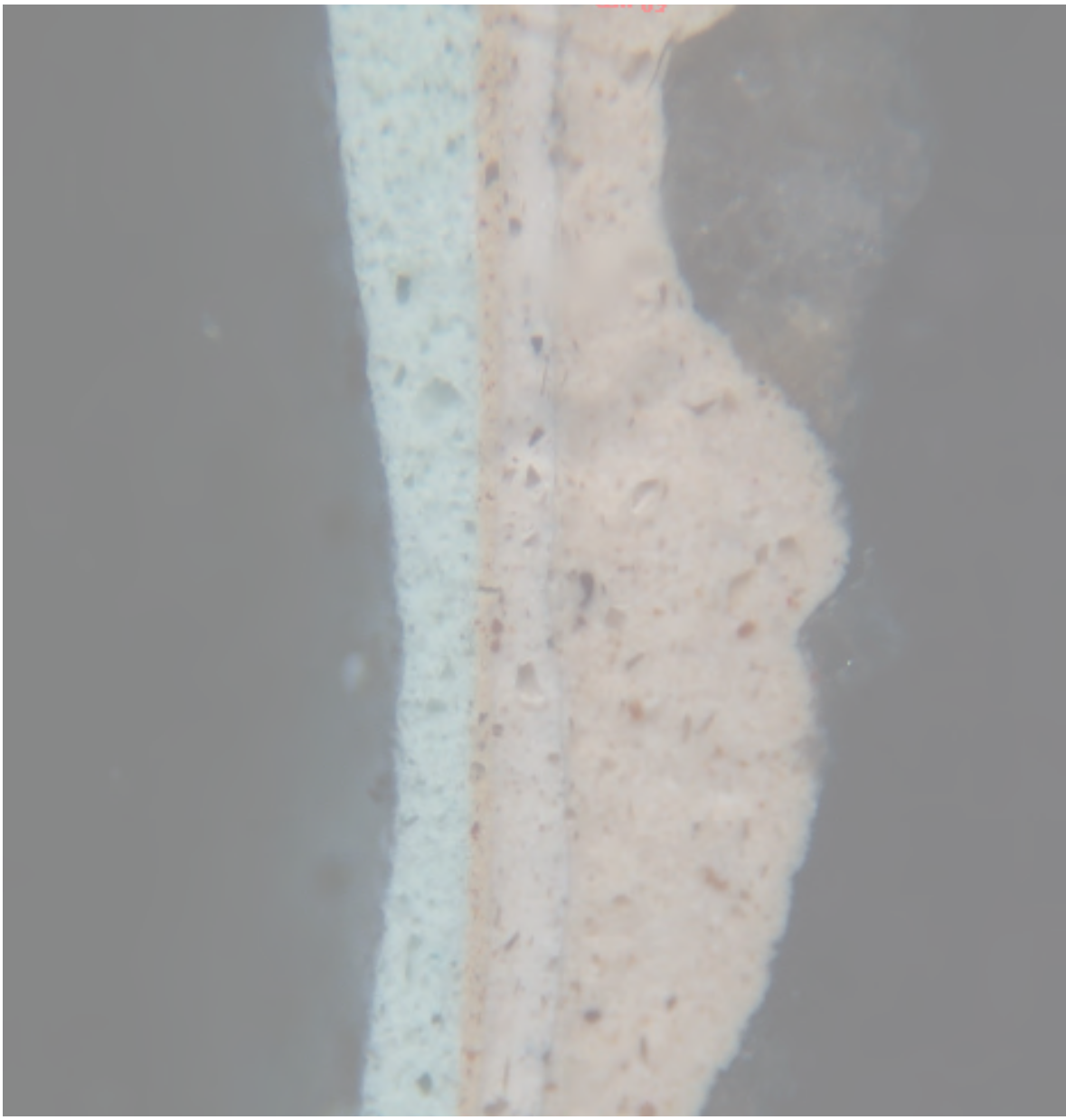
Gym

10. Do you consider Germantown to be distinct from Philadelphia?

Yes

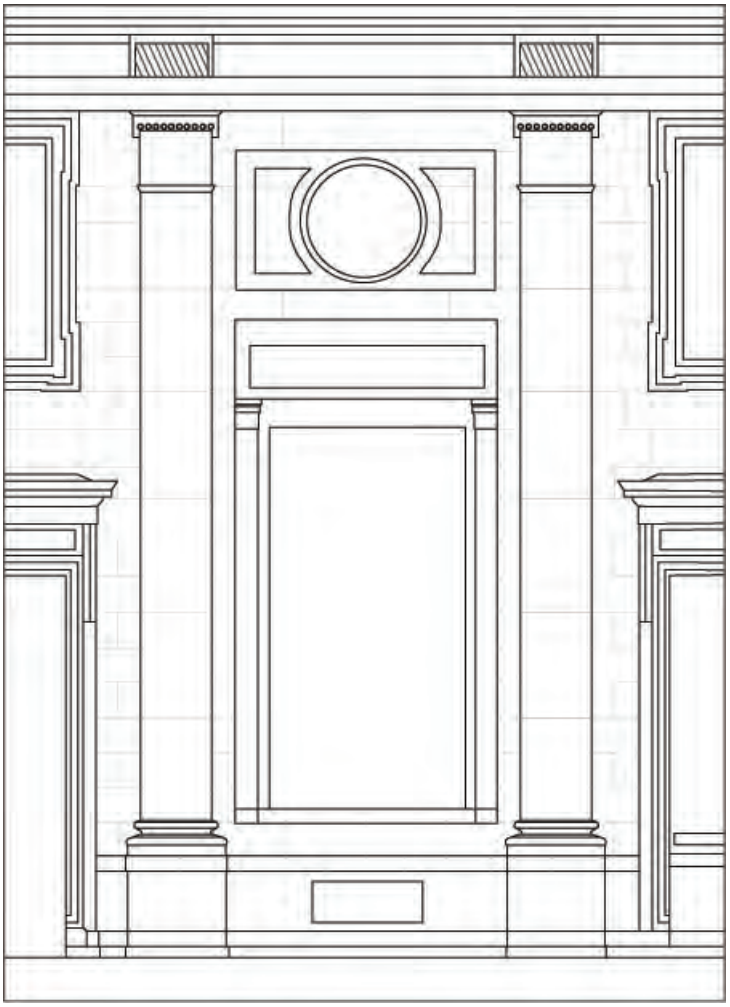
APPENDIX E

supplemental ind. proj. material



Paint Analysis: Rotunda

KALEN MCNABB

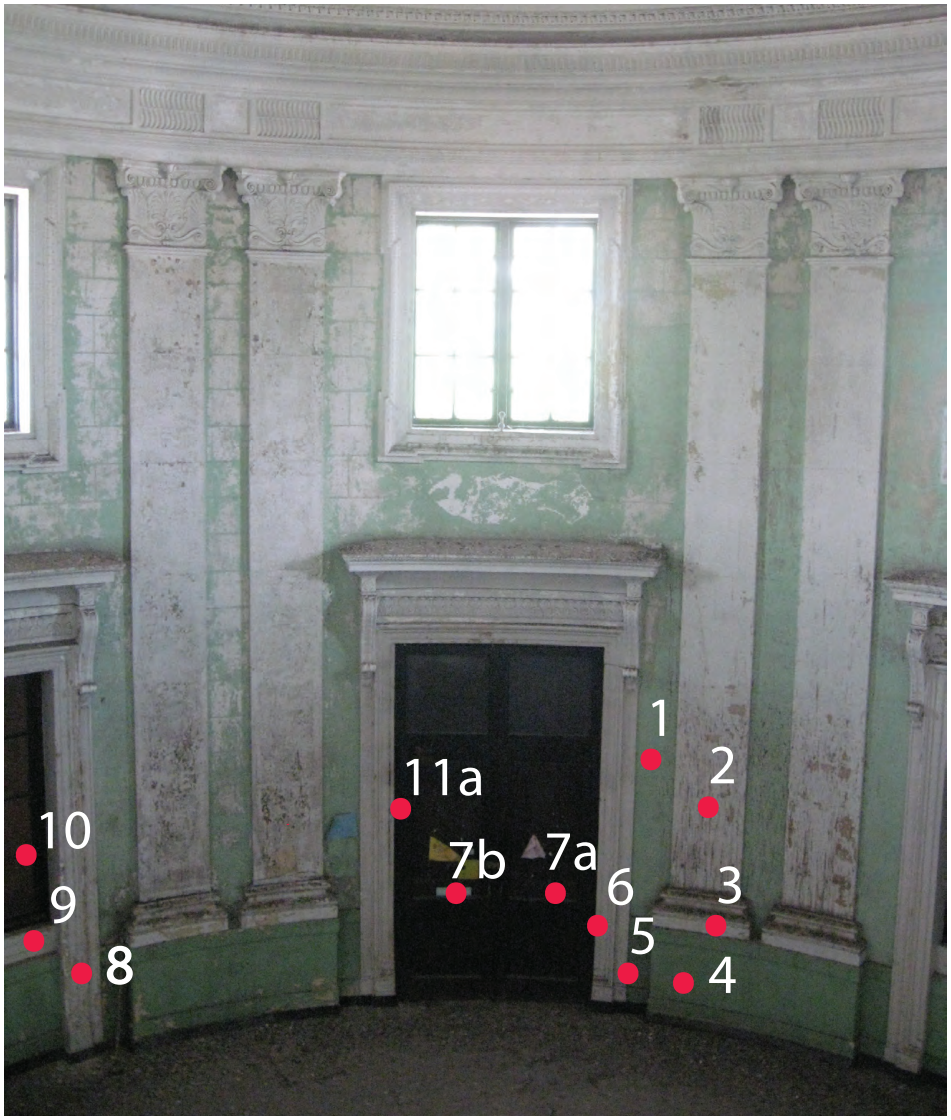


PRIOR EVIDENCE

"The caenstone finish of the walls will give forth a lovely mellow tone, and the domes ceiling will be finished in pale shades of green and gold.
(The Beehive 1925)

- Deteriorated areas revealing earlier finish with faux mortar joints
- Further evidence of faux caenstone

SAMPLING LOCATIONS



SAMPLE NAME:
1A

SUBSTRATE:
PLASTER

DATE
12/12/11

ILLUMINATION (VISIBLE)
RAKING LIGHT

NOTES

SAMPLED FROM ROTUNDA WALL

LOCATION:
ROTUNDA

ANALYZED BY:
KALEN MCNABB

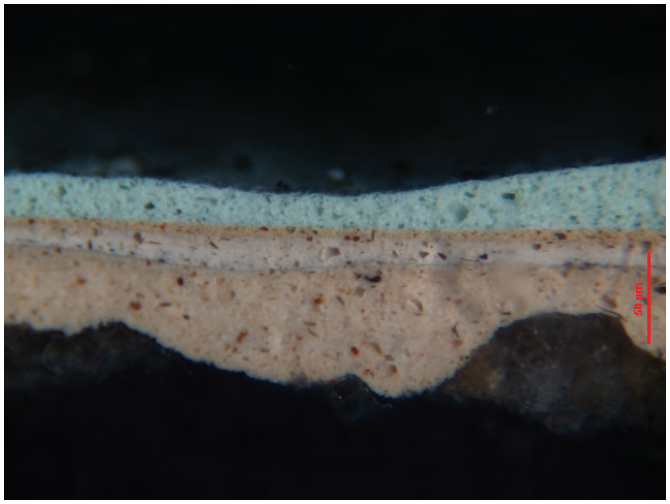
MICROSCOPE:
OLYMPUS CX31/NIKON Y52-T

UV FILTER
BV-1A FILTER/ EXCITATION
440NM

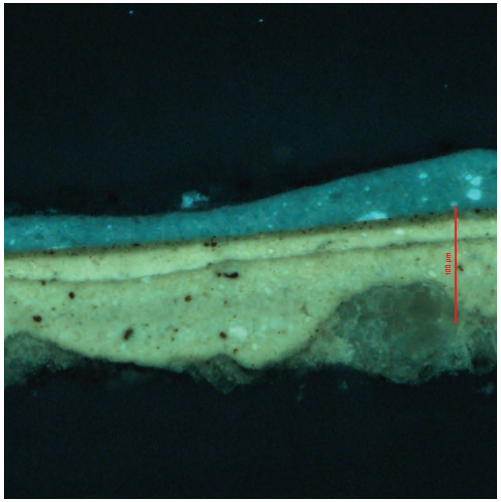
LAYER	SCHEME	COLOR
4	Green	7.5GY 6/2
3	Beige	10YR 7/4
2	Tan	10YR 9/2
	Black (soiling)	
1	Beige	10YR 7/4
Sub-strate	Brown	

SAMPLE LOCATION

VISIBLE LIGHT MAGNIFICATION 6X



UV LIGHT MAGNIFICATION 4X



Paint Analysis: Rotunda (cont.)

Paint Analysis: Rotunda (cont.)

SAMPLE NAME:
2B

SUBSTRATE:
PLASTER

DATE
12/12/11

ILLUMINATION (VISIBLE)
RAKING LIGHT

NOTES

SAMPLED FROM PILASTER

LOCATION:
ROTUNDA

ANALYZED BY:
KALEN MCNABB

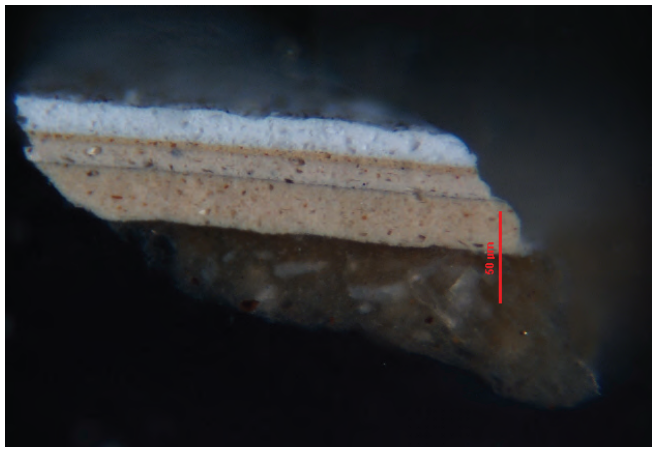
MICROSCOPE:
OLYMPUS CX31/NIKONY52-T

UV FILTER
BV-1A FILTER/ EXCITATION
440NM

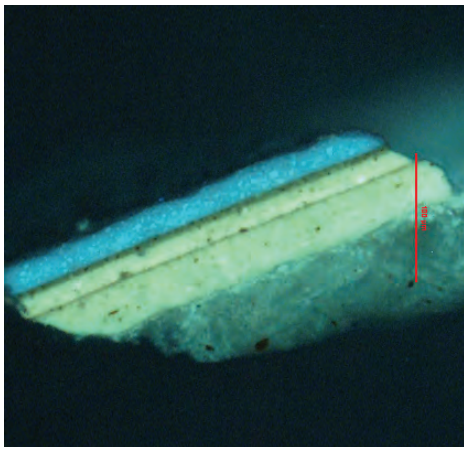
SAMPLE LOCATION

LAYER	SCHEME	COLOR
4	White	
3	Beige	10YR 7/4
2	Tan	10YR 9/2
	Black (soiling)	
1	Beige	10YR 7/4
Sub-strate	Brown	

VISIBLE LIGHT MAGNIFICATION 6X



UV LIGHT MAGNIFICATI



SAMPLE NAME:
3A

LOCATION:
ROTUNDA

SUBSTRATE:
PLASTER

ANALYZED BY:
KALEN MCNABB

DATE
12/12/11

MICROSCOPE:
OLYMPUS CX31/NIKON Y52-T

ILLUMINATION (VISIBLE)
RAKING LIGHT

UV FILTER
BV-1A FILTER/ EXCITATION 440NM

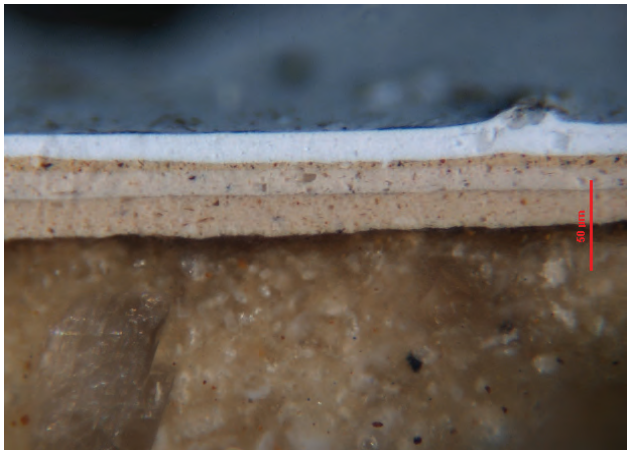
NOTES

SAMPLED FROM LOWER PILASTER MOLDING

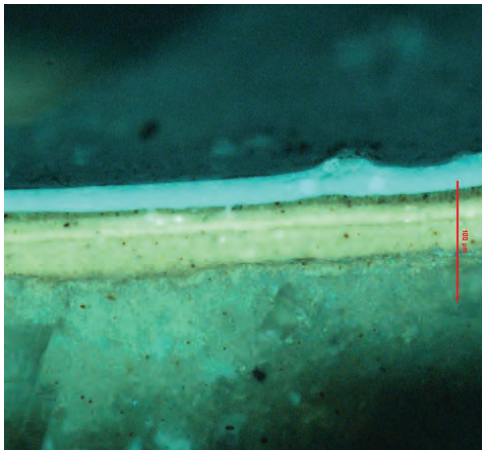
SAMPLE LOCATION

LAYER	SCHEME	COLOR
4	White	
3	Beige	10YR 7/4
2	Tan	10YR 9/2
	Black (soiling)	
1	Beige	10YR 7/4
Sub-strate	Brown	

VISIBLE LIGHT MAGNIFICATION 6X



UV LIGHT MAGNIFICATION 4X



Paint Analysis: Rotunda (cont.)

SAMPLE NAME:
7B

LOCATION:
ROTUNDA

SUBSTRATE:
PLASTER

ANALYZED BY:
KALEN MCNABB

DATE
12/12/11

MICROSCOPE:
OLYMPUS CX31/NIKON Y52-T

ILLUMINATION (VISIBLE)
RAKING LIGHT

UV FILTER
BV-1A FILTER/ EXCITATION 440NM

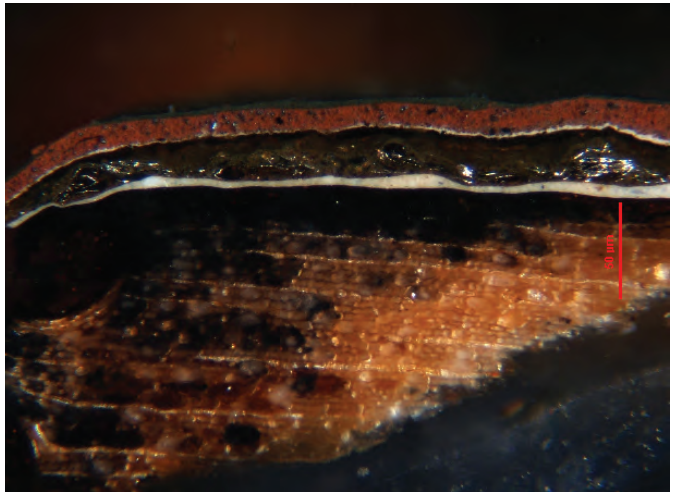
NOTES

SAMPLED FROM RIGHT DOOR

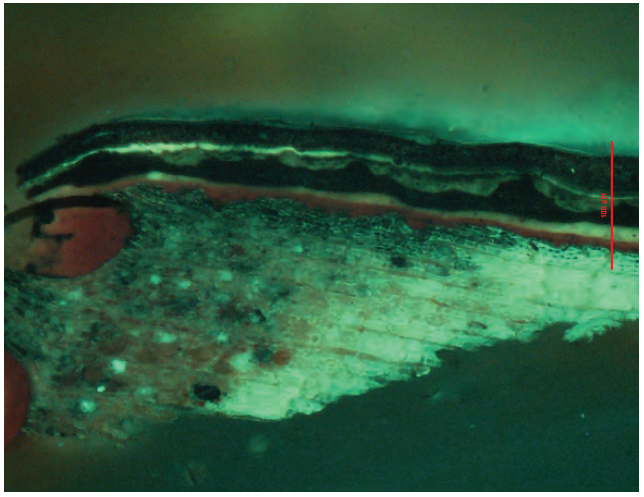
SAMPLE LOCATION

LAYER	SCHEME	COLOR
9	Black	SG 2.5/1
8	Red	7.5R 4/6
7	Brown	10R 4/4
6	Tan	10YR 9/2
5	Brown	7.5R 4/6
4	Dark Brown	10R 4/4
3	Resin	7.5R 4/6
2	Tan	10YR 9/2
1	Red (primer)	10R 3/4
Sub-strate	Brown	

VISIBLE LIGHT MAGNIFICATION 6X



UV LIGHT MAGNIFICATION 4X



SAMPLE NAME:
10B

LOCATION:
ROTUNDA

SUBSTRATE:
METAL

ANALYZED BY:
KALEN MCNABB

DATE
12/12/11

MICROSCOPE:
OLYMPUS CX31/NIKON Y52-T

ILLUMINATION (VISIBLE)
RAKING LIGHT

UV FILTER
BV-1A FILTER/ EXCITATION 440NM

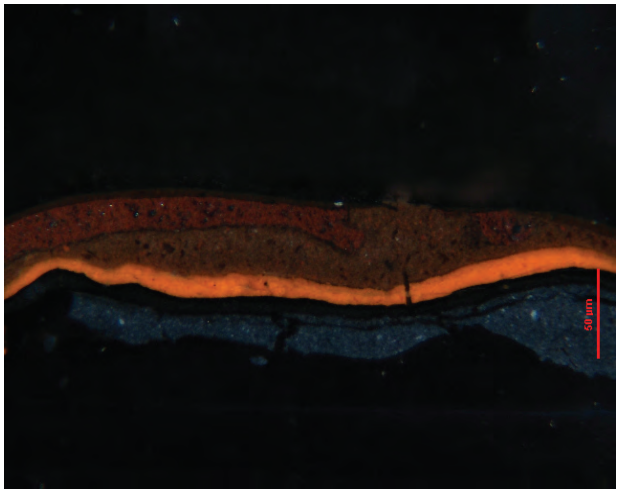
NOTES

SAMPLED FROM WINDOW INTERIOR CASING

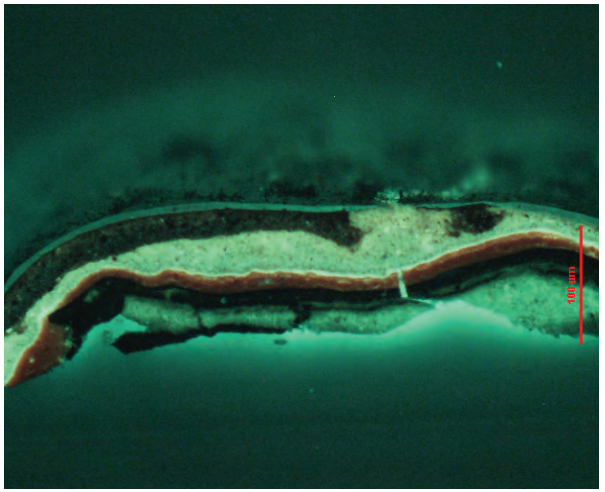
SAMPLE LOCATION

LAYER	SCHEME	COLOR
5	Black	SG 2.5/1
4	Red	10YR 5/6
	Black (soiling)	
3	Brown	2.5YR 5/4
2	Red	10YR 5/6
1	Orange (primer)	2.5YR 6/14
Substrate 2	Black (corrosion)	10PB 2.5/1
Substrate 1	Gray	10YR 3/1

VISIBLE LIGHT MAGNIFICATION 6X



UV LIGHT MAGNIFICATION 4



Paint Analysis: Rotunda (cont.)

Paint Analysis: Rotunda (cont.)

SAMPLE NAME:
11B

LOCATION:
ROTUNDA

SUBSTRATE:
PLASTER

ANALYZED BY:
KALEN MCNABB

DATE
12/12/11

MICROSCOPE:
OLYMPUS CX31/NIKON Y52-T

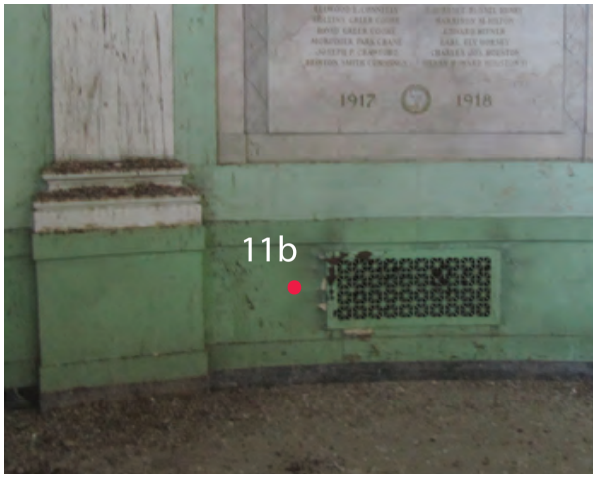
ILLUMINATION (VISIBLE)
RAKING LIGHT

UV FILTER
BV-1A FILTER/ EXCITATION 440NM

NOTES

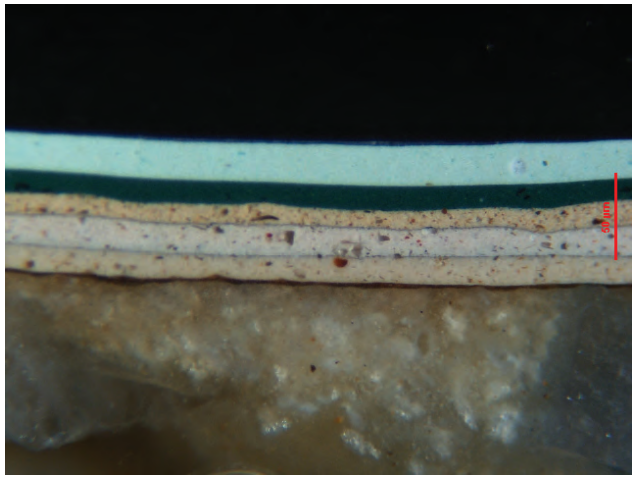
SAMPLED FROM PLASTER AROUND GRATE

SAMPLE LOCATION

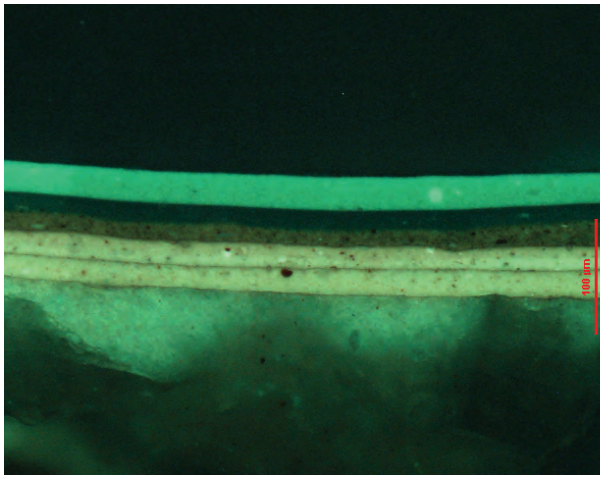


LAYER	SCHEME	COLOR
5b	Mint Green	7.5GY 7/4
5	Green	2.5BG 4/6
4	Beige	10YR 7/4
	Black (soiling)	
3	Tan	10YR 9/2
	Black (soiling)	
2	Beige	10YR 7/4
1	Brown (size)	10YR 6/10
Substrate	White	

VISIBLE LIGHT MAGNIFICATION 6X



UV LIGHT MAGNIFICATION



SAMPLE NAME:
12A

LOCATION:
1ST FLOOR HALLWAY

SUBSTRATE:
PLASTER

ANALYZED BY:
KALEN MCNABB

DATE
12/12/11

MICROSCOPE:
OLYMPUS CX31/NIKON Y52-T

ILLUMINATION (VISIBLE)
RAKING LIGHT

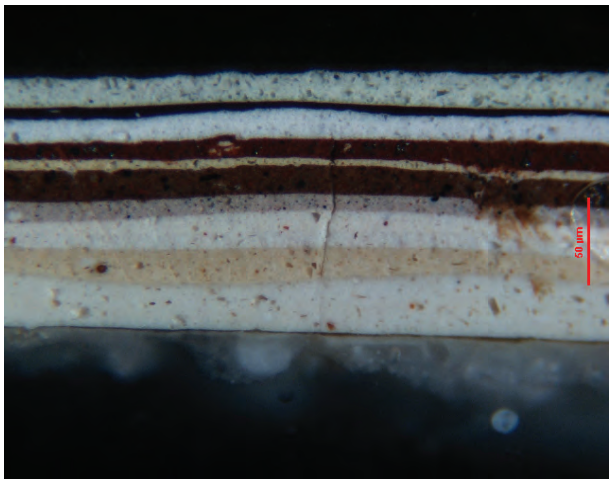
UV FILTER
BV-1A FILTER/ EXCITATION 440NM

NOTES
SAMPLED FROM INTERIOR CORRIDOR WALL

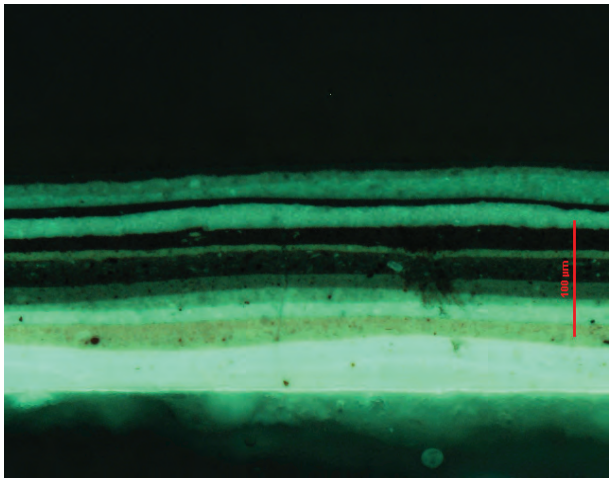
LAYER	SCHEME	COLOR
12	Black	10YR 3/1
11b	Mint Green	7.5GY 7/4
11a	Mint Green	7.5GY 7/4
10	Black	2.5YR 2.5/2
9	White	N9.5
8	Red	7.5R 4.6
7	Beige	10YR 7/4
6	Brown	10R 4/4
5	Gray	N 8.75
4	Tan	10YR 9/2
3	Beige	10YR 7/4
2	Tan	10YR 9/2
1	Brown (size)	10YR 6/10
Substrate	White	

SAMPLE LOCATION

VISIBLE LIGHT MAGNIFICATION 6X

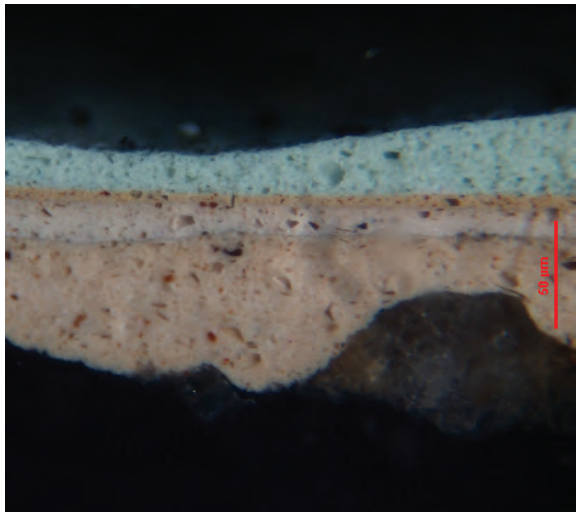


UV LIGHT MAGNIFICATION 4X



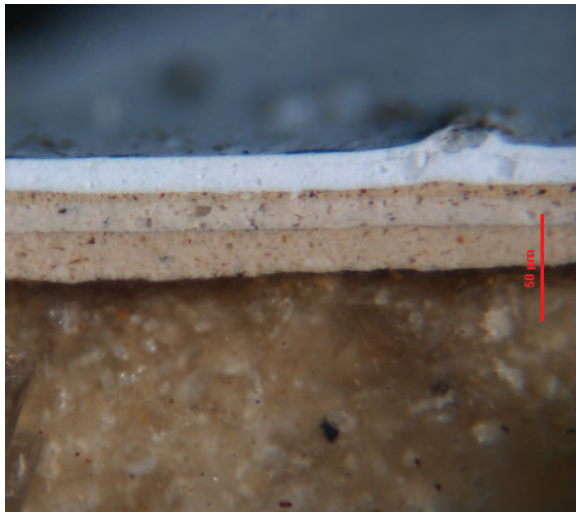
COMMON THEMES

Wall



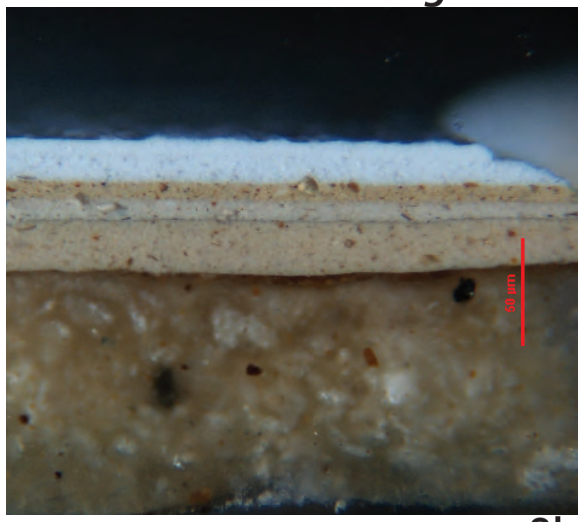
1a

Pilaster Base



3a

Window Molding



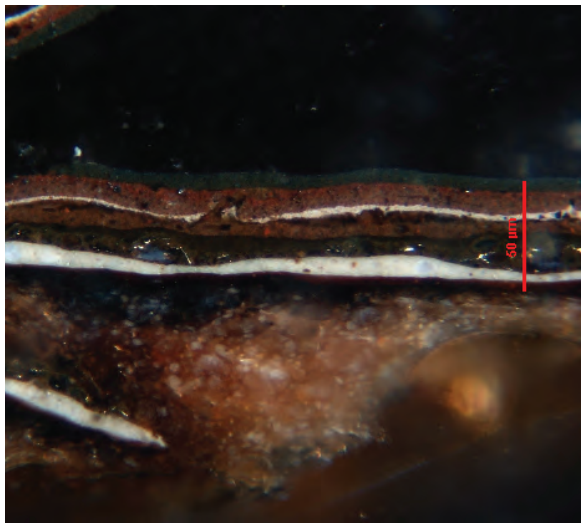
8b

CONCLUSIONS

- All plaster elements within room painted the same until the most recent painting campaigns
- Likely first layer original finish as indicated by strong dirt layer directly above

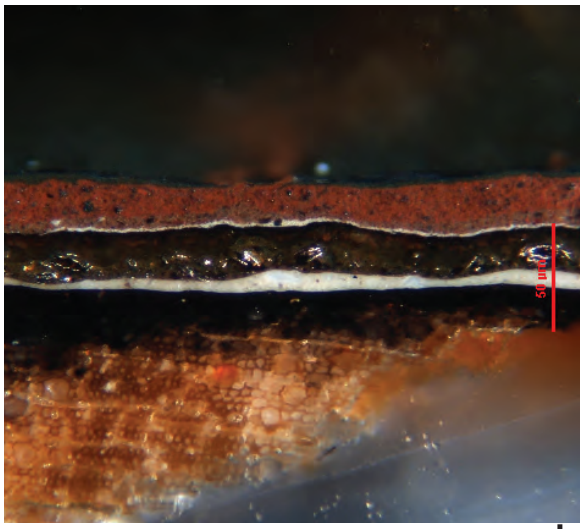
COMMON THEMES

Door



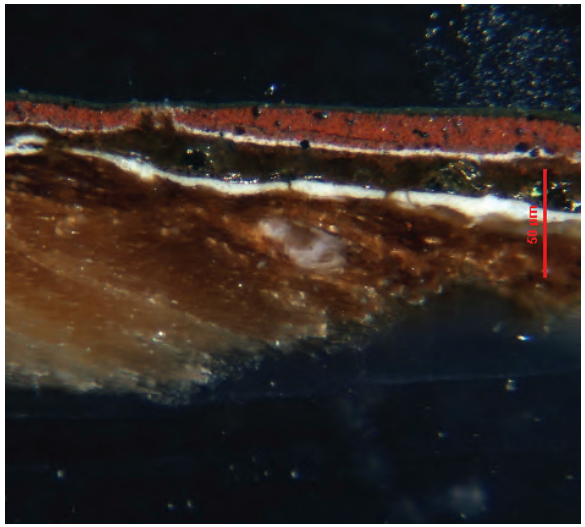
7a

Door



7b

Door Surround



11a

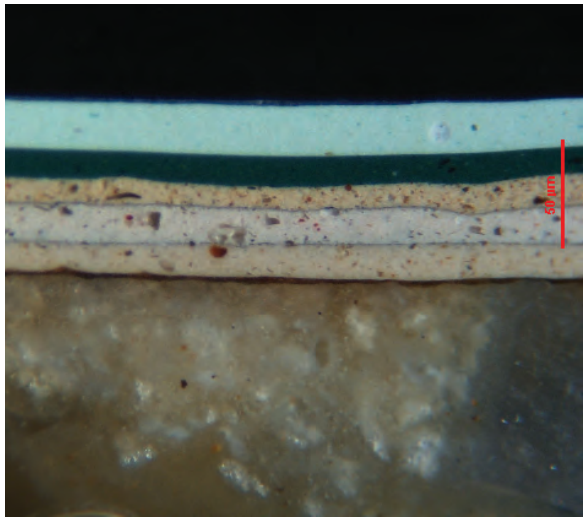
CONCLUSIONS

- Wooden elements within building likely painted first and a finish applied later
- Compositional analysis needed to determine type of finish

COMMON THEMES

Rotunda

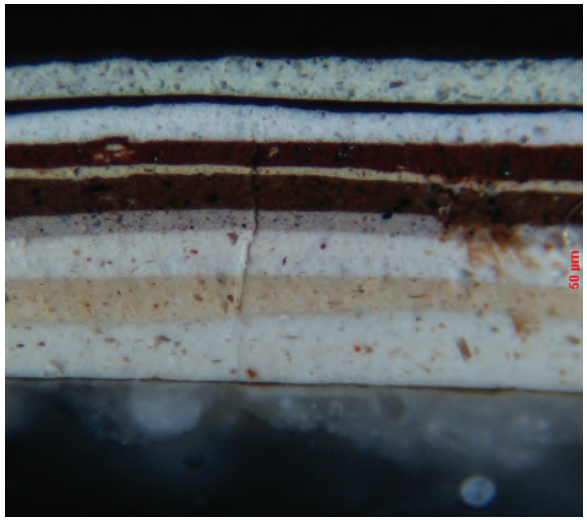
Wall near Floor



11a

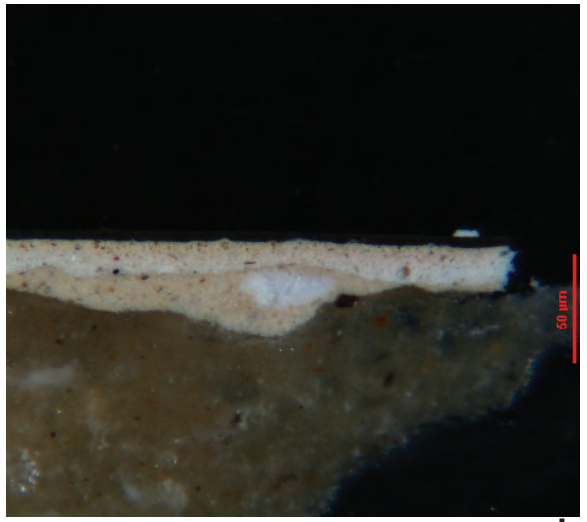
Hallway

Wall



12a

Door Surround



12b

CONCLUSIONS

- Green finish on lower edge in Rotunda
- Hallway appears to have been painted numerous times
- Possible evidence of an inverted color scheme

Green Tech Charter School Proposal

LATISHIA ALLEN

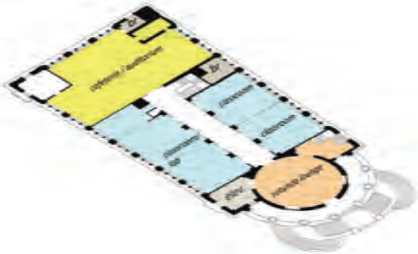
historic scheme → **proposed new scheme**

academic module

3rd floor
transportation dept.

communal module

2nd floor
branch tax office
rotunda/memorial



tech portal

1st floor
lobby
offices

fitness center

basement
emergency operations office

- building support
- classroom/ lab
- cafeteria
- lounge
- media center
- administrative
- enhanced learning
- phys. ed.

GERMANTOWN Town Hall

Preservation Plan

HSPV 701: Preservation Studio | Fall 2011

Graduate Program in Historic Preservation | University of Pennsylvania