



POWELTON VILLAGE PLAN

CONSERVATION STRATEGIES FOR THE PRESERVATION OF POWELTON VILLAGE

**DEVELOPED FOR POWELTON VILLAGE
BY THE UNIVERSITY OF PENNSYLVANIA
PRESERVATION PLANNING STUDIO
FALL 2001**

The Powelton Village Plan

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Graduate Program in Historic Preservation
Preservation Planning Studio**

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CHAPTER 1 INTRODUCTION & METHODOLOGY

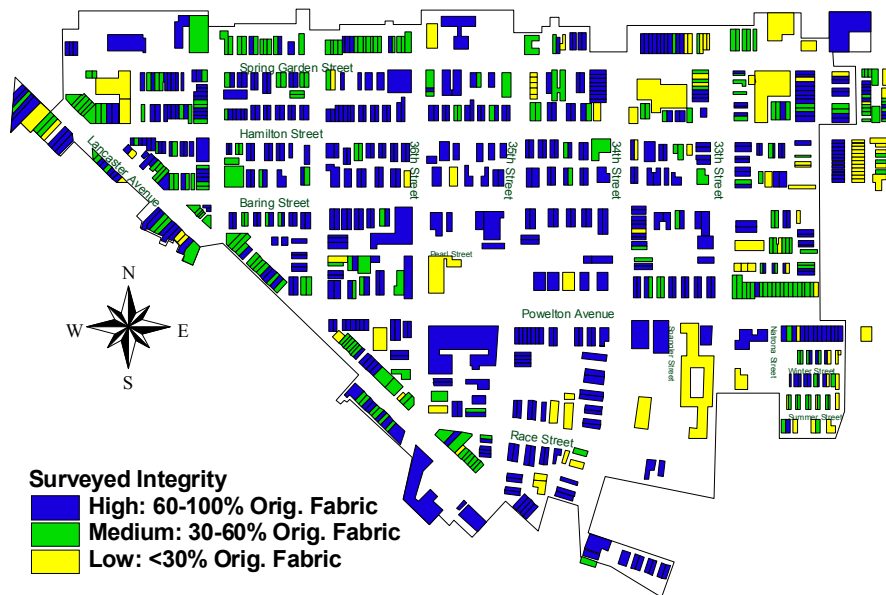
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Introduction: Preservation Planning Studio

Introduction:

Placed on the National Register of Historic Places in 1985, the Powelton Village neighborhood of Philadelphia is roughly a triangle bounded by Thirty-Second Street to the east, Spring Garden Street to the north, Thirty-Ninth Street to the west, Lancaster Avenue to the southwest, and Arch Street to the south. Built in three waves in the early, middle, and late nineteenth century, Powelton was described in the National Register nomination as “an oasis of tree-lined streets, porch-fronted suburban houses interspersed with a few mansions and their commercial support buildings...”¹ It was found to be significant “[a]s a memorial to individuals who shaped the city economy, as a concentration of architectural landmarks by the taste makers of the city, [and] as the residential campus of Drexel University, that still preserves the scale and form of the community ...”²

In 2001, the University of Pennsylvania Historic Preservation Planning Studio revisited Powelton Village sixteen years after it was designated a National Register Historic District. Whereas the National Register nomination assessed Powelton Village’s significance up to the early decades of the twentieth century, the Historic Preservation Studio found it important also to examine events and trends that have influenced Powelton Village in the more recent past. In addition, the Studio considered the various groups that have a stake in Powelton in the present day. The Studio has taken up the challenge of crafting a conservation plan for the neighborhood – one that is founded on a wider set of values than those identified in 1985; one that holds meaning for most, if not all, stakeholders; and one that can be implemented and sustained.



¹ National Register Nomination, 1985.

² National Register Nomination, 1985.

Methodology:

The Fall 2001 Preservation Studio adopted the methodological approach for developing a conservation plan that is set forth in the Burra Charter, a doctrinal planning document developed by the Australian International Council on Monuments and Sites and adopted in 1999. The Burra Charter Guidelines prescribe a value-driven framework for preservation planning. The value-driven approach aims to identify and protect the specific values that make a site culturally significant. The Burra Charter defines cultural significance as, "...aesthetic, historic, scientific, social, or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects."³

The three phases of the value-driven methodology as defined by the Burra Charter are first, to understand the significance of the site; second, to develop policy for conserving the site based on its significance; and third, to manage the site in accordance with that policy. Based on the Burra Charter process, the Preservation Studio was organized into three distinct phases, which are outlined below.

Phase I:

Assessment of Significance

During Phase I, the Studio endeavored to gain an understanding of the significance of Powelton Village. Work on this phase

³ *Burra Charter* (1999), Article 1.2.

began the week of September 10th and culminated in a formal presentation on October 22nd. The Burra Charter states, "Understanding cultural significance comes first..."⁴ Thus, the Studio's initial task was to identify through archival, oral, and physical research what values are attributed to Powelton Village by all groups with a vested interest in the site. In order to facilitate exploration into the significance of the site, the Studio divided into three groups: the Social Group, History Group and the Built Environment Group. Each group of six students was tasked with identifying the values attributed to the site, as they exist within the framework of their specific research area.

Each team developed its own strategy for collecting information and for compiling and analyzing its research. The Studio quickly learned that, while division into groups was useful for getting tasks accomplished, each team worked in relative isolation. To overcome this initial challenge, the Studio created physical and virtual bulletin boards to share data. Additionally, as a part of class discussions, each team regularly reported its findings. The methodology for each team follows:

History Group

The members of the History Team conducted documentary research on Powelton Village, its development, its structures and its former residents. They identified four significant periods in the history of the area. The first period looked at the formative years, including the early stages of settlement. Next was the period

⁴ *Burra Charter* (1999), Article 6.1.

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of the development when the area was established as a streetcar suburb of Philadelphia. The History Group also researched the recent past and the demographic changes that took place during this period. Research culminated in the development of a written overview of Powelton Village's history from its first settlers to today. Analysis of this data led to a better understanding of the architecture, population trends, and social changes that have shaped Powelton Village.

Social Values Group

The Social Group used an ethnographic approach to identifying stakeholders and recording their values as related to Powelton Village. The group used maps, interviews, and field notes as research tools. The first step in the social group methodology was to walk the neighborhood at various times of day in order to observe street activity and identify the locations of community gathering places.

Next, five distinct zones of use were identified. These zones included commercial strips, Drexel University property, a residential core, the Summer and Winter Streets area, and edge zones. (Appendix 3) The group then developed a series of interview questions to gather information about what the stakeholders think about Powelton, how they use the site and what they value about it. The goal was to talk with a wide range of individuals and to include a cross-section by age, sex, ethnicity, race, group affiliation and location within Powelton Village. Some stakeholders declined interviews. Other groups were not easy to access. The Social Group interviewed approximately thirty stakeholders during

Phase I. Throughout the entire process, each member of the Social Group also wrote field notes on their experiences and thoughts while making site visits and conducting interviews. The group developed a matrix to record responses to interviews and field notes. This matrix, in combination with the social maps, was used to analyze trends and draw conclusions on the social significance of the Powelton Village.

Physical Survey Group

The Built Environment Group examined the existing physical fabric of the area, namely the buildings, landscape and streetscape, in order to establish values. To document and assess this site, the group conducted a survey of the physical fabric. First a survey form was created to record the construction, building condition, integrity, siting and specific architectural features for each property. Certain landscape features were also recorded during this phase including type and number of trees, sidewalk material and street furniture. While conducting the survey, the group recorded changes made to the built environment since the district was placed on the National Register of Historic Places in 1985. In all, more than 1000 properties were surveyed including vacant lots, public spaces, and parking areas. (Appendix 2)

Additionally, the group made the recommendation to the studio to increase the study area to include two additional blocks on the eastern portion of the neighborhood. Finally, the survey data for all the properties was entered into an Microsoft Access® database. This database was then linked to a map using

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ArcView® 3.2, a Geographic Information System (GIS) database. GIS is a powerful tool for statistical analysis and data mapping.

To conclude Phase I, the Studio met to formulate a set of values that can be attributed to the site and that provide the basis for the Statement of Significance. The values were devised based on the results of Phase I research by each group. The formal Statement of Significance was presented to invited faculty, staff, and students on October 22, 2001.

Phase II:

Feasibility of Conservation

Phase II required the Studio to identify the social, political, economic and physical issues that either facilitate or hinder the conservation of the values identified in Phase I and codified in the Statement of Significance. Between October 25th and November 19th the Studio divided into four groups: the Regulatory Group, the Economic Group, the Social Group and the Built Environment Group. The methodologies of each Phase II group are described below:

Regulatory Group

The Regulatory Group identified the local regulatory policies that relate to planning, development and preservation issues. The policies that were found applicable to our study of Powelton Village were evaluated in terms of efficacy, potential positive and negative impacts and whether or not the policies are effective tools for implementing the preservation plan. The group reviewed studies of the Philadelphia City Planning Commission such as the

“Plan for West Philadelphia” (1994) the “30th Street Station Area Study” (1986), zoning and building codes, conservation districts and the Philadelphia Preservation Ordinance. Other related items included the development plans for the Westbank Greenway. Maps and spreadsheets were produced in order to communicate, analyze and draw conclusions from the information retrieved during research.

Economic Group

This group explored the various federal, state and local economic incentives available to property owners in Powelton Village for preservation-related projects. Each incentive was assessed in terms of its applicability for first time homeowners, long-term residents, non-resident landlords, and resident landlords. A worksheet was created to itemize the type, criteria, eligibility and purpose for each incentive. A small number of landlords and developers in the neighborhood were interviewed to assess typical maintenance expenses. In order to gain a better understanding of the Powelton Village real estate market, the group conducted interviews with representatives from various real estate agencies with substantial holdings in the area. These interviewees were asked for actual figures to illustrate the advantages and disadvantages of investing in the neighborhood.

To gain a better understanding of the demographic composition of the district, census data was gathered in areas such as ethnicity, age, education level, income level, rental rates, sales values and tax assessment values. In light of the neighborhood concern over a recent increase in property taxes as identified by

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the Social Group during Phase I, research was also done as to how the City of Philadelphia assesses residential property values. Lastly, members of the group conducted research on the Internet to gather sale prices and tax assessment values for Powelton Village properties. These values were then added to the Access database and linked with the ArcView GIS map for analysis and mapping.

Physical Conditions Group

The purpose of the Physical Conditions Group was to assess the existing physical conditions of the enabling environment. Specifically, the group was tasked with classifying the types of deterioration, the level or intensity of deterioration and the causes or deterioration mechanisms. In order to accomplish this, the group first took an idealistic approach and imagined how the ideal structure and the ideal landscape would appear. Next, the group made numerous site visits to Powelton Village to assess which conditions caused discrepancies with the imagined ideal. These discrepancies were then classified into five categories that included inappropriate alterations, inappropriate additions, changes in use, lack of maintenance, and the removal of contributing architectural features.

The group then identified three target areas, one commercial and two residential, where detailed a survey would be done of the types and levels of deterioration affecting the existing architectural and landscape conditions. Each of the target areas was carefully chosen to contain a representative sample of building types and uses. The first residential area targeted was the north side of Powelton Avenue between 32nd and

35th Streets. The second residential site was the blocks surrounded by 34th on the east, Baring on the south 36th on the west and Spring Garden on the north. Lastly, the northern and southern sides of Lancaster Avenue between 36th Street and the intersection with Hamilton Street were surveyed. After the survey was completed for each of the target areas, data was entered into an Microsoft Excel® spreadsheet. In this format, trends in the data could be identified and conclusions made. Finally, the spreadsheet was converted into the ArcView® GIS map.

Community Group

During Phase II, the Community Group was tasked with investigating the diverse educational, commercial and social institutions of Powelton Village. Institutions such as the Powell School, Drexel University, the University of Pennsylvania, the commercial institutions along Lancaster Avenue and the Powelton Village Civic Association were contacted in order to identify which were preservation friendly and were likely to support a preservation plan for the neighborhood. The primary method of investigation was the personal interview. In addition to this direct approach, an email letter was developed in order to reach a broader audience. Members of the group canvassed Lancaster Avenue to discuss issues pertinent to the development of a successful preservation plan.

Business owners and employees were asked questions related to occupancy rates, foot traffic, safety and development options. All of the interviews generated during this phase were transcribed and made available to the class. Drawing

conclusions from the data generated, however, proved difficult as the group experienced a generally low response rate to requests for interviews and to the email questionnaire.

This phase culminated in the formulation of three goals for the conservation plan. The goals were identified as preserving the historic character and fabric in a sustainable environment, fostering a sense of place through the maintenance of diversity, and encouraging the commercial revitalization of Lancaster Avenue.

Phase III: Drafting the Plan

Phase III started on November 26th with a class discussion of the strategies necessary to implement the goals of the preservation plan as established in Phase II. The four strategies identified were the local district nomination, maintenance and design guidelines, community outreach, and economic incentives.

Local District Nomination Group

First, the local district nomination group met with a member of the Philadelphia Historical Commission to discuss the merits, process, and feasibility of recommending a local district nomination for Powelton Village. Additionally, interviews were conducted with two local historians who have had experience with writing nominations and lobbying for designation. The Philadelphia Preservation Ordinance was read in detail by each member of the group in order to gain a complete working understanding of the document. Second, the decision was made to submit a completed preliminary nomination form to the Philadelphia

Historical Commission, which included a general description of the district, a statement of significance and a boundary description. An additional component of this strategy was the design and production of two informational brochures entitled, “Creating a Powelton Village Local Historic District – How Can it Happen?” and “Creating a Powelton Village Local Historic District – How Does it Affect Me?”

Preservation Manual Group

The methodology applied in the formulation of this strategy was based on existing models and analysis of the Phase II condition survey conducted by the Built Environment Group. To understand fully the issues that needed to be addressed in the manual, the group consulted technical journals, books, expert interviews and numerous other sources for technical advice and information. Several models were referenced, including the Mount Pleasant Design Guidelines, the New York City Rowhouse Manual and existing design guidelines for other local districts in Philadelphia.

The manual for Powelton Village is intended to serve as a tool that property owners can use to ensure that any proposed changes to their property are sensitive to the historic character of the buildings and streetscapes of Powelton Village. The recommendations follow the Secretary of the Interior’s Standards for the Treatment of Historic Property. Fundamental to these guidelines is the Secretary’s principle that “the distinguishing original qualities or character of a building, structure, or site and its environment shall not be

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destroyed.” Maintenance issues were also addressed in the manual. The maintenance recommendations suggested appropriate preventive and remediative measures property owners can take to preserve their buildings. The guidelines were generally organized by architectural component, such as roofs, windows, doors and porches, or materials, such as, masonry. The guidelines also incorporated a section on landscape and streetscape features.

Economic Incentives Group

A careful analysis of the information uncovered by the Phase II Economic Group revealed two major areas of economic concern. The first is the apparent misconception among landlords as to the financial viability of the rehabilitation of their properties. Second is the unrealized potential for growth within the Powelton Village business community. The task of the Economic Incentives Group was to recommend strategies that could address these concerns. First, specific economic incentives were identified that could provide direct assistance to both homeowners and landlords. A large number of financial programs were identified that are available for many types of residential and commercial projects. A brochure was created providing details on the terms, availability and qualifications for these economic incentives. Second the group made recommendations, such as the creation of a Lancaster Avenue Business District, concerning redevelopment options for the commercial districts in Powelton Village.

The Studio presented the completed conservation plan for Powelton Village to

a group of university students, staff and faculty on December 13th. A second presentation was held December 16th in the Community Education Center (CEC) in Powelton Village, and was open to all members of the community.

Outreach Group

Outreach was fundamental to the whole studio process of value-based preservation planning. Outreach strategies were developed as a method to acquire community feedback and generate support for the preservation plan developed by the Studio. Part of the work of this group overlapped with other strategies. Namely, the public informational brochures created by the Local District Nomination Group and the Economic Group as well as the Historic Preservation Guidelines were considered outreach activities. The class also organized a formal presentation of the preservation plan to the community. The group also developed outreach activities that could be adopted by the community to promote preservation within the neighborhood. These recommended activities build on initiatives already in existence and incorporate the values and goals expressed by the various Powelton stakeholders.



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CHAPTER 2 ASSESSING SIGNIFICANCE

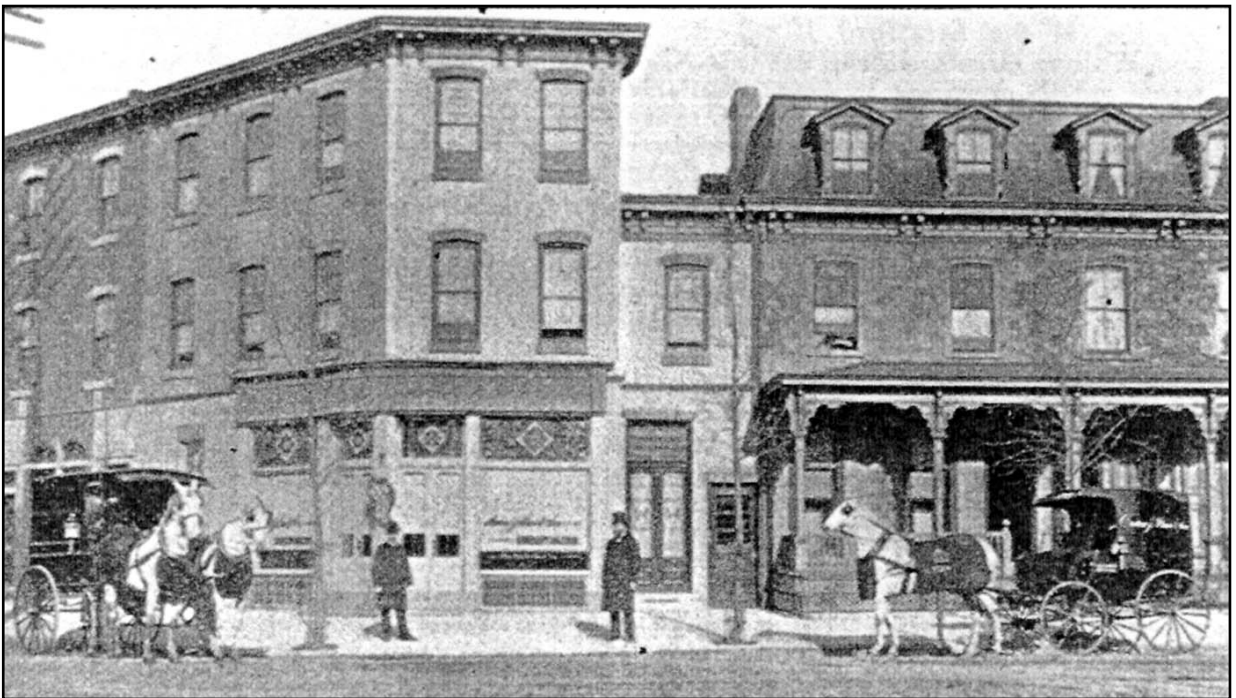
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Assessment of Significance: Introduction

Introduction:

To understand the significance of the site, Powelton Village, the first phase of the studio process identified the values stakeholder groups ascribe to the neighborhood. The following chapter summarizes the results of the physical examination of the built environment; the documentary research of the history of the neighborhood; and interviews with a range of stakeholders in the community to understand their perceptions, use, and aspirations for the Powelton Village.

Powelton Village derives its significance from the integrity of its built environment, its rich history and continuity with its past, and its diverse and active community. This chapter culminates with the statement of significance written to guide the development of a preservation policy and implementation strategies for the site.



3819 Lancaster Avenue, ca. 1901 (Historical Society of Pennsylvania)

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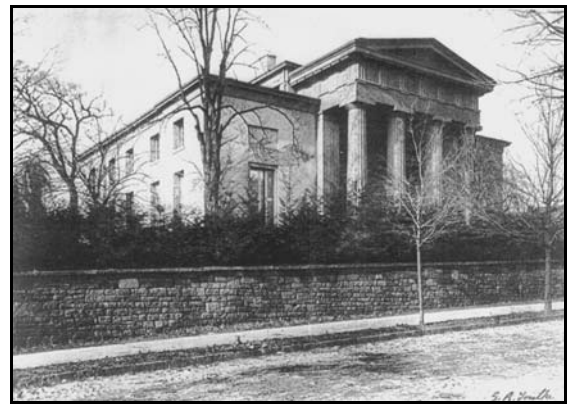
History:

The diverse architecture and landscapes of Powelton Village reflect the neighborhood's evolution over time from one of the first streetcar suburbs of Philadelphia to a vibrant urban neighborhood. Initially a largely agricultural area with a few estates, Powelton Village opened to development in the 1840s after street and rail lines bridged the Schuylkill River. Though few of the houses built before 1850 survive, there are numerous examples remaining of the Italianate and Gothic Revival twins built at mid-century.

By the end of the nineteenth century, an increasing number of prosperous families had moved to the area and built Queen Anne, Second Empire, and Romanesque Revival style houses on the tree-lined suburban streets. During this period there was an influx of institutions to the neighborhood, and commercial development along Lancaster Avenue expanded. As the population of Powelton Village increased, row houses were built on some of the remaining open lots to house new residents brought to the leafy suburb by improved transportation networks. Today, freestanding mansions, twins, row houses, and cast iron storefronts represent different eras of residential and commercial development and contribute to the distinctive character of the historic neighborhood.

The neighborhood's origins can be traced to its settlement in 1677 by William Warner, who purchased from Indians the

land later known as Blockley Township.⁵ The most prominent landowners in the area were the Powels. At the end of the 17th century, William Powel developed a ferry service across the Schuylkill River, thus opening the northern areas of West Philadelphia to development. In 1779 William Powel's grandson Samuel Powel and his wife Elizabeth began construction of a country house that they named "Powelton."



Powelton House, ca. 1880 (Historical Society of Penn.)

One of the earliest buildings of note to be constructed in the area, the mansion was situated on a large plot of land near present-day 32nd & Race Streets. In 1825, John Hare Powel commissioned architect William Strickland to add a Greek Revival style portico and wings to the house. The house was the first private country house to have a Greek Doric portico whose giant columns were made of stone. The portico was completed in 1826, but the wings were not finished for another forty years. The mansion was admired in Philadelphia,

⁵ Leon S. Rosenthal, *A History of Philadelphia's University City* (Philadelphia: West Philadelphia Corp, 1963), p. 5.

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but the estate encompassed valuable river access. In 1844 Philadelphia gentleman George Sidney Fisher visited Powelton and noted: “Mr. Powel was foolish to build it ... If it were 10 miles from town it would be a delightful residence, but it looks on the coal wharves and mass of brick buildings on the other side of the river and is so near the city that it is constantly liable to trespass and intrusion.”⁶ Powel sold part of his estate to the Pennsylvania Railroad and other developers in 1852. By 1883, developers had also acquired the mansion, which was demolished two years later.⁷

Mid-century industrial development along the Schuylkill River that eventually encompassed the Powel Estate paralleled the increasing residential and institutional growth in the area. The development of the area had its origins in the early 19th century, when numerous prominent families built estates in Blockley Township, which was still largely an agricultural district. The area was known for its green fields, picturesque woods, and large estates. This began to change after bridges across the Schuylkill River made the area more accessible to new residents. The Market Street Permanent Bridge opened on January 1, 1805; it was considered “permanent” because it replaced a pontoon bridge crossing. The bridge stood for 75 years until it burned in

a fire.⁸ In 1813, a covered bridge was built at Bridge Street (now Spring Garden Street). Designed by Robert Mills and built by Louis Wernwag, this bridge burned in 1838 and was replaced by a wire suspension bridge in 1842.⁹ The population of the area burgeoned in the first quarter of the 19th century, growing from 882 people in 1790 to 6,214 by 1840. The neighborhood became popular with industrialists and manufacturers seeking to build estates outside of the center of Philadelphia and by mid-century, more than 60% of population was engaged in manufacturing and commerce.¹⁰



Pennsylvania Working Home for Blind Men, 3518 Lancaster Avenue, n.d. (Campbell Collection, Historical Society of Penn.)

By the second quarter of the 19th century, social and charitable institutions had begun to relocate from the inner city to West Philadelphia. In 1829 the Blockley Almshouse for the poor opened, and by 1831 the Pennsylvania Hospital relocated

⁶ Nicholas B. Wainwright, ed., *A Philadelphian Perspective: The Diary of Sidney George Fisher covering the years 1834-1871* (Philadelphia: Historical Society of Pennsylvania, 1967), p. 169.

⁷ Charles B. Wood, III, “Powelton: An Unrecorded Building by William Strickland,” 91 *Pennsylvania Magazine of History and Biography* 2 (1967), p. 163.

⁸ Richard Webster, *Philadelphia Preserved: Catalog of the Historic American Buildings Survey* (Philadelphia: Temple University Press, 1981), 193.

⁹ M. Laffitte Vieira, *West Philadelphia Illustrated* (Philadelphia: Avil Printing Company, 1903).

¹⁰ *Sixth Census or Enumeration of Inhabitants of the United States as Corrected at the Department of State, in 1840* (Washington, DC: Blair & Rives, 1841), p. 151.

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Assessment of Significance: History

to the area to treat its patients in a more salubrious climate. By the late 1800s, both the Presbyterian Hospital and the Pennsylvania Working Home for the Blind were located in the area.¹¹

The built environment of Powelton Village was influenced by innovations in transportation that made the area accessible to Philadelphians seeking a fashionable suburb.



By mid-century, horse-drawn trolleys, and street railway lines, and a wire suspension bridge spanning the Schuylkill River at Spring Garden Street all opened West Philadelphia to further residential and commercial development. The availability of cheap land and the extension of the street grid also contributed to rapid expansion in late 19th century. Industrial development along the river and commercial development along Lancaster Pike continued while the interior streets of the neighborhood were thinly settled by upper middle class residents in suburban villas and twins. The new rich of Philadelphia: brewers, engineers, and merchants who sought to live in suburban

comfort west of the Schuylkill, hired local Philadelphia architects to build their houses. Philadelphia's new elite built large, detached houses in mid-century romantic styles, landscaped the grounds with Victorian gardens, and lined the streets with trees.

Although little documentation is available to definitively connect specific architects with the houses built during the 1850s and 1860s, the development of Powelton Village seems to have followed a pattern similar to that of adjacent West Philadelphia neighborhoods. The houses that survive from that period show the probable influences of architects such as Samuel Sloan (1815-1884) and John Riddell (1814-1871). Both architects published suburban residential designs in pattern books and periodicals in the mid-19th century that included the very popular Italianate and rural gothic styles of the period.

The height of Samuel Sloan's architectural career in Philadelphia coincided with this phase of development in Powelton Village. Although his major commissions classify him as an architect of hospitals, asylums, and public institutions, Sloan is also well known for his residential designs. In addition to elaborate mansions for wealthy patrons around Philadelphia, Sloan was also commissioned to design groups of single and semi-attached houses in the expanding western suburbs.

Between 1851 and 1856, speculative developers in the nearby Hamilton Village section of West Philadelphia, hired Sloan to design several groups of houses on adjacent lots that would appeal to buyers

¹¹ Richard Webster, *Philadelphia Preserved*.

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that shared the same aspirations of Philadelphia's wealthy, elite patrons, yet could not quite afford housing on the same scale.¹² These Italianate and rural gothic designs of single villas and attached twins were built in a number of variations. The Italianate style was considered the archetypal style of suburban development because of its associations with both the city and the country—it had both the balanced classical elements of urban architecture and the picturesque irregularity of gothic country residences.¹³



Samuel Sloan's pattern book

The Italian villas were set apart from the city, yet still aligned with urban culture. Sloan stated that his designs were intended to “promote the tasteful growth of [suburban] places, in the environs of our cities . . . [as] the only effectual means of setting limits to a style of building which, if extended much further under the spur of speculation, will in a few years banish natural scenery to points accessible only

¹² Roger Miller and Joseph Siry, “The Emerging Suburb: West Philadelphia, 1850-1880,” 46 *Pennsylvania History* 2 (April 1980): 112.

¹³ George S. Tatum, *Penn's Great Town* (Philadelphia: University of Pennsylvania Press, 1961), pp. 92-93.

by the steamboat or railroad.”¹⁴ If they were not adopted directly, Sloan's drawings, as well as those of Riddell, were likely to have been influential in the designs of the houses in Powelton Village. For potential buyers at the time, these designs were attractive because of their associations with urban prosperity and refinement. They were also appealing for their setting in the more natural suburban surroundings that were still within close proximity to the city.

The Centennial period of the 1870s and 1880s marked a new phase of development in Powelton Village and provided the district with some of its finest remaining architecture. The Italianate and rural Gothic styles of the preceding decades were succeeded by more elaborate Second Empire and High Victorian styles. Prominent Philadelphia industrialists commissioned notable Philadelphia architects, such as the Wilson Brothers, Addison Hutton, and G.W. & W.D. Hewitt, to design substantial homes along the tree-lined streets of Powelton Village.



3602 Spring Garden St.

¹⁴ Samuel Sloan, *The Model Architect* (Philadelphia: J.B. Lippincott, 1868), p. 27.

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Assessment of Significance: History

The wide variety of styles evident in the many new residential commissions reflected the wide range of tastes of the patrons.¹⁵



Addison Hutton house

The Wilson Bros., responsible for many of the engineering projects of the Pennsylvania Railroad, designed several houses in Powelton Village during this period, including Frederick G. Thorne's turreted house at 205 N. 36th Street (built in 1870), and W.H. Wilson's house with

¹⁵ George E. Thomas, "Architectural Patronage and Social Stratification in Philadelphia between 1840 and 1920" in William W. Cutler, III and Howard Gillette, Jr. eds., *The Divided Metropolis* (Westport, CT: Greenwood Press, 1980), pp. 85-123.

stables and greenhouse at 3501 Powelton Avenue.¹⁶ George W. & William D. Hewitt also designed several houses in Powelton Village including a row of elaborate Queen Anne houses built in 1882 for whisky magnate Henry Gibson along Powelton Avenue at 32nd Street.¹⁷

The Quaker architect Addison Hutton, a one-time partner of Samuel Sloan, designed George Fletcher's Queen Anne mansion at 216 N. 34th Street in 1882.¹⁸ Another fine example of the High Queen Anne style with its hung-shingle exterior is the Sabin W. Colton house at 3407 Powelton Avenue, designed by New York architect Bruce Price circa 1885.¹⁹ George Burnham, president of the Baldwin Locomotive Works, commissioned his Romanesque stone house at 34th & Powelton Avenue designed by Boston-born architect and founder of the University of Pennsylvania's Department of Architecture, T.P. Chandler.²⁰

¹⁶ Wilson Brothers and Company, *Catalogue of Work Executed by Wilson Bros. & Co.*, (Philadelphia: J. B. Lippincott, 1885), pp. 7-8.

¹⁷ Sandra L. Tatman and Roger Moss, *Biographical Dictionary of Philadelphia Architects: 1700-1930* (Boston: G.K. Hall & Co., 1985), p. 368.

¹⁸ George E. Thomas and Carol Benenson, National Register of Historic Places Nomination for Powelton Historic District, 1985.

¹⁹ *Ibid.*

²⁰ Tatman and Moss, *Biographical Dictionary of Philadelphia Architects*, p. 141.

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Assessment of Significance: History



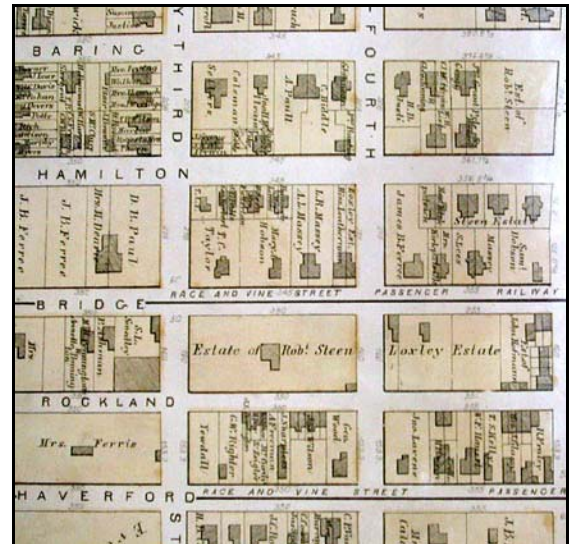
*Burnham Mansion, architect T.P. Chandler, ca. 1890
(Philadelphia City Archives)*

Industrialists such as Frederick Poth, owner of the Poth & Engels Brewery, chose A.W. Dilks, who had worked under T.P. Chandler, to design his elaborate Queen Anne mansion at 33rd & Powelton Avenue.²¹ Built in 1887, Poth's house reflects the ornate detail and dramatic accents that some of the industrialists of the period incorporated in their houses to demonstrate their wealth and status. Across the street from his mansion, Poth commissioned his brewery architect, Otto Wolf, to design a row of equally elaborate German gothic doubles.²²

In Philadelphia in the mid-19th century, numerous private investors, rather than large corporations, provided the capital for speculative development. The homogeneity of building patterns and styles throughout West Philadelphia during this time reflects the homebuyer these early developers sought to attract to the area. Many of the houses built in Powelton

Village between 1850 and 1880 were designed as suburban retreats for the upper class. Aware of the demand among the new rich for spacious, ornate townhouses that served as a symbol of their wealth and success, developers built houses that reflected rustic, European and pre-modern images of suburban life.

By the late 1860s through the 1880s, the density of the population in West Philadelphia increased, land prices rose, and developers subdivided their land into smaller lots and build on the smaller remaining sites within established neighborhoods.



1872 G.M. Hopkins Atlas, detail

In response to the changing market and increased population density, developers maximized the dwelling units per building to create a higher rate of return on their initial investments.

²¹ *Ibid.*, p. 211.

²² Thomas and Benenson, National Register of Historic Places Nomination for Powelton Historic District.

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Although developers began to build urban housing forms in suburban neighborhoods, they also sought to maintain the feel of the suburbs by incorporating setbacks and porches into narrow, contiguous row houses. “The desire for residential retreat from working life which had been the impetus for the area’s initial growth as a suburb in the 1850s had begun to transform it into an extension of the city itself.”²³ Soon, district and borough governments were created throughout West Philadelphia to bring municipal order to the ever-denser suburban expansion. The Philadelphia Board of Trade noted, “the open grounds and commons of the suburbs are fast vanishing



Shedwick, built ca. 1876

²³ Miller and Siry, “The Emerging Suburb: West Philadelphia, 1850-1880,” p. 141.

before the march of enterprise and construction.”²⁴

Throughout the last quarter of the nineteenth century, diverse development pressures shaped Powelton Village in ways still visible today. In 1871 the University of Pennsylvania opened their campus on 36th Street, and by 1890, Drexel University was founded at Chestnut and 32nd Streets. An observer in 1894 noted the diverse institutional developments in the area: “New Improvements [including] Drexel, handsome and newly erected churches (erected as quickly as necessity calls for them...a YMCA for railroad employees, new armory, school buildings ...halls, club houses and manufactories have sprung up amazingly, making West Philadelphia a section second to none in our city. There is no section of the city that is so liberally provided with Homes and Institutions for the care of both the aged and youth...than that lying on this side of the river...Almost every church denomination is represented, while other institutions have been provided and supported by State appropriations or private funds.”²⁵

Commercial development in Powelton Village remained concentrated on Lancaster Avenue. Commercial storefront rows were built at the turn of the century to accommodate retail services for the

²⁴ Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (Oxford and New York: Oxford University, 1985), p. 307.

²⁵“New West Philadelphia – Glance at the Present – A Prophecy of the Future – Some of the Recent Improvement in this Section of Philadelphia,” Campbell Collection, Historical Society of Pennsylvania, 1894.

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neighborhood, and the intersection of Lancaster Avenue with 36th Street continued to develop as the transportation hub for trolleys and trains that serviced the area.



Lancaster Avenue, n.d.
(Campbell Collection, Historical Society of Penn.)

Demographic Changes

The dispersion of Philadelphia's elite and middle-class to suburban neighborhoods was prompted by the arrival of immigrants to the older sections of Philadelphia in the last quarter of the nineteenth century and the overcrowding and class tensions that resulted. Advances in transportation from the center of the city to West Philadelphia allowed for the mass migration of people into the neighborhoods west of the Schuylkill River.²⁶ In Powelton Village, the density of housing increased to accommodate the influx of residents. Mansions such as that designed in 1886 by T.P. Chandler for George Burnham reflect the continuing popularity of the neighborhood among wealthy professionals and industrialists. However, developers also built smaller infill to house the growing number of middle class

²⁶ Margaret Sammartino March, "Suburbanization and the Search for Community: Residential Decentralization in Philadelphia, 1880-1900," 44 *Pennsylvania History* 2 (April 1977): 100.

residents attracted to the area.²⁷ Several different housing types were integrated into the streetscape to accommodate the needs of incoming residents. As a burgeoning streetcar suburb, Powelton attracted commuters seeking a quiet neighborhood convenient to the city. An increasing number of people were willing to move further from their workplace in order to enjoy the open space and low-density streets of Powelton Village.

Throughout the 1890s, the population of African Americans and foreign-born residents in West Philadelphia grew slightly as land values rose and development grew more dense. Most of the foreign born residing in Powelton Village were Irish, English, German, or Scottish. In response to the increase in population, the density of the housing increased rapidly, and by 1900, speculative developers were building rowhouses such as those pictured here, and larger houses were being subdivided to accommodate larger numbers of residents. The construction of the elevated train at Market Street in 1907 made Powelton Village even more accessible to middle and working class residents.



Baring St, 1893.
(Campbell Collection, Historical Society of Penn.)

²⁷ March, "Suburbanization and the Search for Community": 112.

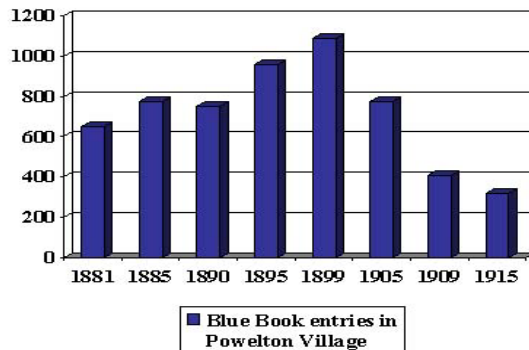
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Elevated train at Market Street (Historical Society of Penn.)

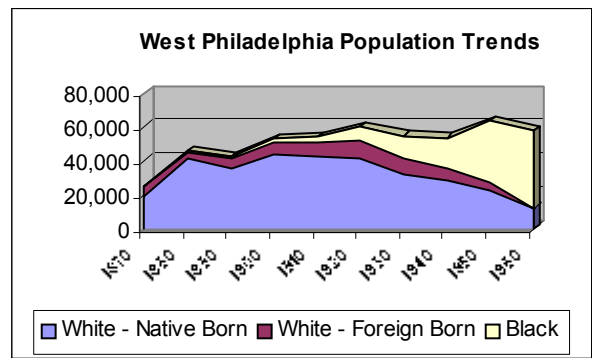
By the turn of the century, the number of Philadelphia elites willing to live in the more densely populated neighborhood plummeted. The number of people listed in Boyd's Blue Book social register who lived on prestigious Baring Street dropped from 187 in 1899, to only 65 fifteen years later.²⁸



Although by the 1870s, new residents were no longer exclusively wealthy and native born, the populations of foreign-born and non-white residents were not significant until the beginning of the twentieth century.²⁹

After 1910, there was a striking shift in the population, as the numbers of African-

Americans, and foreign-born Irish, Italians, and Eastern Europeans rose dramatically. By 1920, Ward 24, which contained Powelton Village, had one of the highest concentrations of non-whites and foreign-born residents in West Philadelphia. The values of homes began to depreciate as people were driven from the area by urbanization and the coal smoke from the nearby rail yards.



By 1920, many of the neighborhood's largest mansions had been either converted into apartments or torn down to make room for modern apartment buildings. The Powelton Club, long a gathering space for the neighborhood's elite, was converted to the Hampton Court apartments by 1915, and the Harrison Dickey Stratton mansion was converted to the Sunderland Apartments soon after. The Brill mansion was demolished and replaced by the Powelton Apartments, which were financed by brewer Frederick Poth.

²⁸ Based on the author's analysis of *Boyd's Philadelphia Blue Book*, 1881-1921.

²⁹ Miller and Siry, "The Emerging Suburb: West Philadelphia, 1850-1880."

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Assessment of Significance: History



Powelton / The Courts Apartments

Willis G. Hale, an architect who worked under both Samuel Sloan and John McArthur, developed his own unique style of non-historical eclectic design. A row of doubles based on his designs was built along the 3500 block of Powelton Avenue. In 1908, Poth purchased the buildings and hired architects Milligan and Webber to convert the doubles into a single, massive apartment building.

By 1930, an increase in the population of Powelton Village and the subsequent housing shortage led to the construction of new apartment buildings and the conversion of large, single-family residences into apartments and rooming houses. The number of people who could afford to maintain large houses dwindled, and the sub-division of these large dwellings became a cost-efficient alternative to new construction. The conversion of houses into apartment buildings and rooming houses continued throughout the first half of the twentieth century. By the 1950s, nearly every house had been converted to multiple units.

The transformation of the built environment in Powelton Village during this period reflected the changing demographics of the neighborhood. Between 1930 and 1940 there was a dramatic exodus of the white population from West Philadelphia, and an accompanying increase in the African American population, which approximated 1/3 of the population of ward 24 in 1940.

Until the Second World War, the small African-American population of Powelton Village lived along the edges of the neighborhood, and their efforts at integration encountered resistance from some white residents. Throughout the 1940s, the white population of Powelton Village continued to decline, as did the number of immigrants living in the neighborhood. The African American population continued to climb during the war, as black migratory laborers moved to Philadelphia to work in defense industries.

In the late 1940s and early 1950s, a neighborhood group called the Powelton Civic Association sought to stem the subdivision of large homes and the increased African-American migration to the area by buying properties as they came up for sale. However, their racist crusade to keep the neighborhood white only antagonized neighbors and intimidated potential newcomers.³⁰

An organization with different goals, Friendship Cooperative Houses, Inc. figured largely in the revival of Powelton

³⁰ Mary Elizabeth Medland, "Powelton Village: An Urban Community" (PhD Diss: Bryn Mawr College, 1971), p. 69

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Village throughout the 1950s. “The Co-op,” was founded by a Quaker Friends’ group that had established a house for conscientious objectors during wartime. The experiment in communal living began on Spruce Street during the war and was later continued in a large house on Lancaster Avenue. By 1954, the Co-op owned eight houses.

Although the group began to decline in the mid-fifties, the sense of Powelton Village as a neighborhood that afforded the opportunity for alternative communal living remained. In 1956, with the goal of revitalizing the area and making affordable housing accessible to diverse homeowners, former co-op members and likeminded investors coined the term “Powelton Village” for their neighborhood and founded the Powelton Village Development Association. The group purchased and renovated properties in the neighborhood, and by 1969 had acquired \$850,000 worth of properties and managed 56 buildings.

A study of properties in Powelton Village sold between 1950 and 1960 showed that of 146 sales before 1956, 47 % of the properties were sold to absentee owners, 9% to institutions and 44% to owner occupants. But between 1956 and 1960, of the 138 property sales, only 24% were to absentee owners, 9% to institutions, 24% to PVDA ownership or management, and 43% to owner occupants.

Throughout the 1960s, the demography of West Philadelphia continued to change, with continuing decreases in the overall population accompanied by increases in the African-American population. The

University of Pennsylvania and Drexel University sought new land and housing to accommodate their burgeoning needs. In 1963 the neighborhood group Powelton Neighbors, which was seen by many residents as instrumental in creating a casual, familiar community spirit in the neighborhood, hired a consult to assess the universities’ proposed expansion plans, which were perceived as threatening to overwhelm the neighborhood.³¹ The resulting report, “The Crisis in Powelton Village,” assessed the prospects for maintaining Powelton Village as a diversified and vital residential community. The report noted: “In Powelton Village, (despite their differences), owner and tenant, black and white, educated and uneducated, old and young, have formed an alliance to recreate and maintain the living community.”³² This idealistic view of the neighborhood as a successful social experiment persists to the present day.

The 1970s witnessed both a coalescence of Powelton Village's community identity and a period of social change that challenged the neighborhood’s sense of itself. Powelton Village had harbored a liberal, communal spirit well before the 1960s, establishing the neighborhood’s reputation as a haven for “marginalized” figures. Many people moved to Powelton Village seeking autonomy from a conventional lifestyle. Within this context, the radical group, MOVE, made Powelton Village its home. A nominally multiracial, inclusive group, MOVE

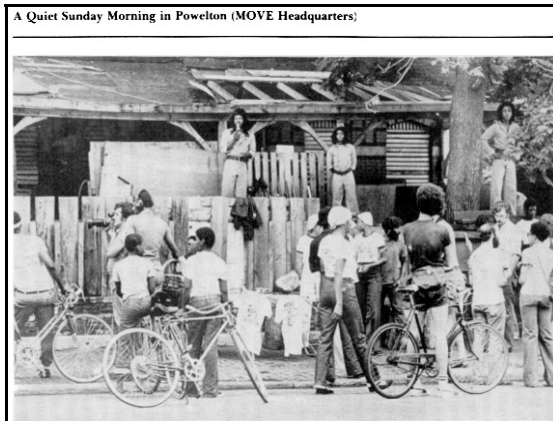
³¹ Medland pg. 78

³² “The Crisis in Powelton Village,” (Philadelphia: Powelton Neighbors, 1963).

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rejected everything from eating cooked food to taking out the garbage, from clothing their children to having jobs outside their communal home on 33rd Street.³³ They owned guns and were reported to have threatened neighbors.



The MOVE lifestyle caused much alarm among neighbors, and in 1978, the Philadelphia police department barricaded a six-block radius surrounding the MOVE compound to force the inhabitants to allow health inspectors into the building. The resulting shoot-out led to the death of one Philadelphia police officer and left some residents of Powelton Village questioning their degree of tolerance of unconventional lifestyles. Still, a communal ideology still flourished, as residents supported food cooperatives, cooperative restaurants, cooperative childcare centers and other neighborhood institutions.

Although the neighborhood experienced internal conflict, the residents drew together in the face of pressures on their

³³ "Heart of Darkness", *Philadelphia Magazine*, 1978 v.69, p.130.

tight-knit community. During the 1960s and 70s, conflict with Drexel University proved the major concern of those who wished to preserve the residential character of the neighborhood. During the 1950s, both Drexel University and the University of Pennsylvania considered relocating to new suburban campuses. The city of Philadelphia encouraged the two universities to stay in West Philadelphia, and cooperated with their expansion plans over the next ten years. Toward this end, the Redevelopment Authority of Philadelphia condemned and took possession of numerous houses in Powelton Village, planning to demolish the houses to make way for the construction of new Drexel buildings, including a new dormitory. The expansion of the university encroached upon residential streets in Powelton Village and the residents were inspired to take action, particularly those residents living in the southeast portion, nearest the University.

They formed the East Powelton Neighbors group, as they felt the existing neighborhood associations had been too accommodating to Drexel and the University of Pennsylvania.³⁴ Although Drexel was successful in some of its demolition and new construction, neighborhood sentiment was crystallized and the Powelton Neighbors were able to gain injunctions against the university.

This slowed a process of change that had threatened to overwhelm the residential character of the neighborhood.

³⁴ Judson Brown *Sunday Bulletin* "Activists Battle Ravages of Time" Nov. 9, 1983.

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Today, residents, businesses, and institutions co-exist in the still changing neighborhood. A Powelton resident described Powelton Village in the 1970s as “architecturally significant without being pushy about it [and] ... integrated socially, culturally, racially, economically, chronologically, logically, and politically.”³⁵ This unique social environment has shaped the recent history of Powelton Village, and has been an important part of the neighborhood's identity from the mid-1950s until present day.



**Dark green
represents
Universities**

(From 1964 Plan for
West Philadelphia,
Philadelphia City
Planning
Commission)

Actual Land-use (left) vs. Planned Land-use (right)

³⁵ “Comp 76: A Comprehensive Development Plan for the Powelton Community for 1976” (Philadelphia, Powelton Civic Homeowners Association, Inc., 1976), p. 9.

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Assessment of Significance: Social

Social Context:

In our study of Powelton's recent history and our interviews with neighborhood residents, we have discovered that there is a sense of place within Powelton Village that brings people to the community, makes them want to stay, and attracts them back to the area after moving away. Today, many of the residents we interviewed still cite this feeling as a major factor in their decision to live in the neighborhood.

The Studio found that Powelton Village is not a homogeneous community, but rather is composed of many different groups, often with conflicting cultural values and interests. Many interviewed residents believe that diversity and history of social activism distinguishes Powelton Village from other neighborhoods in Philadelphia. However, many neighborhoods in West Philadelphia are economically and culturally diverse as well as socially active due to the mix of student populations, low-cost housing, and proximity to Center City. The unique aspect of Powelton Village is the history of conscious stewardship of diversity that started almost 50 years ago as an effort to keep different racial groups out of Powelton village.

Though the demographics are constantly changing, Powelton continues to have a very mixed population, with each group defining its own standards, values, and perceptions of the neighborhood and the built environment. These differences are visibly manifested in the built environment. Some community members put a high priority on the condition of their house and garden while others do not;

some members simply like the location and relatively low cost.

One of the difficulties in the study of the social forces at work in Powelton Village is the brief duration of our study. We have yet to identify and characterize all of the communities in Powelton village and will not be able to do so without a full ethnographic survey that would take years to complete. Our cursory survey, however, did make us aware of this continued belief that diversity is a defining characteristic of Powelton Village.

The population of Powelton is complex and diverse. There are a variety of communities within the neighborhood – property owners and renters, professionals and students, longtime and new residents, black and white, gay and straight, rich and poor, young and old, American and foreign born. While consensus and communication is not always easy among the groups, they co-exist within Powelton and have not only individual investments but also some shared investments in the neighborhood. Powelton Village is a patchwork quilt of numerous communities that co-exist within the boundaries of this historic neighborhood. Perhaps it is this patchwork idea that best describes the elusive “community feeling” some of our interviewees struggled to express.

One patch in the quilt is some residents' stated sense of familiarity with their neighbors. This is a fairly dense neighborhood of porches, wide sidewalks, and walk-able streets. These features are the primary places for neighbors to see and interact with each other. Because there are

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Assessment of Significance: Social

not many public gathering places, different communities interact on the sidewalks and in front yard gardens.

One area for further research would be to study how people in Powelton actually use their porches and gardens. Many buildings have had their porches removed or filled in, suggesting that they no longer serve this informal social function. Perhaps owners believe that porches were more maintenance than this social function merits. This architectural alteration may be due to changes in the social climate of the neighborhood or the desire to maximize rentable space by filling in the porch. Similarly, some gardens are colorful and open while others are tall and dense, completely blocking the view of the first floor and porch.

The community garden, the barbershop on Spring Garden Street, and the Saturday farmer's market – as well as occasional events like the Baring Street porch sale and the Powelton Village Civic Association holiday party – provide the few additional opportunities for residents and different communities to gather and interact. Yet many interviewees stated that there is a 'sense of familiarity'. One long-term homeowner said that she knows her neighbors – they don't intrude, but are there when she needs them.

A student renter said that, even though she does not interact with the people who live in the adjoining properties, she is very familiar with the other residents in her building. One mother, new to Powelton, was pleased that her daughter had made many friends by playing in the

neighborhood as well as through after-school activities.

These relationships among residents create the possibility of shared responsibility for the neighborhood. Opportunities for joint investment in Powelton exist in the form of neighborhood-wide projects such as a tree maintenance and replacement initiative. The commonly shared appreciation of the tree-lined streets has united people across communities to insure its survival.



Powelton Village Community Garden

The Community Garden is held up as an example of the community strength and spirit yet from an outsider's perspective, the garden is unwelcoming; it's thick, thorny perimeter hedges make it very clear that non-members should keep out. Likewise, the diagonal path through the garden is defined by a fence and locked gates barring entry into the oasis within.

Numerous residents who have lived in Powelton Village for many years express concern that interaction among residents is decreasing. One woman noted that "this is a community whose members used to talk a lot," and that this connection, as she knew it, has largely disappeared.

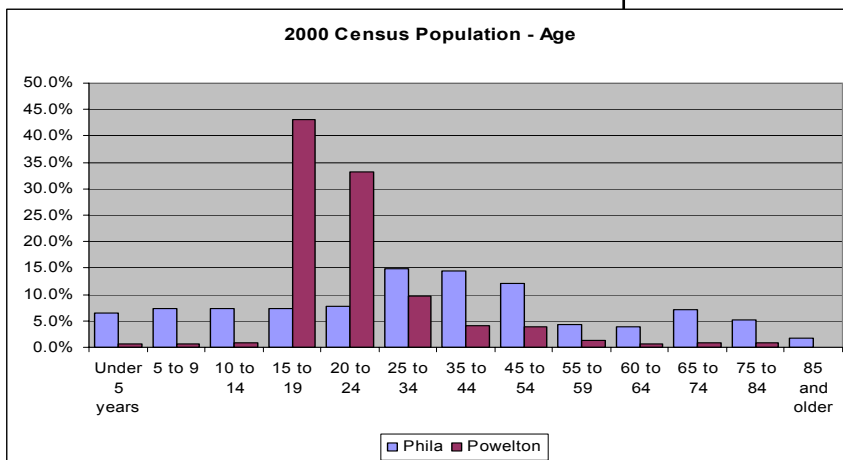
The Powelton Village Plan

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According to 2000 census data, fewer than 12% of the buildings in Powelton Village are owner-occupied, so the vast majority of the population in the village is potentially transient and the student population is transient by nature. Some community members may be long-term renters; this portion of the population is at much higher risk to changes in the residential market, especially increases in rental rates due to increases in property taxes, building maintenance, or other market forces increasing the value of the properties and rental rates.

buildings as exemplified by the \$10,000 fine imposed on a house on this fall.

Another concern is the perceived erosion of the quality of the schools, which has led to renewed segregation. On the north edge of Powelton Village, as defined in both the National Register Historic District and this studio, the houses that are on the north side of Spring Garden Street and are of the same character as the rest of Powelton Village are in a different school district, further segregating what should be cohesive neighborhood.



A final disjunction in the community is that some of the churches no longer have local congregations. These matters and many others detract from a traditional, comprehensive expression of “village” life.

Another sentiment often expressed by the stakeholders we spoke with was intolerance for people who are perceived as not willing to invest in the community and the built environment, such as absentee landlords. Some longtime owners and on-site landlords are appalled by adjacent rental properties that are poorly maintained by absent owners. Unless a building is a threat to the public, neighbors have little recourse. Legal action is slow to materialize with the only protection from demolition by neglect is for buildings that have been individually designated to the Philadelphia Register for Historic

As an urban area, Powelton has its share of crime and safety concerns. What many groups in Powelton recognize is that the more “eyes on the street” the safer the neighborhood. For example, one young couple noted that their sense of security increased upon the beginning of the school year when numerous students fill the houses and populate the streets. Conversely, they see an increase in crime when the student population leaves for vacations.

Yet many residents complain about the student presence, one resident even suggested that all student rental buildings

The Powelton Village Plan

Assessment of Significance: Social

should be in one section of the village. Another woman credited a group of watchful, older women on her block with providing a sense of security for herself and her daughter.

Security in Powelton also means protecting the neighborhood itself. In the Summer and Winter Streets area, for example, residents historically have banded together to fight against development threats from Drexel and Penn. In addition, several residents said that they join together to maintain their blocks and to keep their streets free of trash.

After a gay resident was repeatedly harassed and had his rainbow flag torn off of his house, some other residents of Powelton demonstrated their solidarity by displaying rainbow flags on own their buildings. This illustrates the sense of ownership and relationships across cultural boundaries that occur in the neighborhood. Residents who lived in the area in the 1960s and 70s reminisce about the history of strong community activity in Powelton Village, which is manifested today in community organizations such as the Powelton Village Community Association and the Summer/Winter Association. Some of these long-term residents express concern that the young professionals who are moving in to the area do not participate in the community or appreciate the history of the neighborhood, yet the new residents nevertheless claim a stake in the neighborhood. For example, some of the young professionals who have moved into Powelton were raised here as children and have returned to raise their own families, thereby reconnecting and reestablishing a

sense of ownership that was begun years before.



Some residents blame the transient population of student residents and fraternity houses for being disrespectful of the neighborhood and its other residents; yet they, too, assert their own investment in Powelton, through occasional organized neighborhood clean-ups, for example.

Powelton Village is not a single community with a single unique character. What is common to most of the people with whom we spoke is a pervasive “community feeling,” with an accompanying perception of diversity that is a definitive characteristic of Powelton Village. As one man observed: “there’s interaction among individuals within the

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Assessment of Significance: Social

various groups...and there's cross cutting among groups. There's enough interaction to "feel diversity" and to come together as a community when needed." It is this conscious attention to diversity and the history of stewarding the diversity of the community that comprises our final finding for the significance of Powelton Village.

Powelton Village has evolved from a 19th century streetcar suburb to a vital extension of urban Philadelphia, and much of its built environment has withstood the passage of time. The historic streetscapes, composed of diverse building types and the modifications to these buildings since their original construction, reflect the shifting social and economic patterns of development that have created and transformed the neighborhood. The built environment holds significant value for some of the stakeholders in the neighborhood while others appreciate the location and relative low cost. Diverse architectural expressions, modifications and uses reflect changing styles, needs and desires of different eras and different residents. A sense of the past pervades the neighborhood, as many of the architectural landmarks and landscaping recall another time.

The preservation of the neighborhood's historic buildings, and an understanding of the historic events that shaped the area is important to continue the unique identity of this patchwork neighborhood and the many different communities that co-exist within its boundaries.



The Powelton Village Plan

Assessment of Significance: Physical

Physical Environment:

The Powelton Village neighborhood of Philadelphia is roughly a triangle bounded by 31st Street to the east, Spring Garden Street to the north, Thirty-Ninth Street to the west, Lancaster Avenue to the southwest and Arch Street to the south. Powelton Village is predominately a residential neighborhood that is instantly recognizable by the quality and integrity of its architectural and landscape features. The built environment is made up of several distinct residential building types. These building types reflect the various stages in the historic development of the neighborhood and include traditional row houses, semi-detached houses and freestanding houses.

In the early nineteenth century, a few prominent families owned large estates on the land west of the Schuylkill River; however, the area was primarily agricultural. Later, after the 1840s when a bridge was built over the Schuylkill River, Powelton Village began to be developed primarily by upper middle-class Philadelphians who desired to live in a fashionable suburban neighborhood. During the third quarter of the nineteenth century, private development consisted of large freestanding houses designed mainly by local architects in the latest Victorian Eclectic styles that were constructed on generous lots and surrounded by landscaped gardens.

Concurrently, speculative developers were building semi-detached houses based largely on the Italianate and rural gothic designs of Samuel Sloan (1815-1884). Many of the spec-built semi-detached houses and architect-designed freestanding

houses constructed in Powelton Village during this period were considered the archetypal style of suburban development because of their associations with urban prosperity and refinement as well as their close proximity to the city.

Some of the finest examples of residential architecture in the neighborhood date from the centennial period of the 1870s and 1880s. During this time, the architectural styles of the preceding decades were succeeded by more elaborate Second Empire and High Victorian styles. Notable Philadelphia architects were commissioned by local industrialists to design substantial homes along the tree-lined streets of Powelton Village.

The nineteenth century freestanding houses of Powelton Village that remain today are located for the most part along Powelton Avenue between 33rd and 35th



Freestanding house in Powelton Village interior core

Streets. There are also a few examples along Baring Street. These freestanding houses are varied in size, material, influence and original period of

The Powelton Village Plan

Assessment of Significance: Physical

construction. Most share front porches and have details characteristic of mid- to late-nineteenth century residential buildings, such as elaborate plans and picturesque corner towers and cupolas. These houses are usually located on corner lots and provide a visual frame to their respective blocks, much like the stone churches throughout the western portion of the neighborhood. The buildings do this by serving as “book-ends” to the individual blocks while smaller semi-detached houses are occupying the lots in between. Due to changing neighborhood demographics and economic pressures, many of the freestanding houses have been converted from single-family dwellings to multi-unit dwellings, social service institutions and fraternity houses for students from the neighboring Drexel University.

Common characteristics of the semi-detached houses, or twins, in Powelton Village include open front porches, regular massing and height, symmetrical



Typical semi-detached Italianate house

fenestration, generous street setbacks and front lawns. Brick or ashlar stone facades, of Wissahickon schist or serpentine, and

mansard roofs characterize one type of semi-detached houses in the neighborhood. A stucco surface finish, flat roof, a deep cornice with substantial brackets and large double-hung sash windows characterize a second type of semi-detached houses.

Another type of semi-detached houses is adorned with original decorative brickwork and terra-cotta panels on the facades and roof lines. Semi-detached houses in Powelton Village are not limited to certain streets or sections of the district; however, the nearly uninterrupted assembly of twins along Hamilton Street and Baring Street between 33rd and 38th Streets give this section of the neighborhood a unique sense of visual and physical continuity. While the majority of semi-detached houses in Powelton Village are now used as multi-unit dwellings, a number are still maintained as single-family dwellings by homeowners.

By the late 1880s the population density in West Philadelphia was increasing, causing land prices to rise and prompting developers to subdivide and build on smaller lots. The developers of Powelton Village began to introduce new urban housing forms, such as the row house, to the neighborhood. The suburban feel of the area was maintained through the incorporation of setbacks and porches into the designs for these newly built narrow, contiguous row houses. By 1900 speculative developers were subdividing blocks even further and primarily investing in row house developments of a smaller scale than previously seen in anticipation of additional population growth.

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Assessment of Significance: Physical



Powelton Village rowhouses featuring terra cotta details

Powelton Village has many examples of the ubiquitous Philadelphia row house. The row houses are brick and many feature raised front porches, flat or mansard roofs, decorative or corbelled brickwork and terra cotta detailing. There are a great variety of sizes and styles of row houses. For example, on Napa Street in the eastern portion of the neighborhood, the houses are small two-story densely packed structures, built adjacent to the sidewalk and without front porches. These can be compared with the more grandiose row along Powelton Avenue near 35th Street.

In addition to the freestanding, semi-detached and row houses that comprise the three distinct residential building types of Powelton Village, the district is defined by commercial storefronts along Lancaster Avenue and Spring Garden Street. These areas provide a definitive northern and southwestern border and enhance the livability of the neighborhood. For the most part, the commercial buildings do not

detract from the architectural integrity of the neighborhood, as they most often resemble the residential row house type and serve both a commercial and residential use.



Commercial Storefronts on Lancaster Avenue

The garden spaces in Powelton Village have traditionally been designed with a combination of plant materials, including various types of annuals, perennials, shrubs and trees. Many of the gardens nest the building they accompany, reinforcing their picturesque modes with rhododendrons, evergreens, ivy and other native and non-native plant materials. The gardens are, as they have been historically, a means to establish a separate building identity and provide residents with privacy and enclosure. As a group, however, they work in tandem to create a park-like streetscape.

A strong gardening tradition is still alive along Hamilton and Baring Streets and creates a miniature garden district in the core of the neighborhood. The mature trees that line the streets of Powelton Village and contribute to the suburban feel of the streetscape are significant features

The Powelton Village Plan

Assessment of Significance: Physical

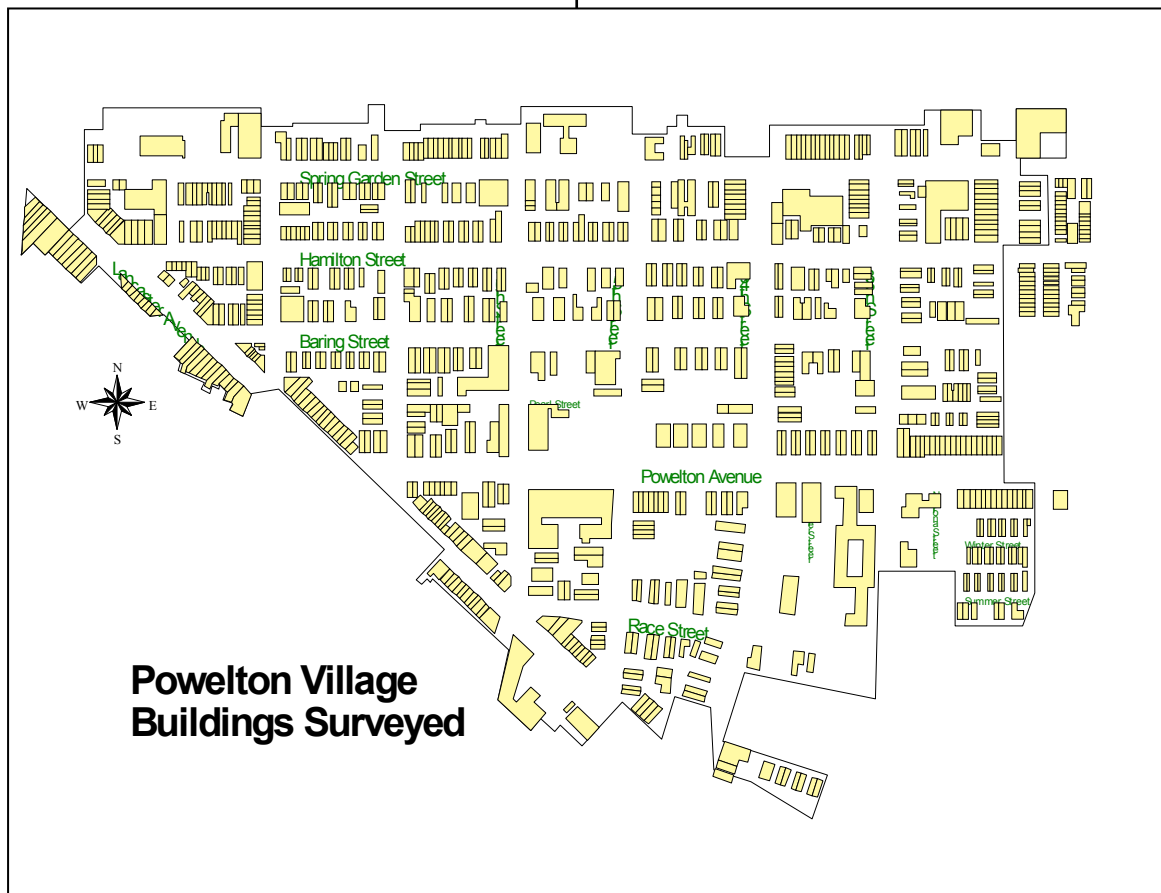


Gardens and Streetscape of Powelton Village

of the neighborhood. These trees provide a lush, green, shady canopy in the summer months and a cathedral-like enclosure for the streets in the winter months. Stone steps, metal fences and retaining walls work in unison with the decorative

features and materials of the building to link landscape and building into a single entity. Powelton Village is a fairly dense neighborhood of porches, wide sidewalks and walkable streets. The historic streetscapes, composed of diverse building types, reflect the shifting patterns of development that transformed the neighborhood. Powelton Village has evolved from a nineteenth century streetcar suburb to a vital extension of urban Philadelphia. The built environment of Powelton Village has withstood the passage of time with integrity making it a distinct and vital district within Philadelphia.

To assess the historic and contributing structures and landscape that remain from



The Powelton Village Plan

Assessment of Significance: Physical

these periods of development, the survey detailed in Chapter 1 was developed. The following elements were surveyed and entered into an MS Access® database, which was then linked to Geographic Information System (GIS) mapping software: address, integrity, condition, whether or not the structure was intrusive to the neighborhood, the presence of a porch and whether or not it had been enclosed. In addition, the number of stories and bays, façade and secondary material, surface finish, setback distance, the presence of window bars, the presence of an enclosure and the presence of a storefront were recorded. A landscape survey was also conducted, which evaluated the number and types of vegetation, the presence and location of a lawn and its material, landscape structures, sidewalk material and sidewalk condition.

These surveys were conducted for over 1,000 structures, and as stated above were linked to GIS for mapping trends throughout the neighborhood. (Appendix 14)

In summary, it was found through the evaluation and mapping of the data gathered that the neighborhood consists primarily of residential structures. These comprise 75% of the total number of structures. Within these residential structures are three distinct building types: rowhouses, semi-detached houses and freestanding residential structures. Rowhouses make up 30% of this total, semi-detached houses comprise 40%, and freestanding houses, though visually prominent make up 5% of the residential structures. These residential types each displayed individual variations. These variations were mapped, and the results are visually represented in Appendix 14.

The Powelton Village Plan

Statement of Significance

Statement of Significance:

Powelton Village has evolved from a 19th century streetcar suburb to a vital extension of urban Philadelphia, and much of its built environment has withstood the passage of time. The palimpsest of the neighborhood's architecture, history, and community spirit all contribute to its cultural significance. The historic streetscapes, composed of diverse building types, reflect the shifting patterns of development that transformed the neighborhood. This built environment holds significant value for the stakeholders in the neighborhood. Diverse architectural details reflect changing styles of different eras, yet they are harmonized by the predominance throughout of setbacks, porches, gardens, mature trees, and corner anchors.

Powelton Village stakeholders value the individuality of buildings and their place within a unified neighborhood

aesthetic. The neighborhood derives much of its cultural significance from the history that enriches the lives of its inhabitants. A sense of the past pervades the neighborhood, as many of the architectural landmarks and landscaping recall another time.

The preservation of the neighborhood's historic buildings, and an understanding of the historic events that shaped the area, are important values to many of Powelton Village's inhabitants. The sense of place felt by the residents of this community is informed not only by historical continuity, but also by the diverse groups who populate the neighborhood. Many stakeholders value the coexistence of diverse communities within the neighborhood. Familiarity with neighbors, common public spaces, and shared activities are positive elements that foster the community spirit valued by many stakeholders.





POWELTON VILLAGE PLAN

CHAPTER 3 ENABLING ENVIRONMENT

The Powelton Village Plan

Enabling Environment: Introduction

Introduction:

The values articulated in the Statement of Significance were identified independent of implementation strategies. To understand the feasibility of preserving the architectural, historic, and social values of Powelton Village, an assessment of the enabling environment was necessary. Economic, community, regulatory, political, and physical conditions can help or hinder preservation efforts. This chapter provides an overview of enabling factors and an analysis of their impact on Powelton Village.



3500 Block of Powelton Avenue

The Powelton Village Plan

Enabling Environment: Economic

Economic Factors:

To assess the financial and economic pressures that enable or disable preservation in Powelton Village, the studio analyzed demographics and housing information from the 1990 and 2000 census data and data in recent Philadelphia and University of Pennsylvania planning studies. Home sales information since 1996 was collected and mapped with current Philadelphia city tax assessments, interviews were conducted with Powelton Village realtors and landlords, and existing non-profit, local, state, and federal programs were reviewed for how they could be applied to encourage meaningful preservation of the built environment.

Powelton Village Defined

Powelton Village can be defined in several ways: by geographic boundaries, by demographics, by building survey data and by the values of the stakeholders who live, work and/or invest in the community. For this analysis, data from a variety of sources were utilized. Each source defines the area that includes Powelton Village differently, and no one service provided the exact data that covers the study area.

For this analysis, the U.S. Census data for Tract 90 (Exhibit 3.1) was the primary source. Tract 90 includes over two-thirds of the Village from North 36th Street to 31st and is bounded by Spring Garden to the north and Market to the south. Tract 91 (Exhibit 3.2) data is also included for reference, as it includes the far western section of the Village and extends to 40th Street.

Additionally, data and charts from the Nbase Neighborhood Profile of Powelton/West Powelton, developed by the University of Pennsylvania Cartographic Modeling Laboratory, were used. The area of Powelton/West Powelton is defined as being north of Market Street between 32nd and 46th and south of Spring Garden, a much larger area than the Studio's area. (Exhibit. 3. 3)

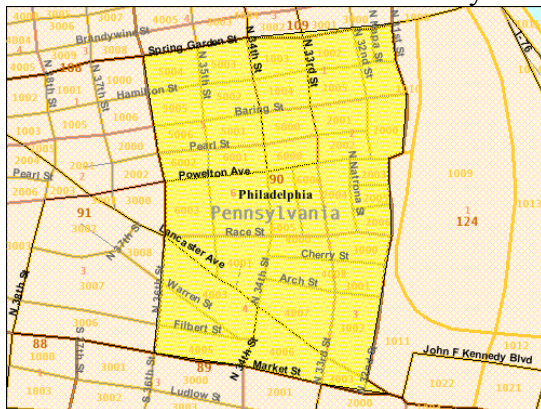


Exhibit 3.1 Philadelphia Census Tract 90

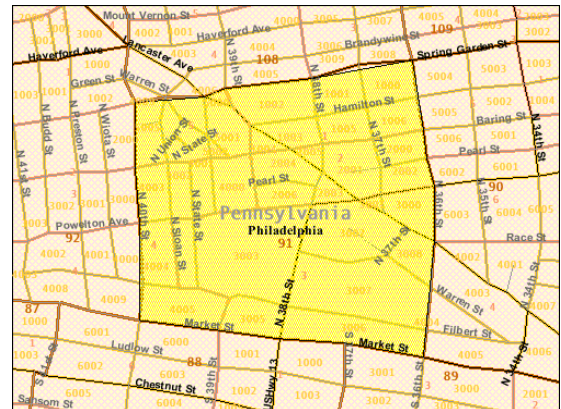
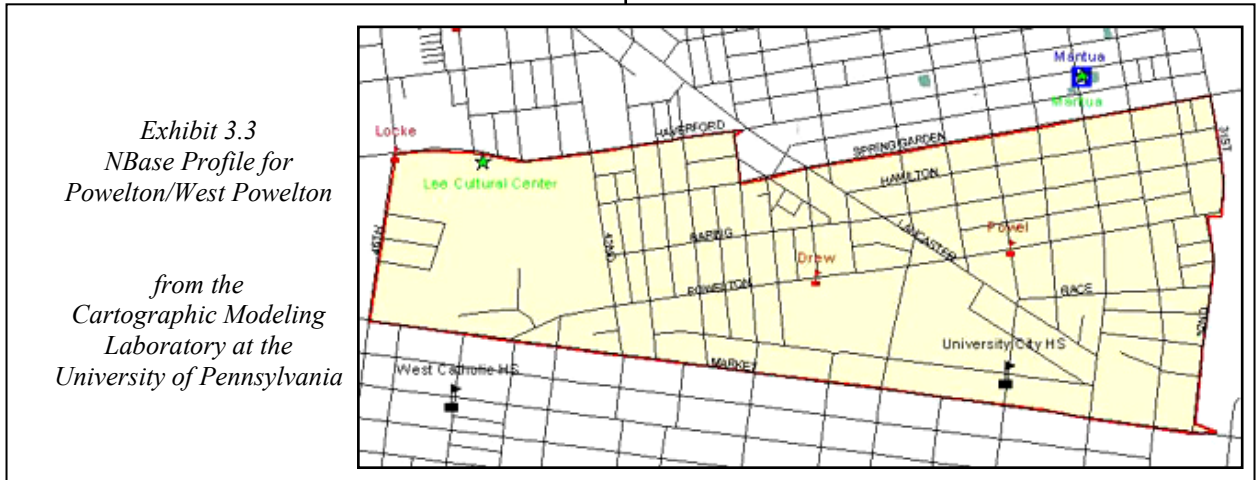


Exhibit 3.2 Philadelphia Census Tract 91

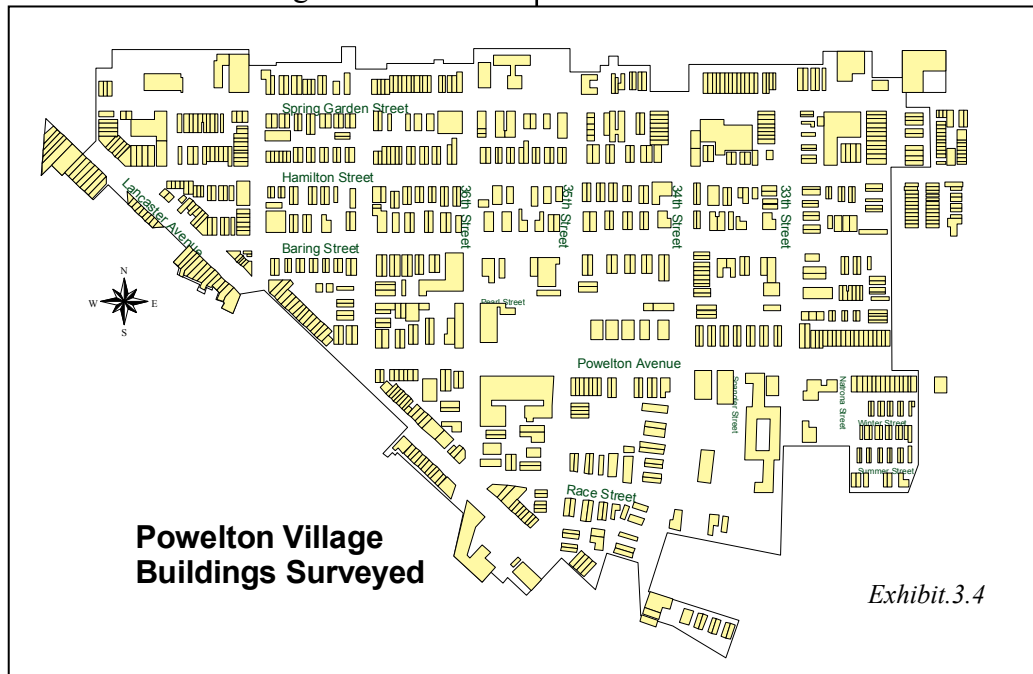
The Powelton Village Plan

Enabling Environment: Economic



The University of Pennsylvania's Office of Off-Campus Living Report on University City Occupancy Rates, Rental Ranges and Population Trends defines Powelton Village as the area west of the Schuylkill to 42nd St. and from Spring Garden south to Market St. Additional data came from the following web site:

<http://www.smarthomebuy.com> where demographic data was listed by zip-code. The Studio defines Powelton Village as the area from 31st to 39th Streets and bounded on the north by Spring Garden, and the south and west by the diagonal of Lancaster Avenue to its connection with Market Street.³⁶ (Exhibit 3.4)



³⁶ The solid edge line above in Figure 4 depicts the boundary of the properties included in the National Register Nomination of 1985.

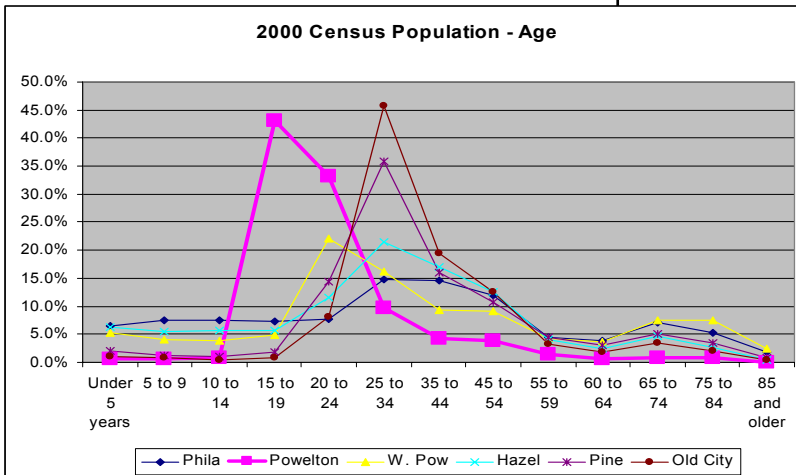
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Enabling Environment: Economic

Demographic Analysis

Demographic data from the 2000 U.S. Census was recently released. As noted above, Census Tract 90 covers over two-thirds of the Powelton Village study area. The census data was used to develop a comparison of Powelton Village with other census tracts in the city.

See Appendix 4 for the full data and for example property sales data.

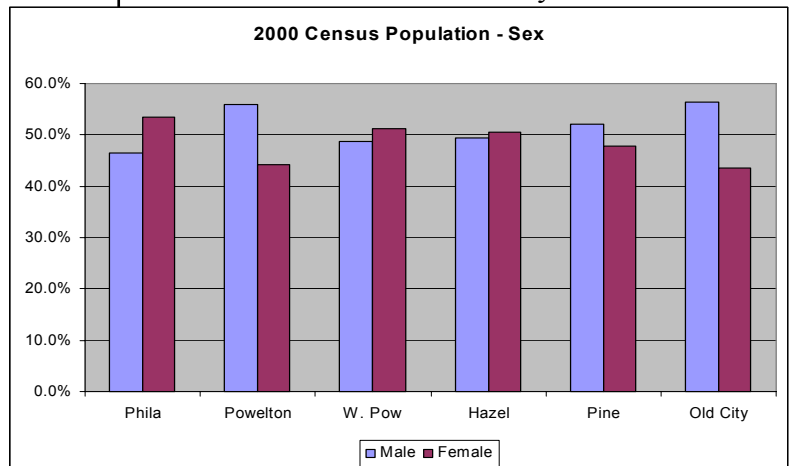


Powelton Village, as characterized by U.S. Census Tract 90, has a significantly higher percentage of male residents than does Philadelphia. Many of the residents are undergraduate students at Drexel, which, historically, has had a higher percentage male enrollment than female.

The following tracts were studied.

- **Tract 90** – Powelton Village
- **Tract 91** – Includes western edge of Powelton Village
- **Tract 79** – In University City; includes the area around Hazel Avenue
- **Tract 11** – In Center City; includes the 1300 block of Pine Street
- **Tract 1** – The original Old City of Philadelphia on the Delaware
- **All Philadelphia** – Includes all City Census Tracts

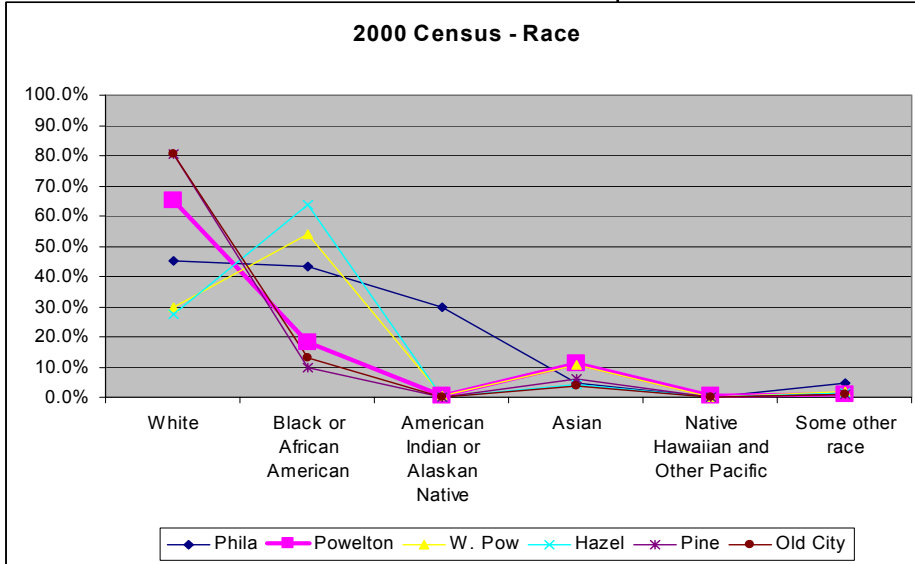
The high number of undergraduate student residents creates a distinctive skew to age data for Census Tract 90, as compared to other census tracts in the city.



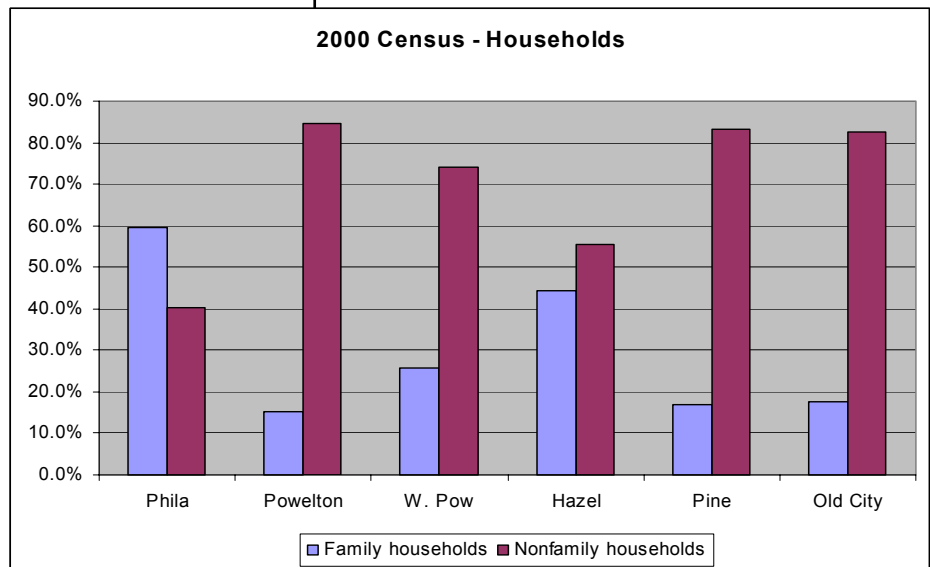
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Enabling Environment: Economic

The distribution of race in Powelton Village is similar to the overall city of Philadelphia distribution of race.



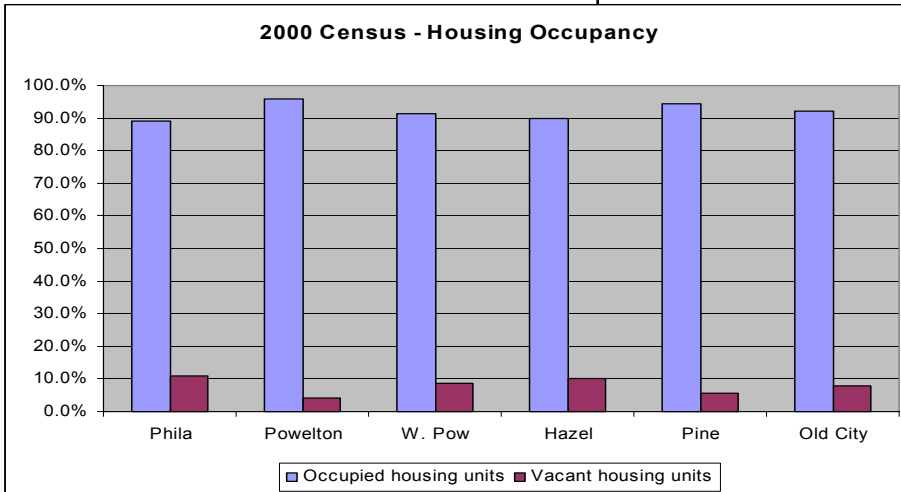
Non-family, student households predominate in Powelton Village.



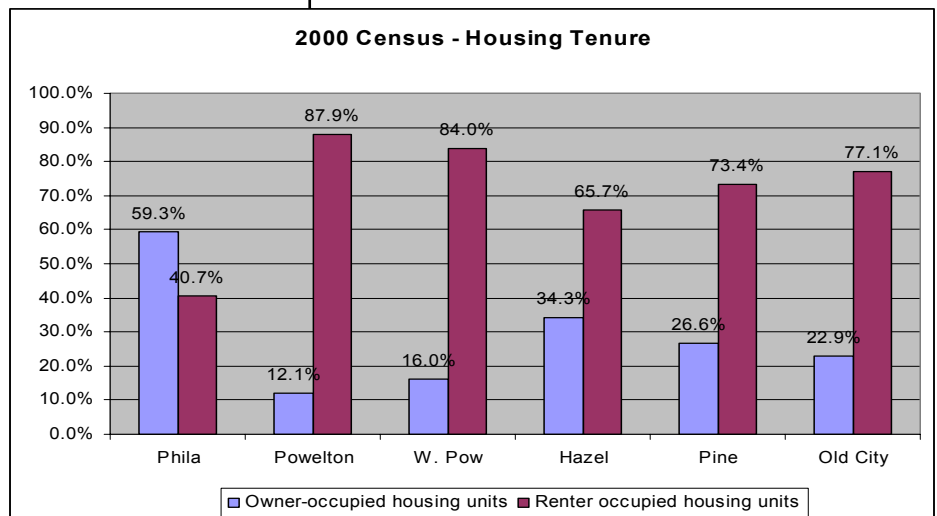
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Enabling Environment: Economic

For most of Philadelphia, vacancy rates are below 10%. Powelton Village has the lowest rates in this comparison, with only 4% of housing units vacant.

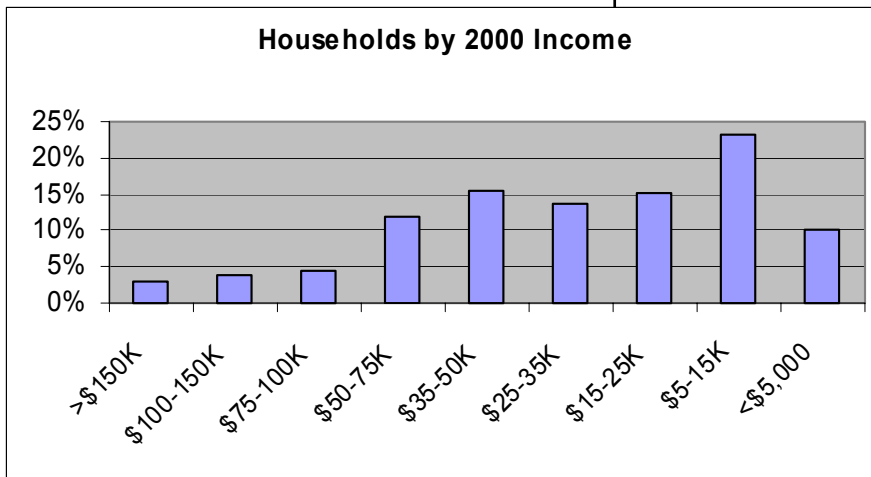


One of the most important statistics found in the census data is that only 12.1% of the Tract 90 housing units are owner-occupied. This is down from the 1990 census data for Tract 90 where owner-occupied housing units was 16.1%



The Powelton Village Plan

Enabling Environment: Economic

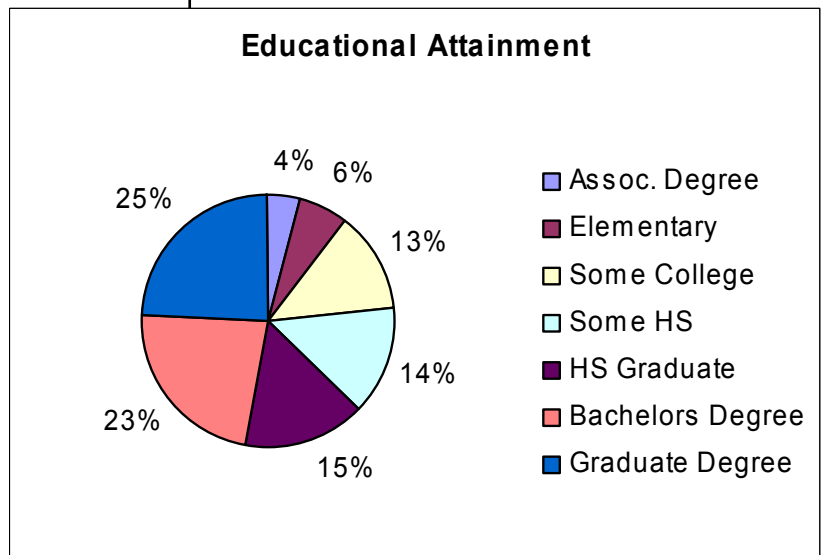


The majority of residents in Powelton Village make less than \$75,000 in annual income. According to the *University City Report Card, 2001* the largest income category in University City is the \$5,000 to \$14,999 per year category making up 23.27% of residents' income.

This is substantially different than the statistics found in the entire University City area, where according to the *University City Report Card, 2001*, the highest single percentage of people were people with a graduate education.

Educational Statistics

The online website www.extendthereach.com provides statistical information for a radius of three miles around any residence. For this study, we used the address of 3731 Lancaster Avenue. According to this information, over half the population residing within three miles of this address do not have a college education.



This is easily explained as the 2000 census data on age shows that 43.1% of the residents in Tract 90 are in the 15 to 19 age range, reflecting the fact that many of the residents are undergraduate Drexel students, including 46% of total Tract 90

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Enabling Environment: Economic

population which are housed in “group quarters”, or dormitories. These young students have not yet received their college degrees, as compared with the University City statistics that reflect a greater percentage of graduate students.

Employment

It is interesting to note that 90% of the residents of the University City District work in the service industry, the majority of which are in education and health services. This is reported in the *University City Report Card, 2001*, which also reports that the five largest employers in the area are the University of Pennsylvania (University and hospitals), the Children’s Hospital of Philadelphia, Drexel University, the Veteran’s Affairs Medical Center, and the University of Sciences in Philadelphia.

Apartment Types, Occupancy Rates and Rents

According to the survey, *University City Occupancy Rates, Rental Ranges and Population Trends* published by for the University of Pennsylvania Office for Off Campus Living in 2001, one bedroom apartments are the most prevalent type of apartments in University City.

Studio	26.00%
One Bedroom	44.00%
Two Bedroom	15.00%
Three Bedroom	6.00%
4-12 Bedroom	4.00%
Houses	5.00%

For each type of these units, occupancy rates in University City are above 97%. The overall occupancy rate for Powelton Village was found to be 98.69%.

The Off Campus Living department also surveyed rents in University City.

University City/W. Phila Median Rents

Studio	\$438
1 Bedroom	\$591
2 Bedroom	\$925
3 Bedroom	\$1,400
4-12 Bedroom	3,750
House	\$3,300

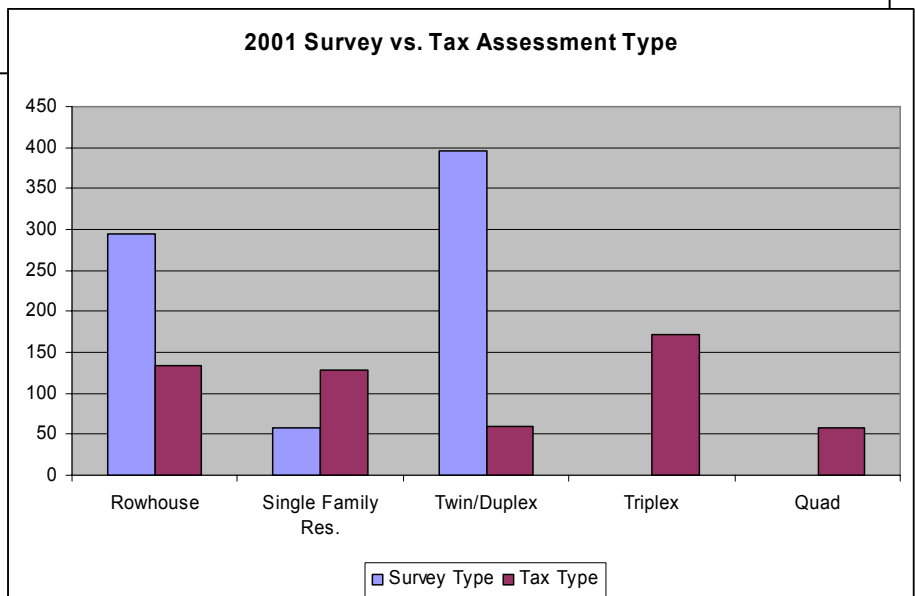
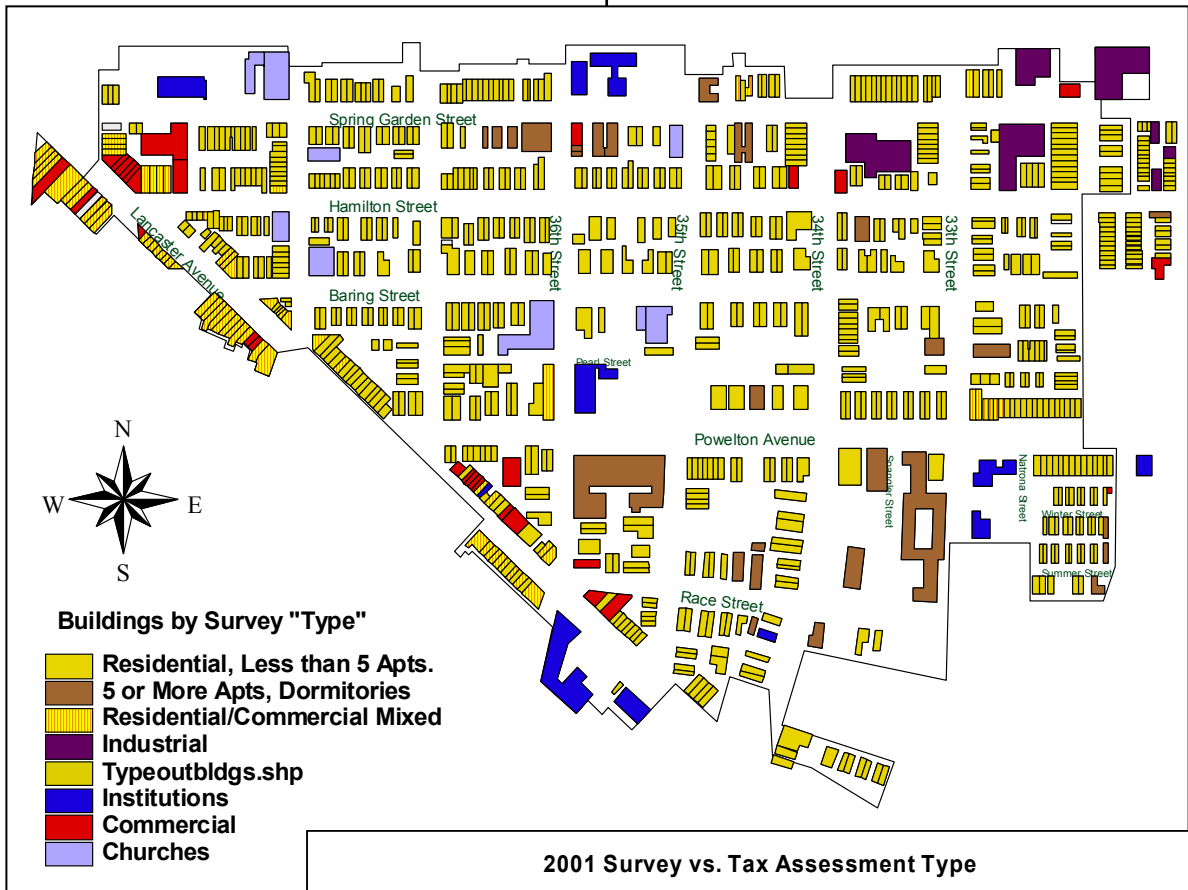
According to NBase, residential property types make up the majority of Powelton / West Powelton; 46.7% of all property types. According to the Studio database of all the properties in the study area, 57% of the buildings are residential with fewer than five apartment units. 75% of the buildings are for residential housing including single family residences, rowhouses, duplexes, triplexes, quadriplexes, apartment buildings, university housing, and fraternity and sorority housing.

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Enabling Environment: Economic

The Studio survey of all buildings in the study area classified residential structures as either "Rowhouse," "Single Family Residence," or "Twin."

The Tax Assessment data classifies structures as Rowhouse, Duplex (two apts), Triplex (three apts), or Quadriplexes (four apts).

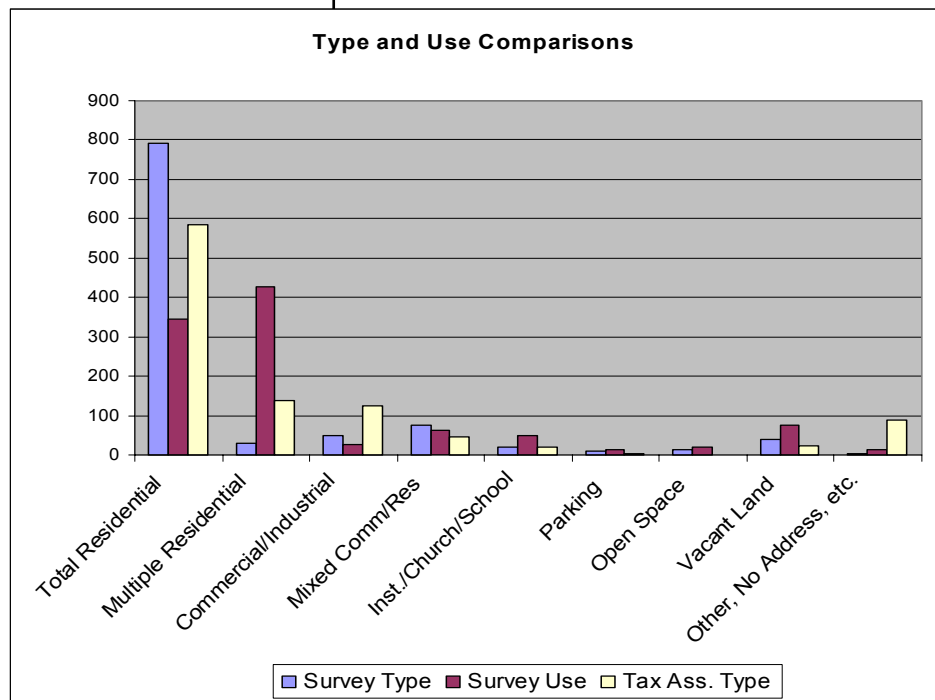


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Enabling Environment: Economic

Category	Survey Type	Survey Use	Tax Type
Rowhouse	333		151
Single Family Res.	57	345	133
Twin/Duplex	401		68
Triplex			175
Quad			58
Total Residential	791	345	585
Multiple Residential	29	428	137
Commercial/Industrial	48	26	125
Mixed Comm/Res	74	62	45
Inst./Church/School	19	48	21
Parking	11	12	3
Open Space	14	19	0
Vacant Land	41	77	23
Other, No Address, etc.	2	12	90
	1029	1029	1029

During the Studio survey of 1,029 structures in the study area, each building was listed by type and current use. The current tax assessments gathered also listed the properties by the taxed type/use. A comparison of the data can be seen on the charts to the left and below:



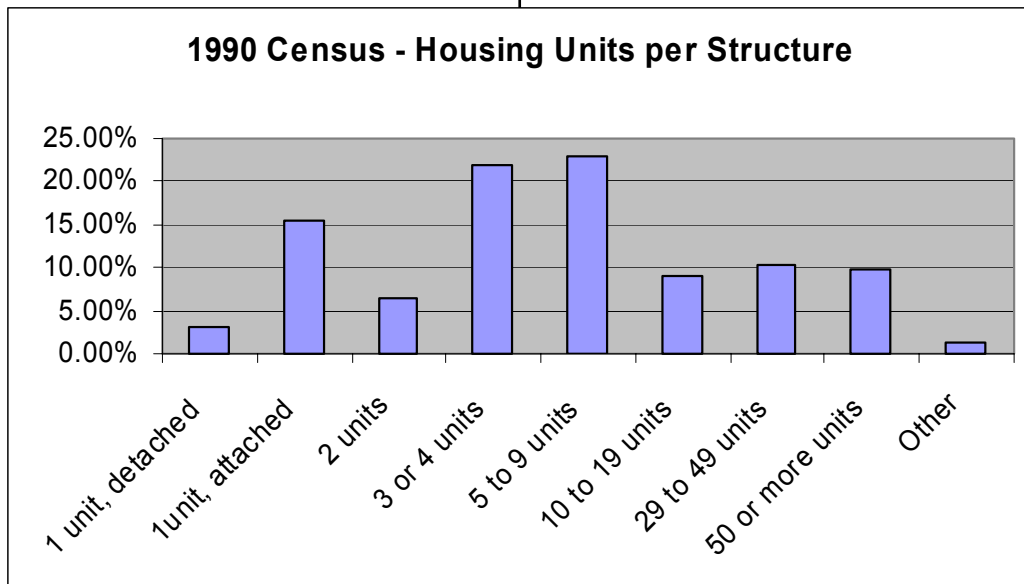
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Number of Units Per Structure

According to the 1990 Census, the majority of residential structures in Powelton Village hold from three to nine units. This information has not yet been supplied from the 2000 census.

Our analysis of housing sales in the study area since 1996 using the commercial internet sites www.smarthomes.com and www.dowjones.homepricecheck.com showed that 113 properties were sold, or 11% of the buildings in the Studio database of 1,029 properties.



Ownership Turnover

Between 1996 and 2000, 25% of the structures in the NBase area of Powelton/West Powelton were sold. This indicates a fairly high turnover rate. According to realtors that specialize in Powelton Village, the market for the smaller study area that includes only the Powelton Village District is very tight and few residential properties come up for sale.

Real Estate Taxes

In Philadelphia, real estate taxes are determined by an independent seven-member board that is appointed by the board of judges of the Philadelphia Common Pleas Court. This board is known as the Board of Revision of Taxes (BRT). The BRT has been mandated to annually estimate and review the fair market value on all real estate in the jurisdiction of Philadelphia County. Market value is determined using three approaches: Sales Comparison, Property Rental Income, and Cost/Depreciation.

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Enabling Environment: Economic

Residential properties are usually assessed using the Sales Comparison Approach. This approach compares, recently sold, reasonably similar properties within a short distance of a specific property or block. Adjustments are then made for known differences between these properties.

Taxes are determined not by market value, but by an assessed value which is a predetermined percentage of the market value of the property. This percentage is currently 32%. The current tax rate is 8.264%, so real estate taxes can be determined by the following formulas:

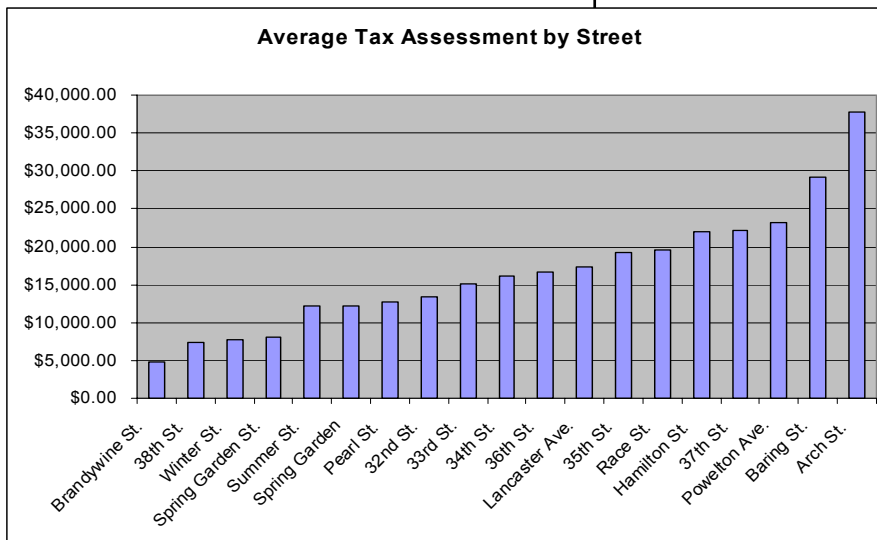
$$(\text{Market Value})(32\%) = \text{Assessed Value}$$

$$(\text{Assessed Value})(\text{Tax Rate}) = \text{Real Estate Taxes}$$

This year the BRT implemented a new program entitled Equalization 2002. This program reassessed the tax assessment value for all properties in Philadelphia. Roughly 193,000 of 450,000 residential properties were found to require adjustments “through equalization.” Of these, approximately 187,000 were found to be undervalued. Their reassessment is expected to mean an additional \$20.3 million in property taxes, much of which will go to the Philadelphia schools.³⁷

Powelton Village Market Value

The Studio researched the tax assessments for all properties in the Powelton Village database that were residential properties or properties with five or fewer units. The average tax assessment on those 580 properties with available data is \$18,567. The minimum assessment is \$704 and the maximum assessment is \$196,800.



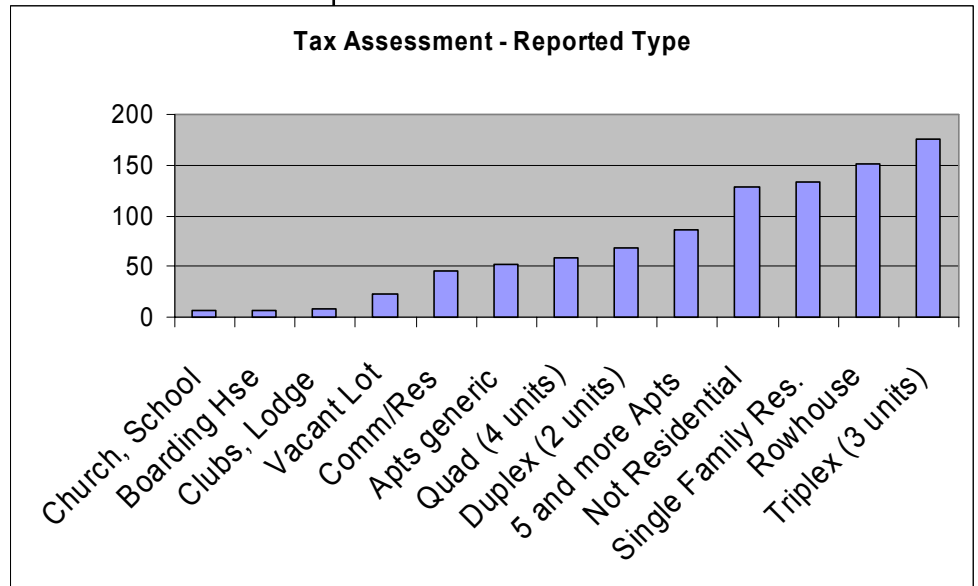
Using the above formula that defines the assessment at 32% of Market Value, the average Market Value of the residential properties, including properties with five or fewer units, in our study area is about \$54,000.

³⁷ Earni Young, “All’s Not Rosy for City’s Homeowners,” *Philadelphia Daily News*, September 5, 2001.

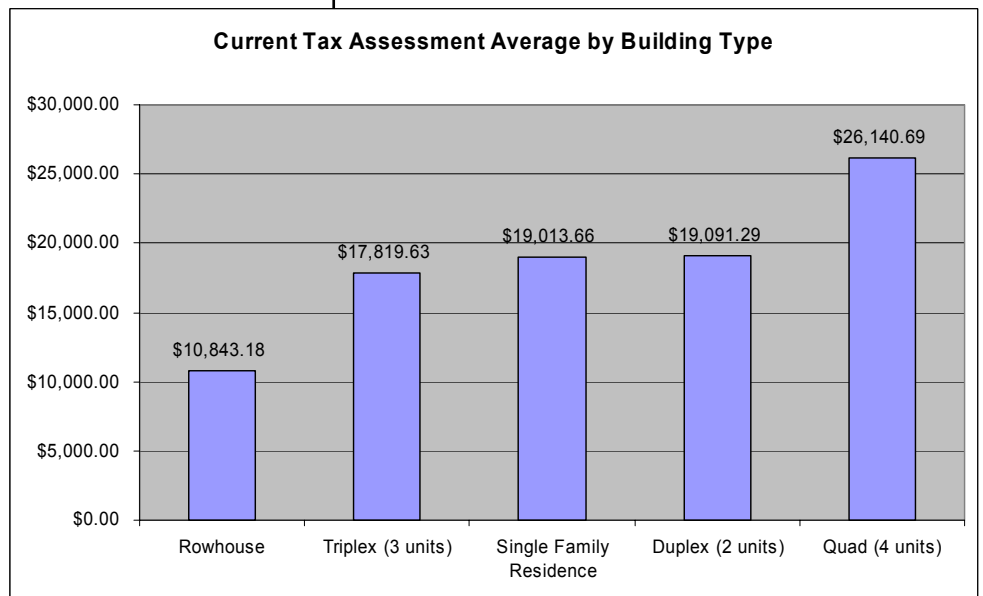
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Enabling Environment: Economic

The previous chart shows the tax assessments by street in Powelton Village and to the right, the property type listed in the tax assessment. In the property type chart, all 1,029 properties in the database for the study area are included.

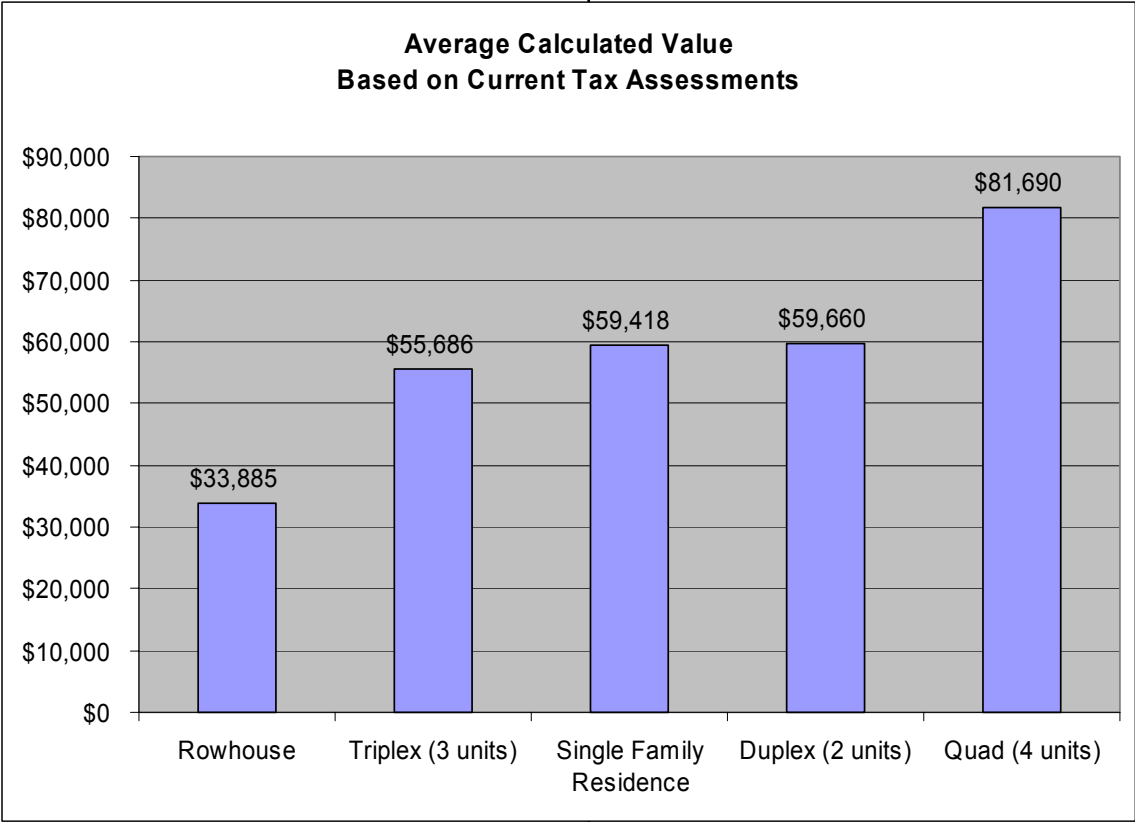


The tax assessments on non-residential properties were not available on the www.smarthomebuy.com site. However, the property type was often listed and has been included in the chart.



The Powelton Village Plan

Enabling Environment: Economic



Stakeholders

Demographic census data and interview information reveal that Powelton Village is quite diverse. Distinct groups with varying economic interests in the community can be clearly identified:

Single Family Home Owners - These are in a minority, but along with the category of Owner-Occupants, form the core of the community. These home owners are a stabilizing factor to the transient nature of a rental neighborhood dominated by university students. They have a long-term commitment to the neighborhood and show this by their above average investment in the maintenance of their homes and preservation of original details. They are interested in maintaining or increasing the market value of their buildings. This group, though small, would be a key enabling force for preservation.

Owner-Occupants - In Powelton, even the semi-detached houses are too big for today's small modern family. There is usually enough room for the owner and family and up to three additional studios and/or one or two bedroom apartments. The owner benefits from a rental income, which easily covers his mortgage and maintenance costs. The house and renters benefit from his constant vigilance over the building systems. He will often keep his rents low so he can increase the pool of renters to choose from in order to get the right tenant. Alternatively, he will keep the density low to lessen the wear and tear on the building and thereby reduce the hassle and expense of added maintenance.

The owner-occupant has a long-term commitment to the community and to protecting property values. This group should also be considered a key enabling force for preservation.

Owner-Occupant Investors - This type of owner occupies part of his home and rents out the rest, but in addition has at least one and as many as eight other multi-unit rentals in the neighborhood. This kind of responsibility requires full time attention and since he still lives in the neighborhood, his commitment to the condition of his buildings is generally high. He prides himself on providing excellent service to the renter, which he can do since he lives within walking distance. He maintains his buildings well, though perhaps not to the level of his own home. It is assumed that original materials and details are not always retained, if they were even there when they purchased the property.

The properties are typically bought at a low price and with a lot of work necessary to make them rentable. Living in the neighborhood gives these investors the advantage of knowing when good candidates for rehabilitation come up for purchase. They are also very selective about who they rent to. We know of at least six such owners in the neighborhood. These investors are quite knowledgeable about property conditions and sources for restoration services and could be an important group to tap for educational programming on maintaining historic fabric throughout Powelton Village.

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Enabling Environment: Economic

Non-Resident Outside Investors - The other name for these with all the worst connotations is “absentee landlord”, absent in every respect except for rent collection. Rent collection is done primarily through the intermediary of a local property management firm. While there are outside investors that are good landlords and maintain their buildings well, a common perception exists that outside investors do not sufficiently maintain the quality of the historic fabric of their investment. The conditions of many of these buildings range from aesthetically deficient to structurally unsound. During interviews with residents, realtors and local landlords, many examples were given concerning the very poor state of apartments, equally poor service, and rude treatment of tenants by the worst of the non-resident outside investors.

The rental market is so strong in Powelton Village that there is little incentive for these landlords or the management companies to provide better service. With apartment occupancy rates approaching 100%, renters are afraid to complain too loudly. A local resident aptly described the absentee landlord’s view of the buildings as “cash cows”. Another homeowner sees these owners as “bleeding” their buildings until they have certainly lost most of their historic and even structural integrity. Long-term residents express embarrassment that some of their neighbors are living in near slums. The lack of service and total disregard for the fabric of the neighborhood that the worst of these landlords show has created a tremendous amount of resentment among the residents of Powelton Village.

This large group should be further analyzed and actionable programs developed to reduce the disabling impact that many of them have on the preservation of Powelton Village.

Developers - Developers seem to have had a mostly positive impact on Powelton. Examples of their work include businesses in the northern section of Powelton Village have an embattled air since security is an issue. The other businesses are mostly concentrated on Lancaster and are rather low profile primarily serving a clientele from elsewhere. There are a series of inexpensive restaurant establishments on the east side near Drexel that cater to the college crowd and others along Lancaster Avenue. The small storefronts on Lancaster Avenue do not lend themselves to profitable enterprise, which requires considerably more square footage. The two restaurants anchoring both corners of the 3600 block of Lancaster, south side, have each succeeded well by combining multiple store fronts. A project within this study further explores the opportunities available with commercial development. See Appendix 13, “Plan for Lancaster Avenue.”

Institutions - The institution with the greatest impact on the neighborhood is Drexel University. The University is regarded, often by the same people, as both a threat needing constant containment and as an important economic force in the area. Residents want the University to manage better its students and maintain its many properties.

There is concern over what Drexel calls its “strategic property holdings” in Powelton,

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many of which are north of Powelton Avenue, the southern boundary that Drexel had previously asserted they would remain below.

The low level of maintenance that Drexel has applied to its historic buildings in the past has not inspired confidence in their willingness to preserve the historic character of the neighborhood. Drexel has demolished a number of historic residences in the past. The University's new master plan still does not clearly indicate its intentions in Powelton Village. Drexel's planning department, however, does claim to want to preserve the character of the neighborhood and points to the recent rehabilitation of two fraternities and the impending adaptive use of their M. Reibenack House on the southeast corner of 34th and Powelton as a student center with food service.

Realtors/Property Managers - Very few houses come on the market every year in Powelton. It is a very small geographic area from the point of view of a realtor, especially if the average turnover rate for houses is only every ten years. Some local realtors also manage rentals however, and deal in properties in other parts of West Philadelphia. The realtors recognize the selling point of the historic character of the neighborhood. One realtor described the clientele for houses in Powelton as "ever more discerning, valuing original detail in a house over replacement." However, most of the houses lack a high level of interior integrity, and other factors such as safety and schools have acted to keep property levels relatively low.

Profits for a realtor who works on a percentage are not that large. Just the

same, realtors acknowledge the intrinsic value of the properties in Powelton and believe the prices in Powelton Village will steadily rise. They recognize an owner-occupied housing market increasingly dominated by two-income earner households whose members do not have the time or inclination to work on these houses themselves. It is therefore the best maintained houses with up-to-date utilities that sell most quickly and at the highest prices. New owners are willing to paint, wallpaper and add new kitchens, but they are not anxious to purchase buildings that require serious structural work or new roofs.

Financial Incentives and Dis-Incentives

During interviews with local landlords, the Studio found that the local landlords are aware of the federal programs for tax credits for historic restoration work on income producing properties, but often did not consider the rehab work to be extensive enough, or the benefits great enough, to work through the IRS paperwork and Historical Commission process. There is a perception that making repairs that are consistent with the Secretary of Interior Standards are cost prohibitive. In one example, FHA 203(k) Rehab loans were used to purchase and rehab one of the multi-unit twins for an owner-occupied rentals. Surprisingly, this federal program does not require that work be done and inspected to be according to the Secretary of Interior Standards for Treatment for Historic Properties.

There are numerous financial assistance programs available for the first time,

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Enabling Environment: Economic

minority, or low-income purchaser, if an appropriate building can be found for sale. However, usable financial assistance programs for repair and large-scale rehabilitation are not as available, particularly for the home-owner. Interviewees were somewhat aware of various tax abatement programs, but not fully conversant on which programs were relevant and how they could be used. A full review of all the programs available from federal, state, city and non-profit organizations is included in Appendix 5.

The interviewees were not able to provide comprehensive financial data for maintenance and rehabilitation costs. Several case studies using the R.S. Means Estimation showed that rehabilitation on buildings needing new roofs, extensive masonry repair, and plumbing, electrical and HVAC systems could cost anywhere from \$40 – 200,000.³⁸ Assessments of the survey and interview responses, coupled with our analysis of census demographic and housing data, led to the following recommendations:

- Develop design and maintenance guides and references to help owners make better decisions on the repair and maintenance of the historic fabric of the buildings. This recommendation has been further developed and can be reviewed in the strategy section in Chapter 4 of this report. A copy of a suggested manual can be seen in Appendix 15.
- Prepare financial models that show the investment results for various maintenance and rehabilitation scenarios. These models were developed and can be reviewed in Chapter 4.
- Analyze commercial development opportunities on Lancaster Avenue and throughout Powelton Village. Various options for commercial development were considered and can be reviewed in Appendix 13.
- Analyze the ownership and development opportunities throughout Powelton Village. This type of research is outside the capabilities of a four-month academic studio, but is believed to have merit if a group were seriously interested in the long-term preservation of a larger group of Powelton Village properties. According to the data discussed above, the owner-occupied percentage is very low and interviewees have indicated that outside investors, or “absentee landlords” could own and operate as much as 70% of the building inventory.

³⁸ Cost data taken from R.S. Means, *Repair and Reconstruction Cost Data, 22nd Edition*, Kingston, MA: R.S. Means Company, Inc., 2001.

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Enabling Environment: Economic

For successful preservation of Powelton Village, this very large group cannot be ignored. They should be approached in a variety of ways, such as educational programs on maintenance of historic fabric or financial incentives for preservation. There is also still merit in an interested developer or community group revisiting the successful purchase/renovate programs of the 1950s and 1960s. Those programs could work once again to take key buildings or blocks “at risk” and restore them to increase the availability for single family ownership or owner-occupied rentals properties.

In this short studio, individual building ownership data was not gathered. However, that information is public and with leg-work at City Hall and Licenses and Inspections, building ownership could be collected into a list of owner-occupied, non-resident investors, developers, and Drexel. With such data, a prioritized and targeted list of outside owners, the buildings involved and the conditions that need change could be generated. Using the database that this Studio has started, and public ownership information, the “Problem of Absentee Landlords” can be broken down into smaller, actionable projects. Depending on the symptoms, the cures might include personal persuasion and presentations, educational programs, legal actions, renter actions, offers for purchase, and zoning, health or building code investigations, just to name a few.

Conclusions on Financial and Economic Environment

Based on the information collected, the Studio concluded that there are enough programs available and understood to support single family homeownership and the purchase of buildings by small to medium sized investors. There are also a variety of new tax abatement programs that are less well known or understood that should become part of an educational program for the homeowner and small landlord, as these programs are more directly tied to the repair and maintenance needed in Powelton Village. There is also a lack of communication, and perhaps knowledge, on the part of the absentee landlords, as to how maintenance and restoration projects completed in the present could ensure a much greater income in the future. This analysis is further developed in the section on strategies in this report. There also exists a need for educational and financial assistance in the area of historic fabric maintenance and repair, which the Studio addresses in the *Powelton Village Preservation Manual*.

Community & Institutions:

Powelton's residents and other stakeholders have regularly supported preservation of their district. However, for the purposes of this studio, we felt it was important to develop a realistic profile of the roles that community groups and institutions take (or fail to take) to preserve the historic fabric of Powelton Village.

Within the Community/Institutional group, we divided our efforts into three subgroups. The first group went to agencies that we suspected of being advocates of preservation, like the PVCA and the University City District, and interviewed members to determine to what extent our presumption was true. The second group approached the large institutional organizations, the University of Pennsylvania and Drexel University. The last group sought out the businesses of Powelton, especially those along Lancaster Avenue, to obtain business-owners' opinions about the subject of our study.

The Powelton Village Civic Association is an organization within the larger Powelton Village community, which provides residents and homeowners with a voice. The PVCA membership is concerned with the quality of life in Powelton and with the condition of the structures in the neighborhood. To that end, they support preservation efforts. They see a direct correlation between home ownership and the quality of care the homes receive. The members would like to see more single or duplex family occupancy of residences as an effective means of preserving the fabric of the historic homes.

A preliminary preparation by PVCA of a nomination to the Local Philadelphia Register of Historic Places ended in a decision not to pursue local designation. Still, regarding this type of designation, we felt that as many people involved with the PVCA would now be in favor of it as would be against, perhaps more. A number of members have tried approaching the absentee landlords they hold responsible for much of the degradation in the neighborhood to convince them to invest more in their buildings, but to little avail.

Members of the community are more and more convinced that a local historic district status would provide a clear standard and the enforcement power needed to get the absentee landlords to assume their responsibility not only to their tenants, but also to the community at large. The PVCA has been a positive force for preservation within the community and has shown a willingness to widen its constituency. If more members of the community can find a voice within the organization, this will serve to increase its effectiveness.

A large percentage of design professionals and faculty from both Penn and Drexel reside in Powelton. They collectively represent a real asset to the preservation of the historic nature of Powelton. They have contributed directly to the community by helping to monitor what is happening with the buildings and streetscapes and by offering design advice to those who would not otherwise avail themselves of such expertise. They have also acted along with others in the community as a liaison with the universities and other organizations in

The Powelton Village Plan

Enabling Environment: Community

West Philadelphia facilitating cooperation and the channeling of assistance for preservation efforts in the community.

It was hoped that input from the public school and several churches could be included in this study, but the key people representing those institutions were unavailable for interviews.

In discussing our study with the University City District, or UCD, a local non-profit dedicated to improving life in University City, we were received with much interest. UCD is extremely supportive of preservation, and offers conservation workshops, however, the organization directs the majority of its efforts at the area west of Penn's campus and along Baltimore Avenue. Powelton is most definitely considered part of University City, though, and the UCD seemed interested in pursuing programs directed at Powelton in the future.

We had less of a preconceived expectation of support when approaching representatives of the Planning and Construction Departments at Penn and Drexel. We learned about the University of Pennsylvania's extensive attention to the area west of its campus. The Penn Master Plan does not address Powelton Village and there is not a particular recognition of Powelton as part of the Penn Community. On the other hand, the work of this year's University of Pennsylvania historic preservation studio is an indication of the type of support the community could benefit from. The Penn Historic Preservation Program is intent on providing real world learning experiences for its graduate students. Much needed

legwork could be accomplished by students in conjunction with the preservation aims of the community.

When we spoke to representatives from Drexel, we learned that Powelton is perceived to be part of Drexel's "territory". Drexel is highly concerned with the relationship between the university and the neighborhood in which it is located. Drexel wants to make sure that their students are safe and that they are not a nuisance in the neighborhood. The brochure Drexel hands out to students entitled "Tips for Living Off Campus" specifically states: "There are all sorts of things you now have to think about – not just rent, household bills and chores, but also your rights and responsibilities as a good neighbor. You are now living in a community whose residents may be fellow students, or a West Philadelphia family. While yours is a temporary living situation, theirs may be permanent. Think of their needs especially regarding noise and trash."

Cooperation in other areas between Drexel and the community, leading to such progress as the better monitoring of fraternity parties, has gone a long way to improve relations. There is still much common ground to be discovered that could give Drexel the control they want over their students while assuring the community the safe and quiet family environment they have fought to preserve. As mentioned elsewhere in the report, an initiative that would create a "win-win" situation for both camps would be the conversion of many of the Drexel owned properties into family residences for their

The Powelton Village Plan

Enabling Environment: Community

staff and faculty. The construction of another dorm for students in an appropriate location would make this even more possible.

Drexel's master plan did not clearly address Powelton proper. The plan concentrated on improvements largely between the campus and 30th Street Station. Drexel's representatives expressed a real need for more dorm space in the future, which could have the effect of relieving the pressure on the community for student housing. The planning department did state their general goal of engendering more of a human scale with their planning. They recognize the impersonal aspect of their buildings on campus dating back to the 1960s. This aim of making the physical environment more welcoming, as well as safe, seems to include the area north of campus along Powelton Ave and 34th street where they own a number of properties in the form of fraternities and sororities and rental units run by their subsidiary Academic Properties, Inc. A significant first step in implementing this is the conversion of what they are calling the "Old Stone House", a significant historic structure on the corner of 34th street and Powelton, (the former president's house), into a student center with food service.

Finally, it should be noted that although Drexel was, in the past, responsible for the destruction of historic fabric in Powelton for the purpose of expanding the campus, there seem to be no plans for any destructive expansion in the future.

Our last branch of investigation involved interviewing a group of business-owners, primarily along Lancaster Avenue, all of whom have been in Powelton Village at least 5 years. Most like the idea of a better retail zone with more businesses. Several moved into Powelton Village specifically because of their need of large spaces, which they found ample along Lancaster Avenue (dance studio, fencing academy). Many express the idea that the neighborhood seems safer with increased Drexel Security officers, and some acknowledge that the buildings that have been restored bring in a good mix of customers. In short, though, the interviewees are mostly concerned with commercial success and survival, but realize that an improved area, especially one valuing the historic nature of the architecture, would be an asset to their own business.

One factor of concern is that many businesses in Powelton Village draw their constituency largely from outside of the community. However, the right choice of businesses occupying empty storefronts would attract a potentially large clientele in the form of Powelton residents as well as the very large student and staff populations from Drexel and Penn. This increase in foot traffic could only benefit existing businesses. We believe this commercial development could occur while preserving the essential values of the community *and* contribute to its long-term vitality. Revitalizing the commercial core on Lancaster Avenue is further explored in Appendix 13.

Regulatory:

The principal player in the regulatory environment in any neighborhood in Philadelphia is the City Planning Commission, which oversees zoning and makes recommendations concerning development. In 1994, charged with an assessment of the potential development of the 30th Street Station area, the Planning Commission recommended that future buildings on the rail yard site abutting Powelton Village be low-rise, in order to minimize the visual intrusion into the historic neighborhood, and that community groups from the Powelton area should be involved in the planning process for the streets west of 30th Street Station.

Development has not yet begun in this area. The Commission also supported the development of the un-built “Westbank Greenway” pedestrian and bike pathway between Powelton and Fairmount Park.³⁹ Plans for the Westbank Greenway were prepared by the PVCA, and then reviewed by the Planning Commission. The Greenway Plan proposes rebuilding sidewalks and fences, removing billboards, and landscaping to open views of the skyline. Construction is scheduled to begin next year, with further beautification efforts scheduled for 2003, using federal transportation funds and a matching allocation of city funds.⁴⁰

³⁹ “The Plan for West Philadelphia” (1994); see also “30th Street Station Area Study” (1986)

⁴⁰ “The Plan for West Philadelphia,” revised, Philadelphia City Planning Commission web site: www.philaplanning.org.

Zoning

An important factor in enabling preservation in Powelton Village is the regulatory zoning currently in place. Powelton Village is governed by twelve different zoning codes, of which six are residential, four commercial, one industrial, and one for institutional development. The zoning in the neighborhood accurately reflects the uses of existing buildings, and is narrowly tailored to each section of the streets. The zoning code restricts the subdivision of single-family houses into apartments based on the amount of open space on the lot, and new construction must conform to the most restrictive adjacent zoning.⁴¹

Some zoning designations favor the return of buildings to a primarily residential use; for example, any change in function of a C-2 mixed commercial/residential use to a purely residential use is allowed, but if the owner later wishes to return the property to commercial use he or she must obtain a variance.

Although the zoning of Powelton Village matches the current use patterns, there are two industrial zones where the zoning reflects the past use of the lots, one of which is now vacant, rather than the future use anticipated by the community. The zoning of this industrial use area should be remapped so there are no industrial zones within the boundaries of Powelton Village. See Appendix 8 to view the zoning map.

⁴¹ Interview with Bill Kramer, Philadelphia City Planning Commission, by Kate Daly (December 6, 2001).

The Powelton Village Plan

Enabling Environment: Political

Political Environment:

To encourage the preservation of communities like Powelton Village, federal, state, and local governments have created funding and assistance programs to help homeowners, business owners, non-profit organizations, and renters maintain their historic buildings.

The federal government has several programs to aid those entrusted with the care of historic buildings. The non-profit organization Preservation Action is a leader in advocacy efforts to encourage federal legislation that supports historic preservation at the local, state and national levels. Preservation Action seeks to elevate historic preservation to a national priority through legislative actions, and by monitoring federal agency actions that affect preservation, participating in policy development, and creating an environment for others to succeed with their preservation initiatives.⁴² Many of the following programs are initiatives of Preservation Action.

The Federal Housing Administration offers the 203(k) Rehabilitation Loan, which gives single mortgage financing to cover the purchase and rehabilitation of a house. It is intended to reduce the number of loans typically required to rehabilitate and purchase a house by providing a single mortgage amount at a fixed or adjustable interest rate to cover all expenses.⁴³

Another program is the Investment Tax Credit for Low Income Housing. This

program, which is administered through the Pennsylvania Housing Finance Agency, is an annual credit of either 9% or 4% for ten years that applies to the acquisition, construction or rehabilitation of low-income housing.⁴⁴

The Federal Tax Incentive program allows for a 20% tax credit for income-producing properties such as commercial, industrial, or rental housing. In Powelton Village, this program would aid commercial properties along Lancaster Avenue and interspersed within the neighborhood.⁴⁵

The National Trust for Historic Preservation helps cities and non-profit organizations within National Register Districts. The Trust's programs are primarily outreach and educational tools, but these often provide a first step for communities that seek to develop strategies to preserve their built environment. The Trust's programs include the Main Street Program, which provides government money for the revitalization of commercial districts, allowing for streetscape improvements.

The Community Partners Neighborhoods program fosters partnerships between local community development advocates and historic preservation groups. It functions as a grass-roots planning model for use in low and mixed income historic districts.

⁴² Preservation Action Mission Statement from web site: www.preservationaction.org/mission.htm

⁴³ Housing and Urban Development web site: www.hud.gov/fha/sfh/203k/203kabou.html

⁴⁴ Pennsylvania Housing Finance Agency web site: www.phfa.org/programs/multifamily/index.htm#PennHOMES

⁴⁵ National Park Service web site: www.cr.nps.gov

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Enabling Environment: Political

This preservation-based community development program integrates strategies for meeting the housing, social and economic needs of people of all incomes by encouraging neighborhood reinvestment using anchor preservation projects, cost-sensitive neighborhood design guidelines, loans and access to equity investments, organizational development and real estate technical assistance.⁴⁶

The National Trust for Historic Preservation's subsidiary, the National Trust Community Investment Corporation, manages the federal Bank of America Historic Tax Credit Program. This program makes equity investments in the rehabilitation of commercial and residential historic properties eligible for the federal and state historic tax credit and the 10% non-historic federal tax credit. Because Powelton Village is on the National Register, it is eligible to participate in each of these federal programs.⁴⁷

The Pennsylvania Historical and Museum Commission (PHMC), Bureau of Historic Preservation is the official agency of the Commonwealth responsible for the conservation of Pennsylvania's historic heritage. Using federal historic preservation funds, the Bureau of Historic Preservation develops, coordinates, and administers PHMC's comprehensive preservation program, which includes the identification, protection, and funds the enhancement of buildings, structures,

districts and neighborhoods of historic and architectural significance in public and private ownership.

The Bureau's professional staff nominates historic properties to the National Register for Historic Places; evaluates historic building rehabilitation projects under the Tax Reform Act of 1986; certifies historic preservation programs administered by local governments; advises and assists local governments and the public on preserving, rehabilitating and restoring historic resources; maintains Pennsylvania's inventory of historic districts, sites buildings and objects; conducts reviews under Section 106; and establishes and implements a comprehensive preservation plan for the Commonwealth's cultural resources.⁴⁸

This year, the Pennsylvania legislature targeted \$500,000 in the state budget for the Historic Homesites Grant Program. This program makes rehabilitation grants of up to \$6,000 available to owners of locally or federally designated historic buildings and individuals intending to purchase historic buildings to serve as a primary residence. To maintain eligibility, all work supported by the grant must conform to the Secretary of the Interior's Standards. Although this program has been included in the State budget, funding will not be available until enabling legislation is passed.⁴⁹

In addition to PHMC, there are several statewide organizations in Pennsylvania that support preservation activities in the

⁴⁶ National Trust for Historic Preservation web site: www.nationaltrust.org/build_better_communities_.html?cat=2

⁴⁷ *Ibid.*

⁴⁸ Pennsylvania Historical and Museum Commission web site: www.phmc.state.pa.us/

⁴⁹ *Ibid.*

The Powelton Village Plan

Enabling Environment: Political

Commonwealth. The non-profit organization, Preservation Pennsylvania, is a statewide, private group dedicated to the protection of historically and architecturally significant properties. Through creative partnerships, targeted educational and advocacy programs, advisory assistance, and special projects, Preservation Pennsylvania helps communities protect and utilize their historic resources. The organization administers a number of programs that provide financial assistance to non-profits and government agencies.⁵⁰

The Philadelphia Intervention Fund provides up to \$20,000 in support of quick and appropriate intervention responses to preservation issues in the City of Philadelphia. Activities eligible for the fund include economic analysis, structural reports, emergency structural repair and restoration, market feasibility studies, and property acquisition. Preservation Pennsylvania also manages the Preservation Fund of Pennsylvania, which provides low interest loans of up to \$10,000 for preservation of threatened historic resources. This revolving fund supports acquisition, crisis intervention, direct assistance for protection of endangered tangible cultural resources, and innovative demonstration projects.⁵¹

10,000 Friends of Pennsylvania is an alliance of organizations and individuals committed to promoting land use policies that enable the Commonwealth to

strengthen diverse urban, suburban, and rural communities and reduce sprawl.⁵²

The Pennsylvania Downtown Center is a membership organization that strives to promote the vitality of Pennsylvania's downtowns and traditional neighborhood business districts.

The Pennsylvania Department of Community and Economic Development (DCED) is the state agency that seeks to foster economic opportunities for businesses and communities to succeed. The DCED offers numerous funding programs to assist local governments throughout the Commonwealth.⁵³

In addition to utilizing federal and state incentive programs, Powelton Village can take advantage of programs offered by the city of Philadelphia. Several of these programs, while not designed specifically for preservation, can be utilized to maintain older buildings.

The Weatherization Assistance Program is coordinated by the Philadelphia Housing Development Corporation and provides free energy efficiency improvements to residents of Philadelphia, including a free energy audit, air sealing measures, repair and efficiency modification to central heating systems, and in-home energy education.⁵⁴ Both homeowners and renters

⁵⁰ Preservation Pennsylvania web site:
www.preservationpa.org/FrameHome.htm

⁵¹ *Ibid.*

⁵² 10,000 Friends of Pennsylvania web site:
www.10000friends.org/

⁵³ Pennsylvania Department of Community and Economic Development web site:
www.inventpa.com/

⁵⁴ Philadelphia Housing and Development Corporation web site:
www.phila.gov/summary/phdc

The Powelton Village Plan

Enabling Environment: Political

in Powelton Village can take advantage of this program.

Another city program that can facilitate home maintenance efforts in Powelton Village is the Basic Systems Repair Program, which allows income-eligible homeowners of single-family houses assistance in the repair of electrical hazards, plumbing and sewer line, heating replacement and roof replacement.⁵⁵

The Philadelphia Redevelopment Authority also manages several programs that are available to residents of Powelton Village. These include the Philadelphia Home Improvement Loan, which gives low-cost home improvement loans for income-qualified homeowners with interest rates fixed at 3%, 6%, or 9% for up to twenty years. The Mend II Rental Rehabilitation program gives ten-year self-amortizing loans for owners of rental properties for 50% of the total rehabilitation cost up to \$10,000 per unit. Rehabilitated units must be rented to low-to moderate-income persons.⁵⁶

The Office of Housing and Community Development's Settlement Assistance Grant gives eligible low- to moderate-income, first time homebuyers a grant of up to \$800 toward closing costs. This program educates grantees in their rights and responsibilities as home buyers, the mortgage application and purchase process, credit repair and maintenance,

money management and home maintenance.⁵⁷

Additionally, the city of Philadelphia offers the City Councilmanic Ordinances 961, 970274, and 1456-A. Ordinance 961 is an exemption of an increase in real estate tax assessment due to improvement of owner-occupied residential property of not more than three units. Ordinance 970274 provides 100% exemption of taxable improvement when deteriorated industrial or business properties are converted to commercial residential use. Ordinance 1456-A is a 100% exemption of real estate tax on newly constructed owner-occupied residential units for a term of three years.⁵⁸

All of these tools, taken individually, or as a package, are designed to make preservation an economically feasible option, and to help the stewards of historic buildings do what is best for their properties and their community. As residents of a National Register Historic District, property owners in Powelton Village are eligible for many of these tax incentives, loans, and economic assistance programs. (Appendix 5)

⁵⁵ *Ibid.*

⁵⁶ Philadelphia Redevelopment Authority web site: www.phila.gov/summary/rda

⁵⁷ Philadelphia Housing and Development Corporation web site: www.phila.gov/summary/phdc

⁵⁸ Philadelphia Board of Revision of Taxes web site: newweb.phila.gov/departments/revtaxes/index

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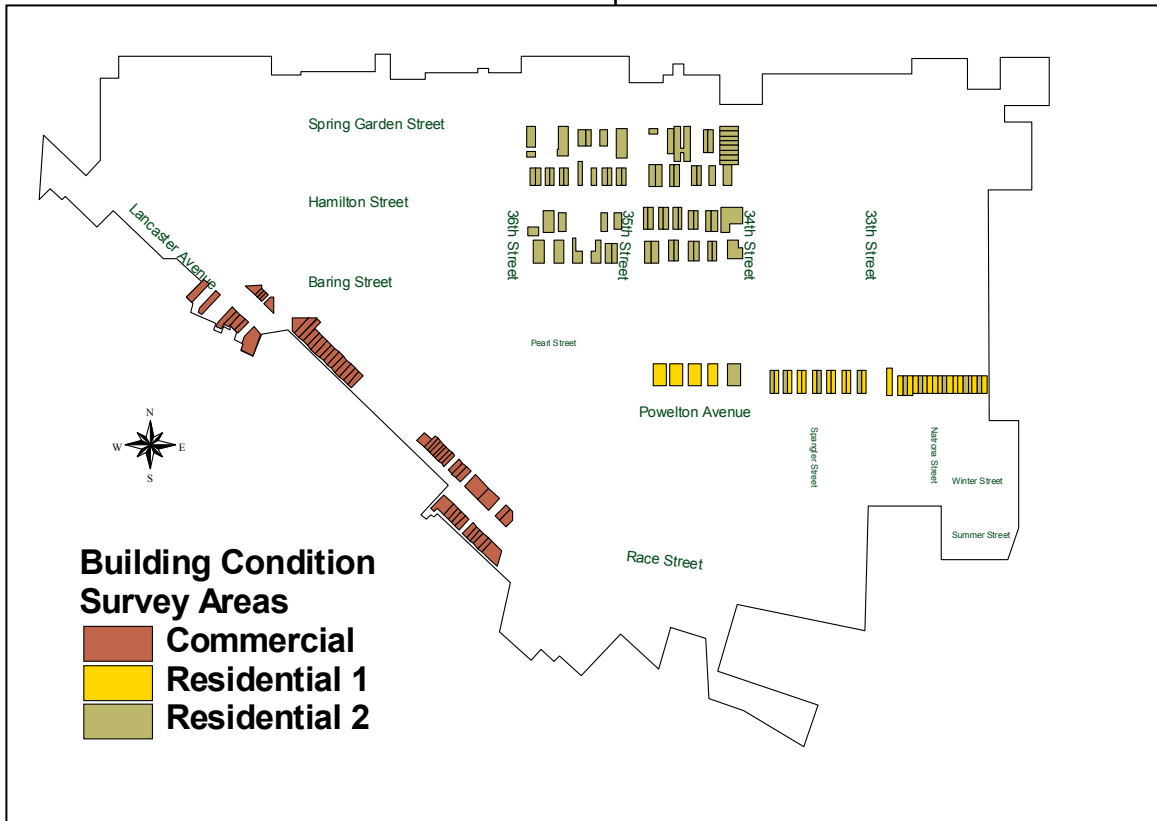
Enabling Environment: Physical

Physical Environment:

To identify the factors in the built environment that enable preservation, the Studio assessed the present condition of Powelton Village's structures and landscapes. Specifically, we aimed to classify the types of deterioration present and attempted to identify their causes. To accomplish these goals, we first imagined the ideal preserved site in which structures and landscapes were in good condition and retained original elements. We then observed what interfered with the achievement of that ideal.

The Studio identified several causes for the deterioration of Powelton Village's built environment: inappropriate alterations, inappropriate additions, change in use, the removal of original elements, and a general lack of maintenance.

Next we targeted three areas, one commercial and two residential, where the group conducted a detailed survey of the types of deterioration affecting the existing architectural and landscape conditions.

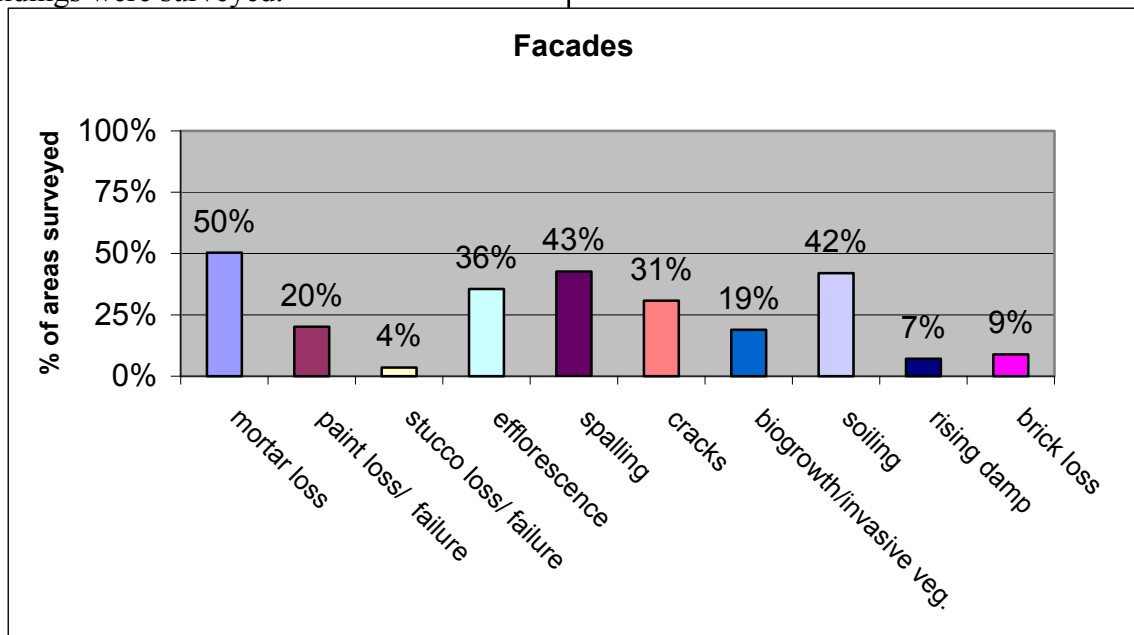


The Powelton Village Plan

Enabling Environment: Physical

Each of the target areas was carefully chosen to contain a representative sample of building types and uses. The first residential location was the north side of Powelton Avenue between 32nd and 35th Streets (highlighted in yellow on the above map). The second residential location was the blocks surrounded by 34th on the east, Baring on the south, 36th on the west, and Spring Garden on the north (green). Finally, the group surveyed the commercial area on the northern and southern sides of Lancaster Avenue between 36th Street and the intersection with Hamilton Street (red). In total, 170 buildings were surveyed.

We created a survey form⁵⁹ and reviewed each structure and landscape within our purview. Using the data collected, we created bar graphs from an MS Excel® spreadsheet, transferred the data to an MS Access® Database, and, using ArcView® Geographic Information System (GIS) software, mapped the data to illustrate phenomena across the site. The analysis of the data led to the development of the Powelton Village Preservation Manual, which focused on specific deterioration mechanisms and deteriorating elements that this survey highlighted. The following results were observed.



Facades - There are a number of problems with the building facades, due to either deterioration or improper maintenance. Almost half of the facades we surveyed exhibited mortar loss, spalling, and soiling.

More than a third of the structures had noticeable efflorescence. Problems present in less than a third of the structures included: cracks, paint loss or failure, biogrowth or invasive vegetation, brick loss, rising damp, and stucco loss.

⁵⁹ See Appendix 7 for the survey form.

The Powelton Village Plan

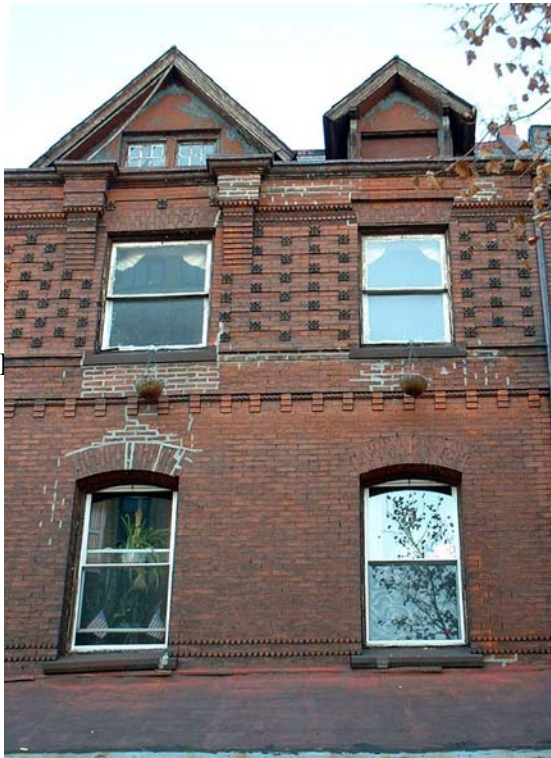
Enabling Environment: Physical



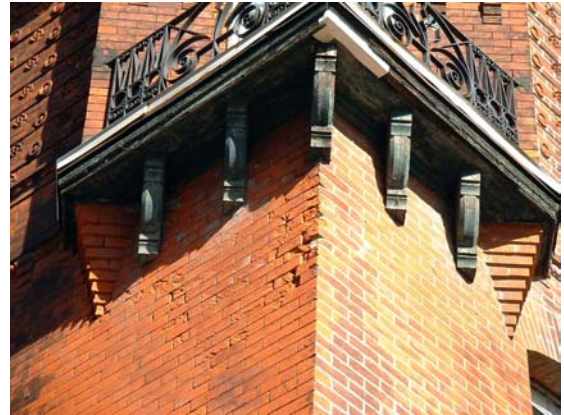
In the above photograph, brick deterioration, façade soiling and marks showing the removal of an original porch are all evident.

The Powelton Village Plan

Enabling Environment: Physical

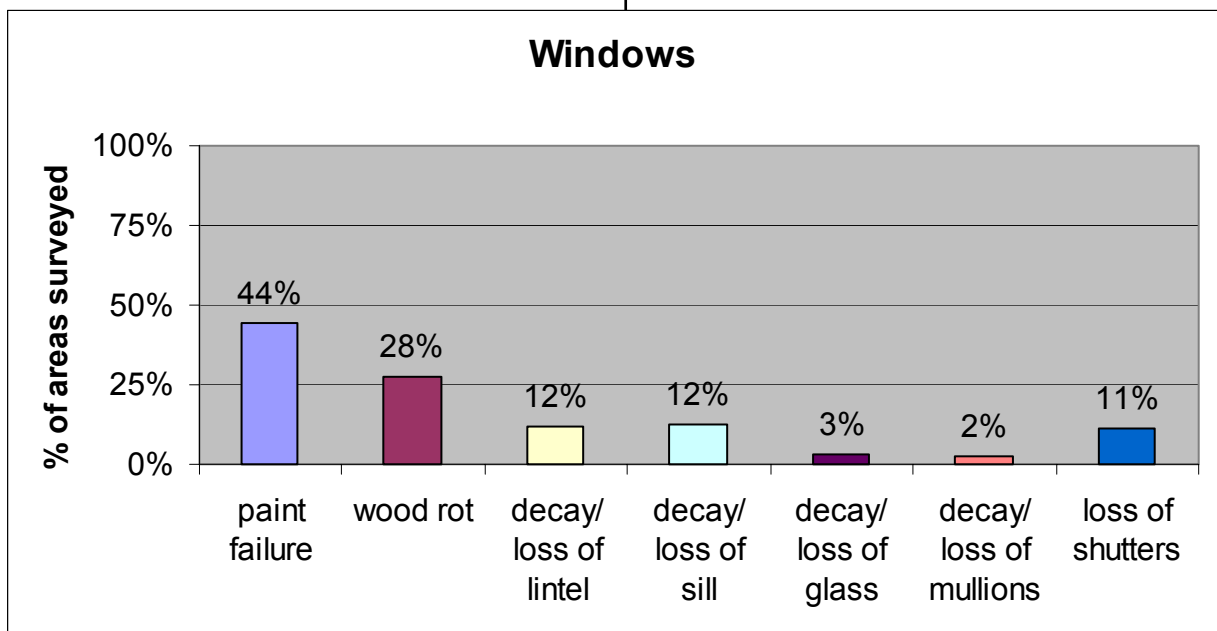


Loss of paint on dormer; Bad Mortar



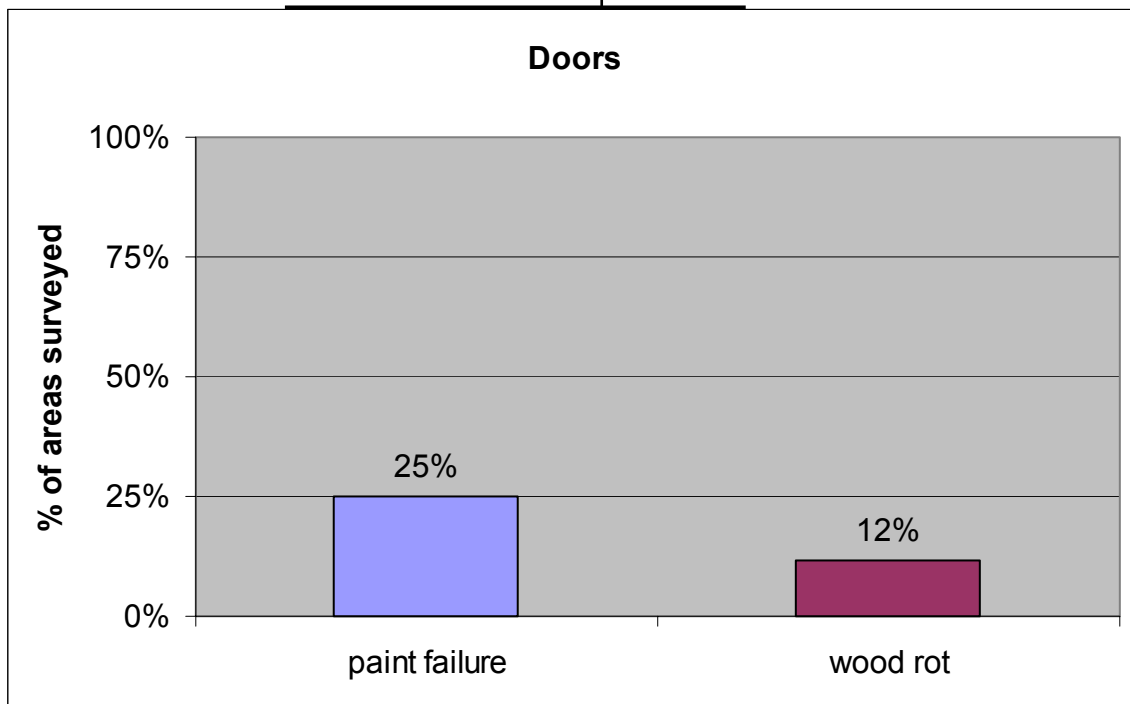
Spalling brick

Windows - Windows showed a range of deterioration and problems as well. The most prevalent problem was paint failure, present in nearly half of the buildings surveyed. Deterioration can also be attributed to wood rot, decay or loss of sill, decay or loss of lintel, and loss of shutters. Relatively few windows showed decay or loss of glass or mullions.

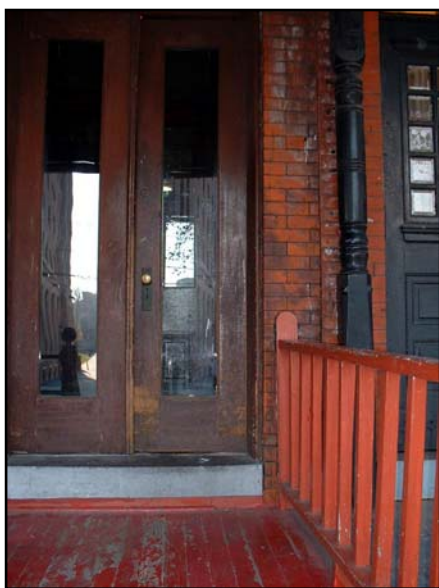


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Enabling Environment: Physical



Doors - There were a substantial number of doors with similar problems. Paint failure occurred in a quarter of the housing and commercial stock, and wood rot was observed in less than that, though this figure could increase with a closer survey of door materials.

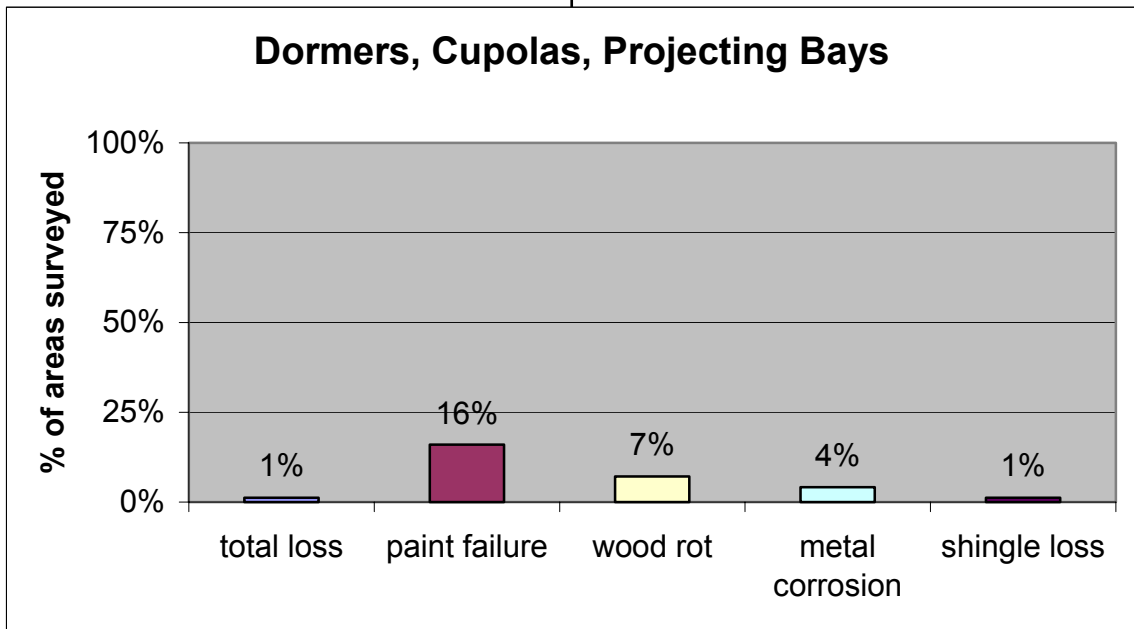


Porches - Porches are a prominent feature of the residential areas and the survey showed significant loss and deterioration of their features. Paint failure was the most common problem surveyed, with over a third of the survey buildings affected. Exactly one third of the residences had lost original features, while wood rot of historic features was present in over 25%.

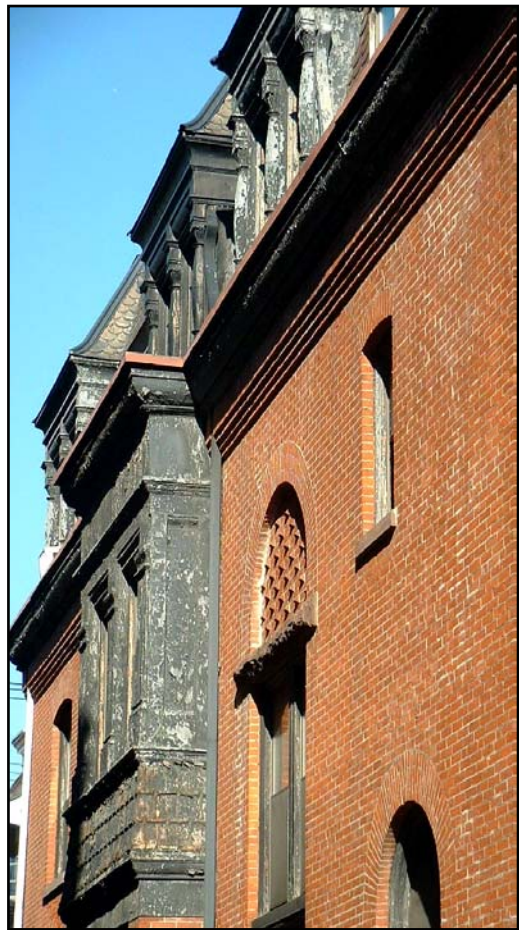


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Enabling Environment: Physical

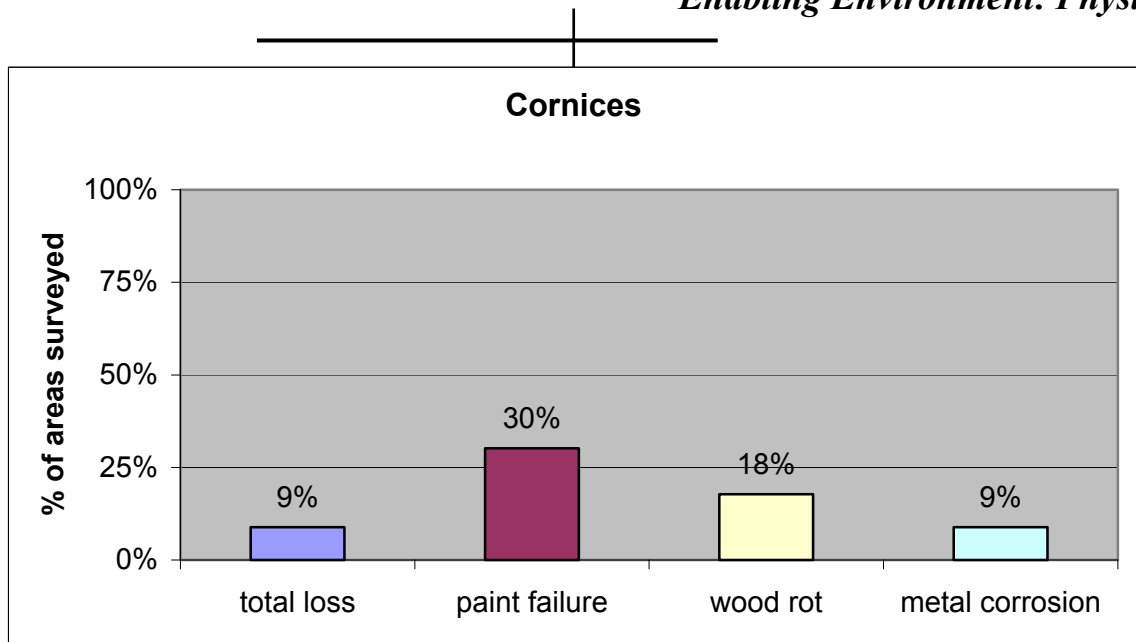


Dormers - While not every building in our survey included dormers, cupolas, and projecting bays, those that did had a number of problems. Paint failure was most prominent.



The Powelton Village Plan

Enabling Environment: Physical



Cornices - Given the design of many of the district's structures, the cornice is a significant feature that defines the profile of many of the Powelton Village buildings.

Among the buildings surveyed, almost a third showed paint failure on the cornice, and on a small number of buildings the cornice had been removed completely.

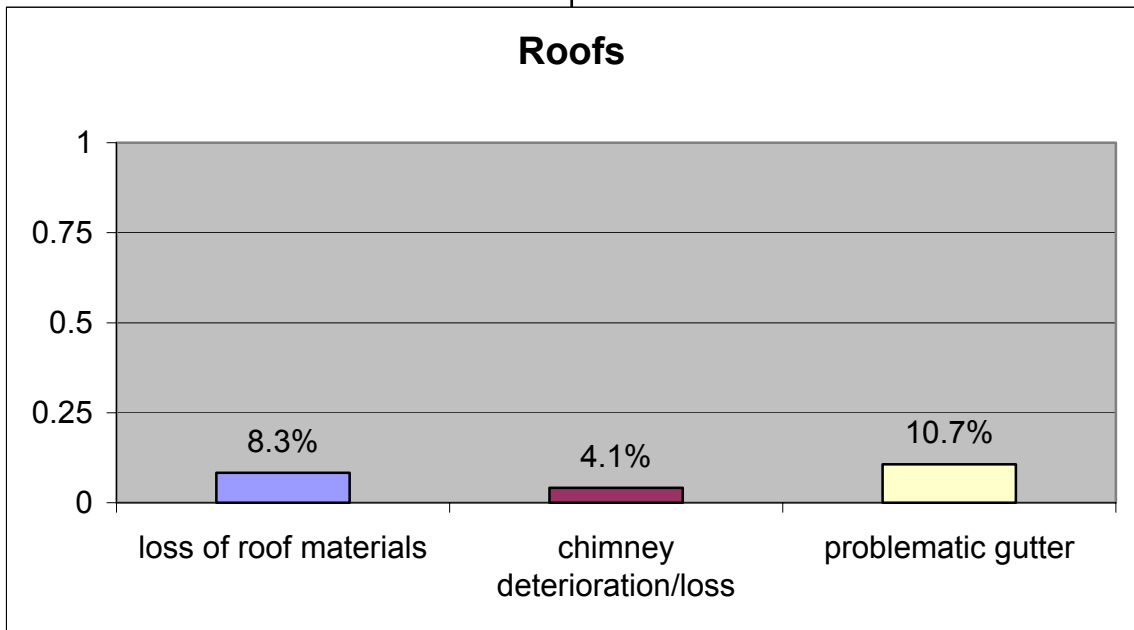


The Powelton Village Plan

Enabling Environment: Physical

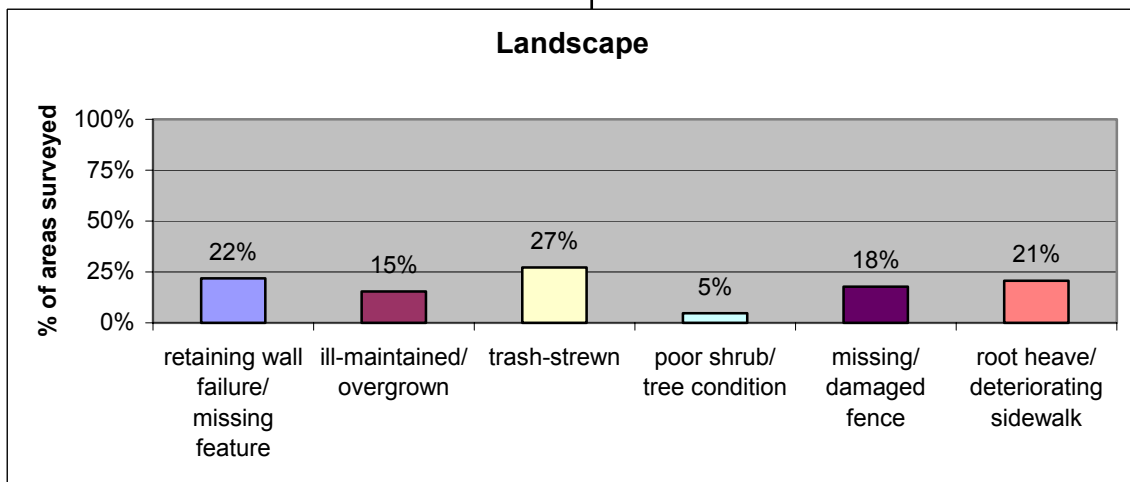
Roofs - Most of the roofs in the area appear stable. We were limited to ground-level observations; therefore we were not able to survey the many flat roofs in our target areas.

Although encountered in relatively low numbers, roof problems included problematic gutter systems, a loss of roofing material, and chimney deterioration and/or loss.



Landscape - Since the streetscape and private landscapes of Powelton Village play a large part in defining the district's character, the survey included an assessment of basic landscape features. The most prevalent problem is the one easiest to fix: trash-strewn public areas.

Other prevalent problems include: retaining wall failure or missing features, root displacement and sidewalk deterioration, missing or damaged fence, ill-maintained or overgrown yards, and poor shrub or tree condition.



The Powelton Village Plan

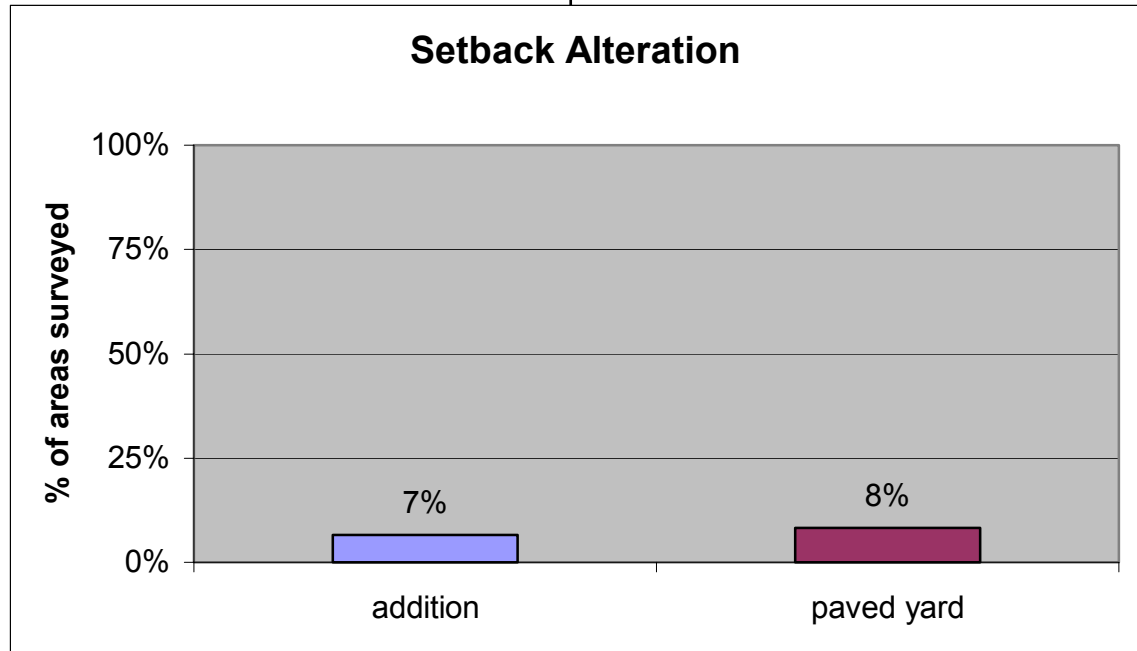
Enabling Environment: Physical



Trash-strewn sidewalks, an easy problem to fix.

Setbacks - An alteration to the building's setback was included in our survey of Inappropriate Actions.

A few properties had a paved yard on a lot that was historically unpaved, or had additions which affected the building's original setback from the street.



The Powelton Village Plan

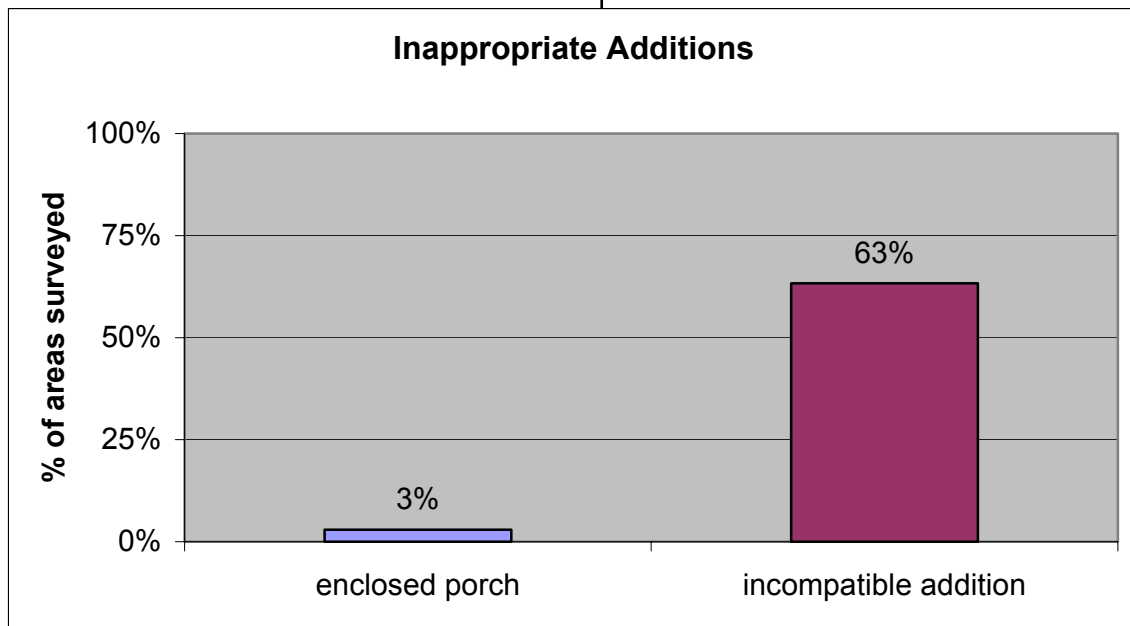
Enabling Environment: Physical



Historical Setback has been lost.



Additions and Replacement Materials -
An overwhelming two-thirds of the buildings had incompatible additions while only a couple had enclosed porches designed to be open.

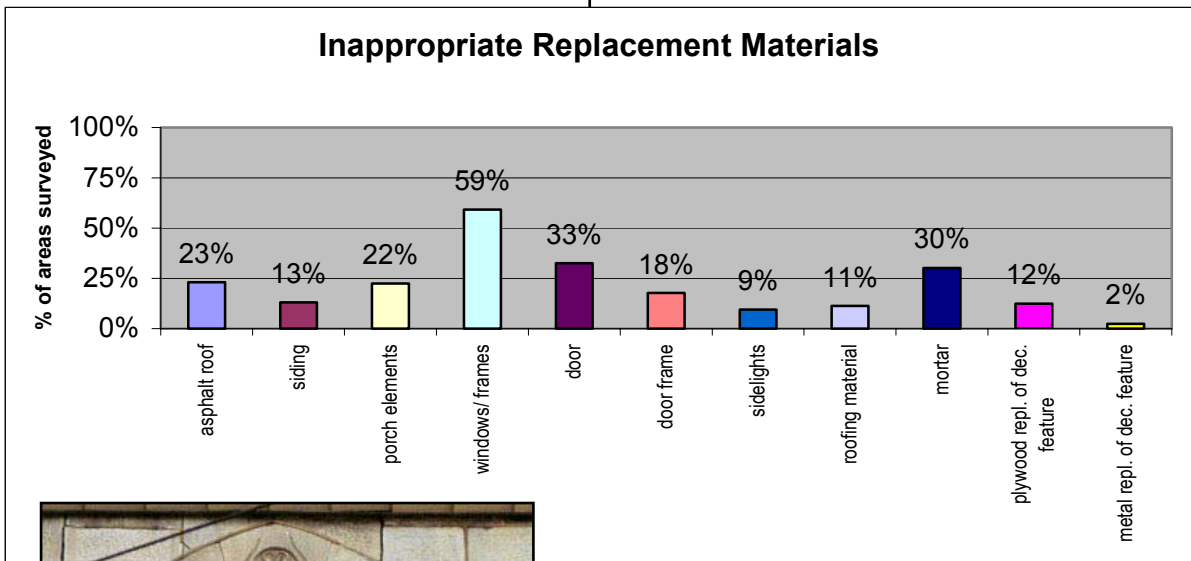


The Powelton Village Plan

Enabling Environment: Physical

Replacement Materials - Finally, a variety of inappropriate replacement materials were found in the survey. The most common (present in almost two-thirds of the buildings), was the use of inappropriate replacement windows, followed by inappropriate replacement doors and mortar (in one-third, each).

Other replaced materials observed in about one-fifth of the buildings include: asphalt roof, porch elements, and doorframes. Less commonly replaced features include: siding, roofing materials, plywood replacements of original materials, sidelights, and metal replacement.



Conclusion

The cases outlined above result from a lack of attention to deteriorating elements or to inappropriate additions, loss, or change. These mechanisms distract from the ideal vision of a preserved Powelton Village and do not contribute to the preservation of the built environment. By understanding the current condition of structures in Powelton Village and the deterioration mechanisms at work, strategies and tools can be developed to prevent further damage to the historic integrity of the area, and to encourage efforts to achieve the ideal image of Powelton Village.



POWELTON VILLAGE PLAN

CHAPTER 4 STRATEGIES & RECOMMENDATIONS

The Powelton Village Plan

Strategies: Introduction

Preservation Strategies:

At the end of the second phase of the studio process, three goals were identified and adopted for the preservation of the values set forth in the Statement of Significance for Powelton Village. These goals were informed by an understanding of the enabling (and disabling) environment in which Powelton exists. The goals for the preservation of Powelton Village are the following:

- To preserve the historic fabric and character within a sustainable environment
- To revitalize commercial areas, especially Lancaster Avenue
- To foster a sense of place.

The studio aimed to develop and implement a conservation policy based on these goals that was flexible enough to present the community with a range of options, but also realistic so as to be easily and readily implemented by the neighborhood. Specific strategies were recommended to address issues of property deterioration, retention of character, economic need, commercial revitalization community education. In addition, products – a preservation manual, informational brochures, and a website - were created to disseminate these strategies and ideas to the Powelton Village community. An explanation of each strategy is provided in this chapter. Samples of the products developed are included in the Appendices.



Maintenance of a residence within Powelton Village

Preservation Manual:

Freestanding mansions, twins, row houses, and cast iron storefronts represent different eras of residential and commercial development and contribute to the distinctive character of Powelton Village. The landscape consists of allées of mature trees, elaborate private gardens, and an overall spaciousness that lends grace to the streetscape.

Preserving Historic Architecture and Landscapes

Each historic building in a historic district makes a contribution to the streetscape and the neighborhood as a whole. As defined in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, preservation is "...the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction."⁶⁰ The preservation of a historic building, meaning one which references the past through use, materials, craftsmanship or relation to an important historical event or person, is a method of preserving history itself.

The proper maintenance of a historic property can mean the difference between the survival and loss of features at the

small scale, and that of entire buildings at the large scale. Additionally, historic building features are often made of materials no longer available or are the work of a since-gone craft. A well-preserved building is a testament not only to the historic owners of the building, but it preserves the work of craftspeople who have since passed on. Some of these designers and artisans were significant practitioners, but most were anonymous laborers whose legacy lies only in the preservation of their work. Finally, the proper maintenance of a historic property prevents the loss of character-defining features of the property and neighborhood and stops physical deterioration that could otherwise have expensive long-term consequences for the property owner and the community at large.

In Powelton Village, a majority of the standing buildings are noted as significant or contributing in the National Register Historic District nomination, as they serve to create the diverse landscape that makes this neighborhood unique. As a result of a comprehensive study of the area within the set boundaries of Spring Garden Street on the north, Powelton Avenue on the west, Arch Street on the south and 31st Street on the east, it was determined that Powelton Village does retain much of the historic fabric of its original structures, as well as a multitude of references to the historic landscape. As a method of insuring the survival of these features, a manual, which lays out correct maintenance and historically accurate repair and replacement, was developed for the residents of Powelton Village.

⁶⁰ Kay Weeks and Anne E. Grimmer. *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Washington DC: Library of Congress, 1992, p 17.

The Preservation Manual

Several factors come into play in the maintenance of historic structures, these being the economics of the homeowner and / or community with which the property is associated, the variety of treatments that are available for the multitude of historic building materials that remain and the availability of proper guidance through education and outreach. It is true that if maintenance is not an option, if an element of architecture is beyond the help that a maintenance plan would afford, repair and replacement become the most relevant methods of upkeep on a historic property. Proper methods relating to both are also dependant upon economics, availability and knowledge.

This document attempts to address the factors previously stated through a comprehensive manual that defines major structural elements and their key materials, and lays out maintenance and design recommendations that are economically feasible and readily accessible. The intent of this manual is to promote responsible preservation practices in order to help protect the irreplaceable resources of the National Historic District of Powelton Village. Each building in Powelton Village is unique and the variety of architectural details and historical references throughout this neighborhood come together to create an interesting and diverse whole.

A well maintained house retains its value, adds an element of aesthetic beauty and historic context to a neighborhood and stands as a proud representative of its history and its continuation into the modern. Through prevention and repair, the historic properties of Powelton Village will remain and be appreciated well into the future. The maintenance manual that is presented here attempts to remain consistent with the *Secretary of the Interior's Standards for Preservation of Historic Properties*, which are:

- 1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.***
- 2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.***
- 3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.***

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Strategies: Preservation Manual

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The Preservation Manual is laid out according to structural elements and materials. Broken down into chapters on masonry, roof systems, doors and windows, porches, landscape, storefronts, additions, secondary buildings, new construction and signage, the manual lays out the problems inherent in each, both structural and materials based. No manual can claim to address every deterioration mechanism for every structural element on every building type, but the break down presented attempts to cover those which are apparent on the buildings within the Powelton Village District. A thorough

analysis of the built environment of Powelton Village led to determinations as to the most prevalent decay mechanisms affecting individual elements of the architecture. This led to the creation of a document that addresses these problem areas, and presents methods of repair, mitigation and prevention. This manual for the Powelton Village Historic District recommends appropriate and cost-effective measures property owners can take to maintain and preserve their buildings, and suggests guidelines for property owners planning alterations to historic fabric, additions to historic properties, or new construction. Following is a quick list of tasks that, if tended to, would greatly improve the likelihood that a historic property will survive well into the future:

Cyclical Maintenance:
(ongoing maintenance - yearly, seasonal, monthly, weekly, daily)

Roof system:

- Gutter and downspout cleaning

Windows and doors:

- Clean glass elements
- Clean hardware

Porches:

- Clean woodwork, stairs
- Remove snow

Landscape:

- Mow lawns
- Remove trash
- Maintain planting beds
- Trim bushes
- Weed

Prioritized Maintenance Tasks: (non-routine work identified as necessary, resulting from conditions assessment)

Roof System:

- Roof repair (depending upon roof type, roofing materials so have a definite life span and must be repaired)
- Repair and replacement of faulty / missing gutters
- Repaint and repair wood or metal cornices

Exterior masonry:

- Cleaning of all exterior masonry elements including brick, stone and decorative elements such as terracotta.
- Repoint exterior masonry with appropriate mortar
- Stucco patching and replacement (with appropriate materials)
- Replace missing elements in kind, incl. brick and stone
- Repaint historically painted elements (incl. brick and stone)
- Patch or stabilize deteriorating and cracking elements
- Address structural issues
- Address foundation issues, incl. settlement, rising damp, invasive vegetation

Windows and doors:

- Paint exterior wood and metal work, including window frames, shutters, grills, etc.
- Repair rotted windowsills and other wood elements, incl. shutters, sills, lintels, etc.
- Repair glazing and weather sealing

Porches:

- Repaint wood elements, incl. balusters, railings, posts, etc.
- Repair rotted wood elements
- Repaint metal elements, incl. balusters, railings, posts, etc
- Repoint masonry elements
- Attend to structural issues
- Stabilize steps

Landscape:

- Repair retaining wall (repoint, etc.)
- Repair / replace fencing materials
- Remove invasive vegetation

Periodic Inspection Tasks (Recommended periodic inspections for specific components of the building)

Roof System:

- Depending upon age and type of roof, inspect every one to three years.
- Resolder broken flashing seams.
- Inspect gutter system yearly.
- Check for loose or cracked shingles / tiles
- Check for rotted nails / fasteners
- Check for organic growth
- Structural deformation
- Evidence of metal corrosion
- Inspect paint
- Check for water staining on supports or interior walls

Exterior masonry:

- Depending upon age and type of pointing and masonry, inspect every two to four years. (inspect for loss beyond conditions assessment)
- Spot repointing

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Strategies: Preservation Manual

- Check for invasive vegetative growth
- Check for structural cracking / failure.
- Check for loss or failure of stucco, finishes, masonry (bricks / stone)
- Check for staining / water damage
- Check for chimney failure

Windows and doors:

- Depending upon the extent and condition of exterior wood and metal work, inspect every two to three years (include exterior paint).
- Check for glazing problems, dry putty, cracked glass
- Check for missing muntins, paint loss and over-painting
- Check window and door seals
- Check trueness of doors
- Check sash cords

Porches:

- Depending upon the extent and condition of exterior wood and metal work, inspect every two to three years (include exterior paint).
- Check for settlement of foundation
- Check for paint loss, wood rot and metal corrosion
- Check for loose elements, incl. railings, balusters, steps, posts, etc.

Landscape:

- Check for invasive vegetation
- Spot repointing of masonry retaining walls
- Check retaining walls for structural failure
- Check fencing for paint loss, metal corrosion and wood rot
- Monitor root heave
- Check for cracking and upheaval of paving elements
- Inspect for proper drainage

Unbudgeted Repairs

- Repair storm damage
- Improvement projects
- Remove graffiti
- Broken glass

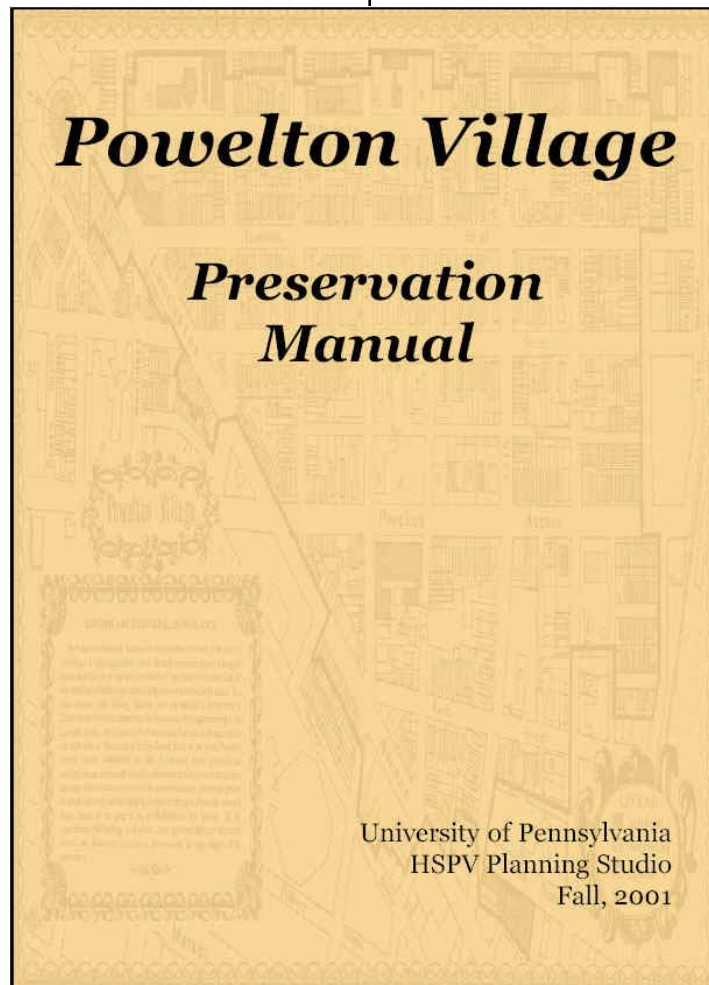
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Conclusion

Buildings, not to mention entire streetscapes, are by nature complex—in materials, spatial characteristics and design. The philosophy behind the manual lies, in part, with the belief that common maintenance efforts are among the most important factors in the preservation of historic design.

Careful maintenance is the act of perpetuating the character and quality of the historic design—the homeowner or landlord is—essentially—one of the property’s designers in his or her approaches to maintenance and changes made with site additions and demolition. The manual attempts to present maintenance and design suggestions which are historically appropriate and cost-efficient, in both short and long-term. Through prevention, repair, and preservation, the historic properties of Powelton Village will be appreciated by generations to come.



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Strategies: Economic Context

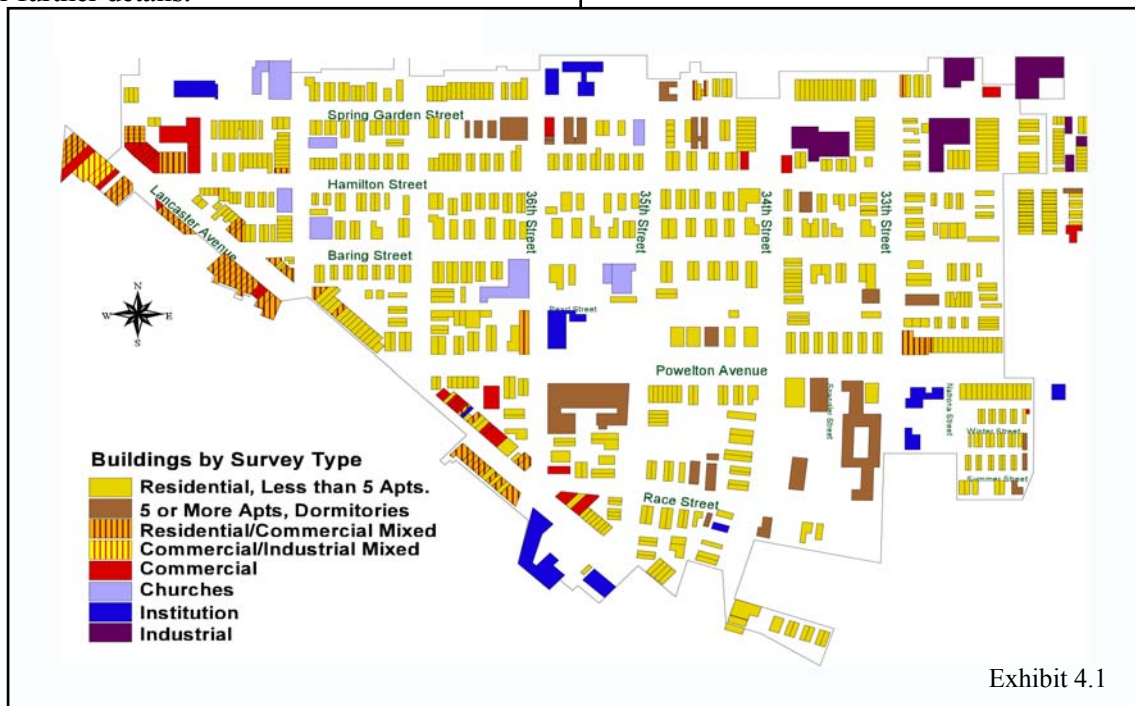
Economic Context:

A careful analysis of information uncovered during the economic enabling environment section of this study, revealed two major areas of strategic concern: the apparent misconception among landlords as to the financial viability of the rehabilitation of their properties and the great potential for growth amongst the still struggling Powelton Business community. In response to these observations, two new studies were undertaken focusing on these areas of highest vulnerability. Although commercial and developmental concerns are the focus of this section, it should be remembered that there are a large number of financial programs available for all kinds of residential and commercial projects. Homeowners and investors alike should carefully analyze the table provided in the enabling environment section of this report for further details.

Rental Property

Financial Incentive Programs

Research focusing on 2000 Census data revealed Powelton Village to be overwhelmingly composed of rental housing. In 2000, tract 91 (defined as the area bounded by 31st Street and 36th Street to the east and west and Spring Garden Street and Market Street to the north and south) was seen to be only 12% owner-occupied, and that was a percentage of all structures, not just residences.⁶¹ (See Exhibit 4.1 - GIS Map of Rental Housing) Due to the large student population of the area and the growth of both Drexel University and the University of Pennsylvania, this aspect of the neighborhood is not likely to soon change.



⁶¹ U.S. Bureau of the Census. 2000.

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Strategies: Economic Context

In fact, if rent rates (mean rent 1990 = \$517⁶², median rent 2001 = \$893⁶³) and property valuations in the neighborhood continue to rise as they have over the last ten years the area will become even more attractive to developers and landlords in the future. This is not necessarily a bad thing. If these stakeholders can be shown that it is not necessarily cost prohibitive and can in fact be profitable to put money into the rehabilitation of their properties, they could be important allies in the preservation of the neighborhood. It was to this purpose, the effort to address the needs of the investors in the neighborhood, that the following case studies of financial incentives were undertaken.

There are three main types of financial incentives and aids available for rehabilitation:

1. Tax Credits
2. Tax Abatements
3. Mortgage Financing Programs

For a detailed chart listing the specific programs available for each of these three types both nationally and specifically in Philadelphia, see Appendix 5. For current purposes, one program from each type has been applied to a hypothetical case study rental property in Powelton Village in order

⁶² 1990 Census of Population and Housing (STA 1A) Neighborhood Profile Philadelphia – Powelton Village, University of Pennsylvania Library, U.S. Bureau of the Census, 1990. <http://www.library.upenn.edu/census/philnbrhds/nbr1a139.html>

⁶³ “Center City/University City Occupancy Rates, Rental Ranges and Population Trends,” Office of Off-Campus Living, University of Pennsylvania, 2001, www.upenn.edu/oclhousing/poptrends.htm

to assess its affect on a typical property cash flow statement. The example is fictional, but is based on known figures gained through both secondary research and interviews with landlords in the area.

Hypothetical Cash Flows:

No Major Rehabilitation

The first template has been used as a control study and is based on the cash flows that a typical twin with five rental units might display. (See Exhibits 4.2 and 4.3 - No Major Rehabilitation) In this scenario, expenses are presumed to increase at a rate of 3% a year, a rate that factors in inflation and the aging of the property. Rents were estimated to increase at an annual rate of 2% per year based on the assumption that expenses increase at a more rapid pace than do revenues over time all other factors remaining constant. In this particular case, a 2% annual rental increase can be considered conservative as over the last ten years in Powelton Village, rents have been increasing at a slightly higher rate of approximately 5% per year.⁶⁴

This study examines seven years of cash flows with a sale at the end of year seven. Seven years is a common term length for commercial mortgages, and in this example, the owner sells the property before the balloon payment on his mortgage comes due. The initial valuation of the property is based on the average price of all twins sold for less than

⁶⁴ Approximated from the previously stated rental rates.

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\$600,000 in Powelton Village since 1996, and the price in year seven is based on the seventh year Net Operating Income (NOI) divided by a 16.5% cap rate (the same implied cap rate for the first year valuation.) Because no work has been done on the property we apply the same going out cap rate as was used going in. Based on these assumptions, this case study model generates an Internal Rate of Return (IRR) of 30% and a Net Present Value (NPV) of \$33,734 on a \$29,536 equity investment (assuming an interest rate of 7.5%) for the investor who simply collects rent for seven years without putting any major work into the property beyond regular maintenance.

Home Improvement Mortgages:

The second example examines what would happen to these cash flows if at the time of purchase, the owner invests \$71,000 in improvements into the property and finances that work using a typical Home Improvement Mortgage. (See Exhibits 4.4 and 4.5 - Home Improvement Mortgage) In order to keep the rates of return on all of the incentive examples presented here comparable, the same cost of rehabilitation has been applied to all three models. A cost of \$71,000 for rehabilitation was chosen based upon the lowest amount of repair work needed to utilize the Federal Tax Credit, the program that requires the highest level of investment. When examining these studies it should be remembered that the majority of financial aid programs for rehabilitation do not require such a large investment.

In this example, the Home Improvement Loan utilized a Loan to Value Ratio (LTV) of 100% and an interest rate of 8.79%. It

was fully amortizing over 25 years and required the payment of three points upon closing. The valuation price at time of sale was determined based partially on the idea that whatever improvements have been made to the property should show up in its re-sale value and partially on the assumption that rent rates will rise slightly after improvements to the property are made.

To this end, a lower cap rate of 11% has been applied to the year seven NOI, creating a valuation of approximately \$250,000. This is logical based upon the idea that improvements made to a structure through rehabilitation have made the property a “safer” investment. In addition, over the last five years, there have been other twins in the neighborhood which have sold for a similar or higher prices. This scenario produced an IRR of 26% and a NPV of \$34,275 on a \$31,666 equity investment. It should be noted that the larger initial investment has created a higher overall NPV on the project. Less money is made year to year than in the “do-nothing approach,” but that loss is more than made up for in the capital gain upon re-sale.

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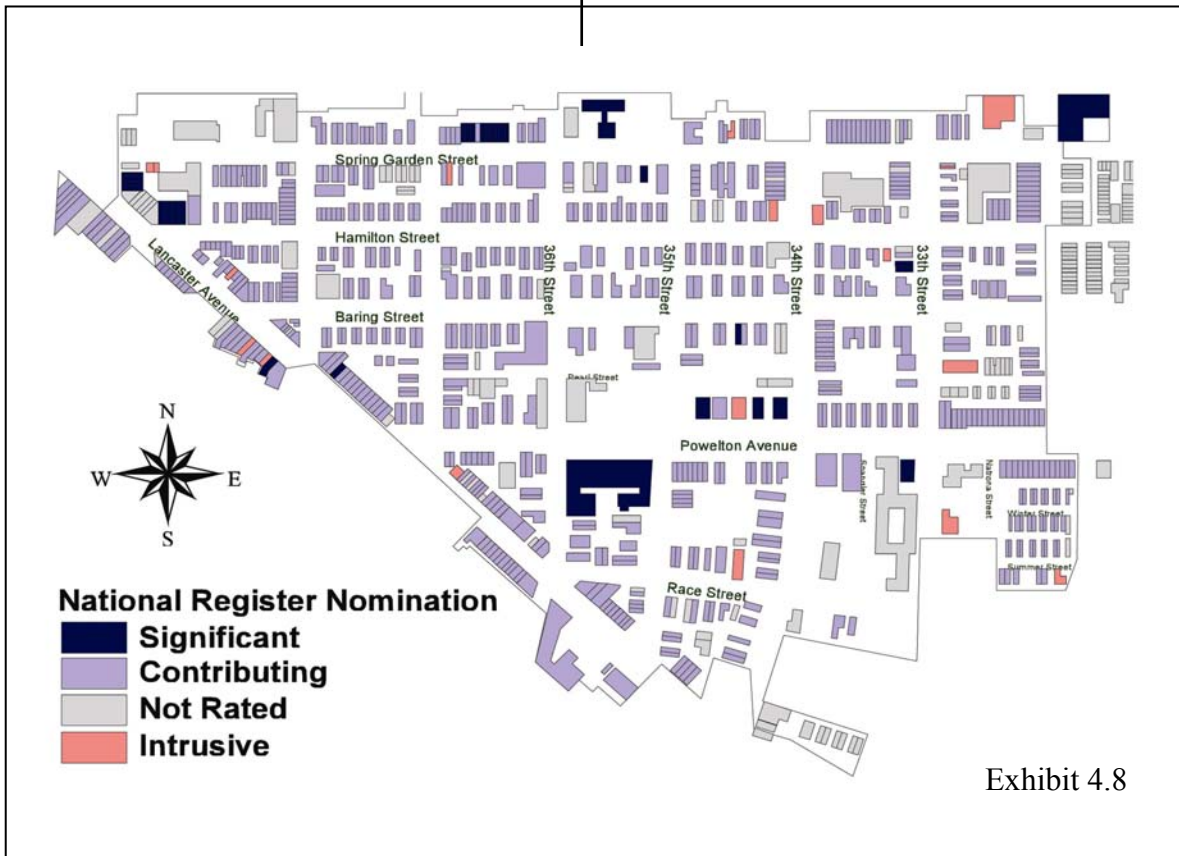
Strategies: Economic Context

Tax Credit

Federal 20% Tax Credit

The federal government offers a 20% tax credit to be utilized in the rehabilitation of historic income producing properties. (See Exhibits 4.6 and 4.7 - 20% Federal Tax Credit) Historic properties are defined as any buildings listed on the National Register of Historic Places either individually or as contributing buildings within a historic district. The majority of buildings within Powelton Village fit this description. (See Exhibit 4.8 - GIS Map of Contributing Buildings) In order to be eligible for the credit, the rehabilitation work must be completed according to the Secretary of the Interior's Standards for Rehabilitation, and the amount of money spent on the rehabilitation must be greater than the adjusted value of the building.

After the rehabilitation, the building must be owned and operated by the same owner as an income producing property for five years. In this scenario, the Home Improvement Mortgage discussed previously was once again utilized to finance the project. The tax credit, which is a dollar for dollar mitigation of taxes due, acted as a major benefit to the investor, as no taxes on rental income were paid until year seven of the project. The effect of this was an increase in IRR to 32% and of NPV to \$44,237, on the same \$31,666 investment. This case seems to provide the best of all worlds as until year seven more money is made year to year than in the do nothing approach and in year seven the same gain is achieved as in the Home Improvement Mortgage example above.



Tax Abatement

Philadelphia City Councilmanic Ordinance 1130, As Amended

The city of Philadelphia offers several tax abatement programs that offer exemptions on increases in real estate taxes due to capital improvements. (See Enabling Environment Table) In this example, Councilmanic Ordinance 1130, which states as its purpose, “to offer an abatement from real estate taxes on improvements to industrial, and other business properties,” was applied. (See Exhibit 4.9 and 9.10 - Councilmanic Ordinance 1130) It should be noted that this particular tax abatement program is available to non-owner-occupied properties only. This ordinance provides a ten-year 100% abatement on real estate taxes due to improvements. The application of this abatement produced an IRR on the project of 29% and a NPV of \$40,383, not quite as good as the tax credit NPV, but still higher than that of the do-nothing approach. In addition, there is no reason that these incentive programs cannot be combined in some way for an even higher gain.

Mortgage Financing

Federal 203 (k) Rehabilitation Loan

The Federal 203 (k) Rehabilitation Loan managed by the Federal Housing Administration provides single mortgage financing in a large enough sum to cover the purchase and rehabilitation of a home. Due to the nature of restrictions on the loan, this example cannot be directly compared to the other incentive programs previously described. Eligibility requirements maintain that the house be

owner-occupied with a maximum amount of four dwelling units. Thus for this example, the model unit number had to be cut to four, and one of those units had to be considered owner-occupied. (See Exhibit 4.11 and 4.12 - 203 (k) Loan) Only three income producing units remain, causing an instant decrease in revenue. In addition, for tax purposes the property must be divided by square footage into rental and personal property (in this case 83% and 17% respectively). All expenses, mortgage payments, amortization and depreciation were cut by 17%, as they can only be taken as deductions on the business portion of the property. In this same vein, only 83% of the gain on sale is counted as a business gain and thus only that 83% needs to be taxed for capital gain purposes. When looking at these numbers, it should be remembered that the owner is now living there rent-free with only a portion of the mortgage and other expenses being allocated to his personal income. The home was valued in year seven based upon what that year’s NOI would have been if all four units were used for rental purposes. In this example the owner received a 35% IRR on his \$8,456 equity investment and the project showed an overall NPV of \$12,802. If he decides to keep the property instead of selling, that return will probably continue to rise as the property is fully amortizable over 30 years and will never be subject to a large balloon payment such as that found in year seven on a commercial mortgage loan.

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Strategies: Economic Context

Exhibit 4.2 – No Major Rehabilitation

Gain on Year Seven Sale - Five Unit Semi-Detached Twin - No Major Rehabilitation

Gross Sales Price	\$ 147,304	(Year 7 NOI @ 16.5% cap rate)
Less: Brokerage Commission	\$ (8,838)	(6% of Gross Sales Price)
Net Sales Price	\$ 138,465	

Adjusted Basis

Aquisition Cost	\$ 142,000
Loan Points	\$ 1,136
Application of Capital Expenses	\$ 7,000
Less: Accumulated Depreciation	\$ (32,531)
Less: Cost Amortization	\$ (1,136)
	\$ 116,469

Gain on Sale \$ 21,996

Tax on Accumulated Depreciation (25%)	\$ 5,499
Tax on Capital Gains (20%)	\$ -
	\$ 5,499

Net Sales Proceeds - Five Unit Semi-Detached Twin - No Major Rehabilitation

Gross Sales Price	\$ 147,304	(Year 7 NOI @ 16.5% cap rate)
Less: Brokerage Commission	\$ (8,838)	(6% of Gross Sales Price)
Net Sales Price	\$ 138,465	

Less: Tax Liability	\$ (5,499)
Less: Outstanding Mortgage	\$ (98,915)

Net Sales Proceeds \$ 34,051

Seven Year Cash Flows - Five Unit Semi-Detached Twin - No Major Rehabilitation

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Equity Investment	\$ (28,400)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Point	\$ (1,136)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
After Tax Cash Flow	\$ -	\$ 8,173	\$ 8,311	\$ 8,447	\$ 8,593	\$ 8,736	\$ 8,876	\$ 9,012
After Tax Net Sales Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,051
Total After Tax Cash Flow	\$ (29,536)	\$ 8,173	\$ 8,311	\$ 8,447	\$ 8,593	\$ 8,736	\$ 8,876	\$ 43,063

IRR 30%
NPV \$ 33,754

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Strategies: Economic Context

Exhibit 4.3 – No Major Rehabilitation

Seven Year Cash Flow Estimations - Five Unit Semi-Detached Twin - No Major Rehabilitation

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Gross Rental Income	\$ 40,800	\$ 41,616	\$ 42,448	\$ 43,297	\$ 44,163	\$ 45,046	\$ 45,947
Vacancy Rate - 5%	\$ 2,040	\$ 2,081	\$ 2,122	\$ 2,165	\$ 2,208	\$ 2,252	\$ 2,297
	\$ 38,760	\$ 39,535	\$ 40,326	\$ 41,132	\$ 41,955	\$ 42,794	\$ 43,650
Expenses							
Heat	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,164	\$ 2,208	\$ 2,252	\$ 2,297
Water	\$ 700	\$ 721	\$ 743	\$ 765	\$ 788	\$ 811	\$ 836
Insurance	\$ 1,985	\$ 2,045	\$ 2,106	\$ 2,169	\$ 2,234	\$ 2,301	\$ 2,370
Maintenance	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582
Management Fee	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776
Replacement Reserve	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Taxes	\$ 3,755	\$ 3,868	\$ 3,984	\$ 4,103	\$ 4,226	\$ 4,353	\$ 4,484
	\$ 16,440	\$ 16,903	\$ 17,380	\$ 17,851	\$ 18,335	\$ 18,833	\$ 19,345
Net Operating Income	\$ 22,320	\$ 22,632	\$ 22,945	\$ 23,282	\$ 23,621	\$ 23,962	\$ 24,305
Less: Debt Service	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)
Before Tax Cash Flow	\$ 12,129	\$ 12,441	\$ 12,754	\$ 13,091	\$ 13,429	\$ 13,771	\$ 14,114
Plus: Mortgage Amortization	\$ 1,671	\$ 1,796	\$ 1,931	\$ 2,076	\$ 2,232	\$ 2,399	\$ 2,579
Plus: Replacement Reserve	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Less: Cost h	\$ (162)	\$ (162)	\$ (162)	\$ (162)	\$ (162)	\$ (162)	\$ (162)
Less: Depreciation	\$ (4,647)	\$ (4,647)	\$ (4,647)	\$ (4,647)	\$ (4,647)	\$ (4,647)	\$ (4,647)
Taxable Income	\$ 9,990	\$ 10,428	\$ 10,876	\$ 11,357	\$ 11,852	\$ 12,360	\$ 12,883
Tax Liability/Benefit	\$ (3,956)	\$ (4,129)	\$ (4,307)	\$ (4,497)	\$ (4,693)	\$ (4,895)	\$ (5,102)
After Tax Cash Flow	\$ 8,173	\$ 8,311	\$ 8,447	\$ 8,593	\$ 8,736	\$ 8,876	\$ 9,012

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Assumptions:

5 Units - 4 one bedrooms @ \$600/month
 - 1 two bedroom @ \$1000/month

Value = \$142,000 (based on average of all twins sold in Powelton since 1996, less than \$600,000)

LTV = 80%

Loan = \$113,600

Interest Rate = 7.5% (based on mortgage rate on November 28, 2001)

25 Year Amortization

7 Year Term

Depreciation - Straight Line 27.5 Years

Tax Rate = 39.6%

One Point

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Strategies: Economic Context

Exhibit 4.4 – Home Improvement Mortgage

Gain on Year Seven Sale - Five Unit Semi-Detached Twin - Home Improvement Mortgage

Gross Sales Price	\$ 253,094	(Year Seven NOI @ 11% Cap Rate)
Less: Brokerage Commission	\$ (15,186)	(6% of Gross Sales Price)
Net Sales Price	\$ 237,909	
Adjusted Basis		
Acquisition Cost	\$ 142,000	
Loan Points	\$ 3,266	
Capital Improvements	\$ 71,000	
Application of Replacement Reserve	\$ 7,000	
Less: Accumulated Depreciation	\$ (48,796)	
Less: Cost Amortization	\$ (3,266)	
	\$ 171,204	
Gain on Sale	\$ 66,705	
Tax on Accumulated Depreciation (25%)	\$ 12,199	
Tax on Capital Gains (20%)	\$ 10,901	
	\$ 23,100	

Net Sales Proceeds - Five Unit Semi-Detached Twin - Home Improvement Mortgage

Gross Sales Price	\$ 253,094	(Year Seven NOI @ 11% Cap Rate)
Less: Brokerage Commission	\$ (15,186)	(6% of Gross Sales Price)
Net Sales Price	\$ 237,909	
Less: Tax Liability	\$ (23,100)	
Less: Outstanding Mortgage	\$ (98,915)	
Less: Outstanding Home Improvement Mortgage	\$ (63,095)	
Net Sales Proceeds	\$ 52,798	

Seven Year Cash Flows - Five Unit Semi-Detached Twin - Home Improvement Mortgage

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Equity Investment	\$ (28,400)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Point	\$ (1,136)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Points - Improvement Loan	\$ (2,130)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
After Tax Cash Flow	\$ -	\$ 6,662	\$ 6,680	\$ 6,812	\$ 6,950	\$ 7,083	\$ 7,209	\$ 7,329
After Tax Net Sales Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,798
Total After Tax Cash Flow	\$ (31,666)	\$ 6,662	\$ 6,680	\$ 6,812	\$ 6,950	\$ 7,083	\$ 7,209	\$ 60,127
IRR								26%
NPV								\$ 34,275

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Strategies: Economic Context

Exhibit 4.5 – Home Improvement Mortgage

Seven Year Cash Flow Estimations - Five Unit Semi-Detached Twin - Home Improvement Mortgage

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Gross Rental Income	\$ 46,200	\$ 47,124	\$ 48,066	\$ 49,028	\$ 50,008	\$ 51,009	\$ 52,029
Vacancy Rate - 5%	\$ 2,310	\$ 2,356	\$ 2,403	\$ 2,451	\$ 2,500	\$ 2,550	\$ 2,601
	\$ 43,890	\$ 44,768	\$ 45,663	\$ 46,576	\$ 47,508	\$ 48,458	\$ 49,427
Expenses							
Heat	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,164	\$ 2,208	\$ 2,252	\$ 2,297
Water	\$ 700	\$ 721	\$ 743	\$ 765	\$ 788	\$ 811	\$ 836
Insurance	\$ 1,985	\$ 2,045	\$ 2,106	\$ 2,169	\$ 2,234	\$ 2,301	\$ 2,370
Maintenance	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582
Management Fee	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776
Replacement Reserve	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Taxes	\$ 5,633	\$ 5,802	\$ 5,976	\$ 6,155	\$ 6,340	\$ 6,530	\$ 6,726
	\$ 18,318	\$ 18,837	\$ 19,372	\$ 19,902	\$ 20,448	\$ 21,009	\$ 21,587
Net Operating Income	\$ 25,572	\$ 25,931	\$ 26,291	\$ 26,674	\$ 27,060	\$ 27,449	\$ 27,840
Less: Debt Service	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)
Less: Debt Service (Improvement Loan)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)
Before Tax Cash Flow	\$ 8,276	\$ 8,634	\$ 8,994	\$ 9,377	\$ 9,763	\$ 10,152	\$ 10,544
Plus: Mortgage Amortization	\$ 1,671	\$ 1,796	\$ 1,931	\$ 2,076	\$ 2,232	\$ 2,399	\$ 2,579
Plus: Second Mortgage Amortization	\$ 865	\$ 941	\$ 1,023	\$ 1,113	\$ 1,211	\$ 1,318	\$ 1,434
Plus: Replacement Reserve	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Less: Cost Amortization	\$ (467)	\$ (467)	\$ (467)	\$ (467)	\$ (467)	\$ (467)	\$ (467)
Less: Depreciation	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)
Taxable Income	\$ 4,374	\$ 4,933	\$ 5,511	\$ 6,129	\$ 6,769	\$ 7,432	\$ 8,119
Less: Application of Suspended Losses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Taxable Income	\$ 4,374	\$ 4,933	\$ 5,511	\$ 6,129	\$ 6,769	\$ 7,432	\$ 8,119
Tax Liability/Benefit	\$ (1,614)	\$ (1,954)	\$ (2,182)	\$ (2,427)	\$ (2,680)	\$ (2,943)	\$ (3,215)
After Tax Cash Flow	\$ 6,662	\$ 6,680	\$ 6,812	\$ 6,950	\$ 7,083	\$ 7,209	\$ 7,329

Assumptions:

5 Units - 4 one bedrooms @ \$700/month
- 1 two bedroom @ \$1050/month

Permanent Mortgage:

Value = \$142,000 (based on average of all twins sold in Powelton since 1996, less than \$600,000)

LTV = 80%

Loan = \$113,600

Interest Rate = 7.5% (based on mortgage rate on November 28, 2001)

25 Year Amortization

7 Year Term

Depreciation - Straight Line 27.5 Years

Tax Rate = 39.6%

One Point

Home Improvement Mortgage:

Value = \$71,000

LTV = 100%

Interest Rate = 8.79%

25 Year Amortization

25 Year Term

3 Points

The Powelton Village Plan

Strategies: Economic Context

Exhibit 4.6 – 20% Tax Credit

Gain on Year Seven Sale - Five Unit Semi-Detached - 20% Federal Tax Credit

Gross Sales Price	\$ 253,094	(Year Seven NOI @ 11% Cap Rate)
Less: Brokerage Commission	\$ (15,186)	(6% of Gross Sales Price)
Net Sales Price	\$ 237,909	
Adjusted Basis		
Acquisition Cost	\$ 142,000	
Loan Points	\$ 3,266	
Capital Improvements	\$ 71,000	
Application of Replacement Reserve	\$ 7,000	
Less: Accumulated Depreciation	\$ (48,796)	
Less: Cost Amortization	\$ (3,266)	
	\$ 171,204	
Gain on Sale	\$ 66,705	
Tax on Accumulated Depreciation (25%)	\$ 12,199	
Tax on Capital Gains (20%)	\$ 10,901	
	\$ 23,100	

Net Sales Proceeds - Five Unit Semi-Detached Twin - 20% Federal Tax Credit

Gross Sales Price	\$ 253,094	(Year Seven NOI @ 11% Cap Rate)
Less: Brokerage Commission	\$ (15,186)	(6% of Gross Sales Price)
Net Sales Price	\$ 237,909	
Less: Tax Liability	\$ (23,100)	
Less: Outstanding Mortgage	\$ (98,915)	
Less: Outstanding Home Improvement Mortgage	\$ (63,095)	
Net Sales Proceeds	\$ 52,798	

Seven Year Cash Flows - Five Unit Semi-Detached Twin - 20% Federal Tax Credit

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Equity Investment	\$ (28,400)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Point	\$ (1,136)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Points - Improvement Loan	\$ (2,130)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
After Tax Cash Flow	\$ -	\$ 8,276	\$ 8,634	\$ 8,994	\$ 9,377	\$ 9,763	\$ 10,152	\$ 7,610
After Tax Net Sales Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,798
Total After Tax Cash Flow	\$ (31,666)	\$ 8,276	\$ 8,634	\$ 8,994	\$ 9,377	\$ 9,763	\$ 10,152	\$ 60,408
IRR	32%							
NPV	\$44,237							

The Powelton Village Plan

Strategies: Economic Context

Exhibit 4.7 – 20% Tax Credit

Seven Year Cash Flow Estimations - Five Unit Semi-Detached Twin - 20% Federal Tax Credit

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Gross Rental Income	\$ 46,200	\$ 47,124	\$ 48,066	\$ 49,028	\$ 50,008	\$ 51,009	\$ 52,029
Vacancy Rate - 5%	\$ 2,310	\$ 2,356	\$ 2,403	\$ 2,451	\$ 2,500	\$ 2,550	\$ 2,601
	\$ 43,890	\$ 44,768	\$ 45,663	\$ 46,576	\$ 47,508	\$ 48,458	\$ 49,427
Expenses							
Heat	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,164	\$ 2,208	\$ 2,252	\$ 2,297
Water	\$ 700	\$ 721	\$ 743	\$ 765	\$ 788	\$ 811	\$ 836
Insurance	\$ 1,985	\$ 2,045	\$ 2,106	\$ 2,169	\$ 2,234	\$ 2,301	\$ 2,370
Maintenance	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582
Management Fee	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776
Replacement Reserve	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Taxes	\$ 5,633	\$ 5,802	\$ 5,976	\$ 6,155	\$ 6,340	\$ 6,530	\$ 6,726
	\$ 18,318	\$ 18,837	\$ 19,372	\$ 19,902	\$ 20,448	\$ 21,009	\$ 21,587
Net Operating Income	\$ 25,572	\$ 25,931	\$ 26,291	\$ 26,674	\$ 27,060	\$ 27,449	\$ 27,840
Less: Debt Service	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)
Less: Debt Service (Improvement Loan)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)
Before Tax Cash Flow	\$ 8,276	\$ 8,634	\$ 8,994	\$ 9,377	\$ 9,763	\$ 10,152	\$ 10,544
Plus: Mortgage Amortization	\$ 1,671	\$ 1,796	\$ 1,931	\$ 2,076	\$ 2,232	\$ 2,399	\$ 2,579
Plus: Second Mortgage Amortization	\$ 865	\$ 941	\$ 1,023	\$ 1,113	\$ 1,211	\$ 1,318	\$ 1,434
Plus: Replacement Reserve	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Less: Cost Amortization	\$ (467)	\$ (467)	\$ (467)	\$ (467)	\$ (467)	\$ (467)	\$ (467)
Less: Depreciation	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)
Taxable Income	\$ 4,374	\$ 4,933	\$ 5,511	\$ 6,129	\$ 6,769	\$ 7,432	\$ 8,119
Less: Application of Suspended Losses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Taxable Income	\$ 4,374	\$ 4,933	\$ 5,511	\$ 6,129	\$ 6,769	\$ 7,432	\$ 8,119
Tax Liability/Benefit	\$ (1,732)	\$ (1,954)	\$ (2,182)	\$ (2,427)	\$ (2,680)	\$ (2,943)	\$ (3,215)
Plus: Tax Credit	\$ 1,732	\$ 1,954	\$ 2,182	\$ 2,427	\$ 2,680	\$ 2,943	\$ 281
Net Tax Liability/Benefit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,934)
After Tax Cash Flow	\$ 8,276	\$ 8,634	\$ 8,994	\$ 9,377	\$ 9,763	\$ 10,152	\$ 7,610

Assumptions:

5 Units - 4 one bedrooms @ \$700/month
- 1 two bedroom @ \$1050/month

Permanent Mortgage:

Value = \$142,000 (based on average of all twins sold in Powelton since 1996, less than \$600,000)
LTV = 80%
Loan = \$113,600
Interest Rate = 7.5% (based on mortgage rate on November 28, 2001)
25 Year Amortization
7 Year Term
Depreciation - Straight Line 27.5 Years
Tax Rate = 39.6%
One Point

Home Improvement Mortgage:

Value = \$71,000
LTV = 100%
Interest Rate = 8.79%
25 Year Amortization
25 Year Term
3 Points

The Powelton Village Plan

Strategies: Economic Context

Exhibit 4.9 –Ordinance 1130

Gain on Year Seven Sale - Five Unit Semi-Detached Twin - Ordinance 1130

Gross Sales Price	\$253,094	(Year 7 NOI without tax abatement @11% cap rate)
Less: Brokerage Commission	\$ (15,186)	(6% of Gross Sales Price)
Net Sales Price	\$ 237,908	
Adjusted Basis		
Acquisition Cost	\$ 142,000	
Loan Points	\$ 3,266	
Capital Improvements	\$ 71,000	
Application of Replacement Reserve	\$ 7,000	
Less: Accumulated Depreciation	\$ (48,796)	
Less: Cost Amortization	\$ (3,266)	
	\$ 171,204	
Gain on Sale	\$ 66,705	
Tax on Accumulated Depreciation (25%)	\$ 12,199	
Tax on Capital Gains (20%)	\$ 10,901	
	\$ 23,100	

Net Sales Proceeds - Five Unit Semi-Detached Twin - Ordinance 1130

Gross Sales Price	253,094	(Year 7 NOI without tax abatement @11% cap rate)
Less: Brokerage Commission	\$ (15,186)	(6% of Gross Sales Price)
Net Sales Price	\$ 237,908	
Less: Tax Liability	\$ (23,100)	
Less: Outstanding Mortgage	\$ (98,915)	
Less: Outstanding Home Improvement Mortgage	\$ (63,095)	
Net Sales Proceeds	\$ 52,798	

Seven Year Cash Flows - Five Unit Semi-Detached Twin - Ordinance 1130

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Equity Investment	\$ (28,400)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Point	\$ (1,136)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Points - Improvement Loan	\$ (2,130)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
After Tax Cash Flow	\$ -	\$ 7,846	\$ 7,848	\$ 8,015	\$ 8,189	\$ 8,359	\$ 8,524	\$ 8,683
After Tax Net Sales Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,798
Total After Tax Cash Flow	\$ (31,666)	\$ 7,846	\$ 7,848	\$ 8,015	\$ 8,189	\$ 8,359	\$ 8,524	\$ 61,480
IRR		29%						
NPV		\$ 40,383						

The Powelton Village Plan

Strategies: Economic Context

Exhibit 4.10 – Ordinance 1130

Seven Year Cash Flow Estimations - Five Unit Semi-Detached Twin - Ordinance 1130

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Gross Rental Income	\$ 46,200	\$ 47,124	\$ 48,066	\$ 49,028	\$ 50,008	\$ 51,009	\$ 52,029
Vacancy Rate - 5%	\$ 2,310	\$ 2,356	\$ 2,403	\$ 2,451	\$ 2,500	\$ 2,550	\$ 2,601
	\$ 43,890	\$ 44,768	\$ 45,663	\$ 46,576	\$ 47,508	\$ 48,458	\$ 49,427
Expenses							
Heat	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,164	\$ 2,208	\$ 2,252	\$ 2,297
Water	\$ 700	\$ 721	\$ 743	\$ 765	\$ 788	\$ 811	\$ 836
Insurance	\$ 1,985	\$ 2,045	\$ 2,106	\$ 2,169	\$ 2,234	\$ 2,301	\$ 2,370
Maintenance	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582
Management Fee	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776
Replacement Reserve	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Taxes	\$ 3,755	\$ 3,868	\$ 3,984	\$ 4,103	\$ 4,226	\$ 4,353	\$ 4,484
	\$ 16,440	\$ 16,903	\$ 17,380	\$ 17,851	\$ 18,335	\$ 18,833	\$ 19,345
Net Operating Income	\$ 27,450	\$ 27,864	\$ 28,283	\$ 28,726	\$ 29,173	\$ 29,626	\$ 30,082
Less: Debt Service	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)	\$ (10,191)
Less: Debt Service (Improvement Loan)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)	\$ (7,106)
Before Tax Cash Flow	\$ 10,153	\$ 10,568	\$ 10,986	\$ 11,429	\$ 11,877	\$ 12,329	\$ 12,786
Plus: Mortgage Amortization	\$ 1,671	\$ 1,796	\$ 1,931	\$ 2,076	\$ 2,232	\$ 2,399	\$ 2,579
Plus: Second Mortgage Amortization	\$ 865	\$ 941	\$ 1,023	\$ 1,113	\$ 1,211	\$ 1,318	\$ 1,434
Plus: Replacement Reserve	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Less: Cost Amortization	\$ (467)	\$ (467)	\$ (467)	\$ (467)	\$ (467)	\$ (467)	\$ (467)
Less: Depreciation	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)	\$ (6,971)
Taxable Income	\$ 6,251	\$ 6,867	\$ 7,503	\$ 8,181	\$ 8,882	\$ 9,608	\$ 10,361
Less: Application of Suspended Losses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Taxable Income	\$ 6,251	\$ 6,867	\$ 7,503	\$ 8,181	\$ 8,882	\$ 9,608	\$ 10,361
Tax Liability/Benefit	\$ (2,307)	\$ (2,719)	\$ (2,971)	\$ (3,240)	\$ (3,517)	\$ (3,805)	\$ (4,103)
After Tax Cash Flow	\$ 7,846	\$ 7,848	\$ 8,015	\$ 8,189	\$ 8,359	\$ 8,524	\$ 8,683

Assumptions:

5 Units - 4 one bedrooms @ \$700/month
- 1 two bedroom @ \$1050/month

Permanent Mortgage:

Value = \$142,000 (based on average of all twins sold in Powelton since 1996, less than \$600,000)

LTV = 80%

Loan = \$113,600

Interest Rate = 7.5% (based on mortgage rate on November 28, 2001)

25 Year Amortization

7 Year Term

Depreciation - Straight Line 27.5 Years

Tax Rate = 39.6%

One Point

Home Improvement Mortgage:

Value = \$71,000

LTV = 100%

Interest Rate = 8.79%

25 Year Amortization

25 Year Term

3 Points

The Powelton Village Plan

Strategies: Economic Context

Exhibit 4.11 – 203 (k) Loan

Gain on Year Seven Sale - Owner-Occupied Four Unit Semi-Detached Twin - 203 (k) Loan

*Note: Capital gains taxes do not need to be paid on the portion of the gains attributable to the sale of personal residential property

		Total Sales Price	Gain on Sale of Rental Property (83%)	Gain on Sale of Personal Property (17%)	
Gross Sales Price	(Sold as a 4 unit rental)	\$ 218,909	\$ 181,694	\$ 37,215	(Projected Year Seven NOI @ 11% Cap Rate)
Less: Brokerage Commission	(6% of Gross Sales Price)		\$ (10,902)	\$ (2,233)	
Net Sales Price		\$	\$ 170,793	\$ 34,982	
Adjusted Basis					
Acquisition Cost		\$ 142,000	\$ 117,860		
Loan Points		\$ 3,266	\$ 2,711		
Capital Improvements		\$ 71,000	\$ 58,930		
Application of Replacement Reserve		\$ 5,630	\$ 5,630		
Less: Accumulated Depreciation		\$ (40,501)	\$ (40,501)		
Less: Cost Amortization		\$ (1,715)	\$ (1,715)		
		\$ 179,660	\$ 142,915		
Gain on Sale			\$ 27,878		
Application of Suspended Losses			\$ -		
Net Gain on Sale			\$ 27,878		
Tax on Accumulated Depreciation (25%)			\$ 6,969		
Tax on Capital Gains (20%)			\$ -		
			\$ 6,969		

Net Sales Proceeds - Owner-Occupied Four Unit Semi-Detached Twin - 203 (k) Loan

Gross Sales Price	(Projected Year Seven NOI @ 11% Cap Rate)	\$ 218,909	(Total Sales Price - Business and Personal)
Less: Brokerage Commission	(6% of Gross Sales Price)	\$ (13,135)	
Net Sales Price		\$ 205,774	
Less: Tax Liability		\$ (6,969)	
Less: Outstanding Mortgage		\$ (188,377)	
Net Sales Proceeds		\$ 10,428	

Seven Year Cash Flows - Owner-Occupied Four Unit Semi-Detached Twin - 203 (k) Loan

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Equity Investment	\$ (6,390)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Point	\$ (2,066)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
After Tax Cash Flow	\$ -	\$ 2,548	\$ 2,785	\$ 2,992	\$ 3,217	\$ 3,068	\$ 3,111	\$ 3,162
After Tax Net Sales Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,428
Total After Tax Cash Flow	\$ (8,456)	\$ 2,548	\$ 2,785	\$ 2,992	\$ 3,217	\$ 3,068	\$ 3,111	\$ 13,590
IRR		35%						
NPV		\$ 12,802						

The Powelton Village Plan

Strategies: Economic Context

Exhibit 4.12 – 203 (k) Loan

Seven Year Cash Flow Estimations - Owner-Occupied Four Unit Semi-Detached Twin - 203 (k) Loan

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Gross Rental Income	\$ 33,600	\$ 34,272	\$ 34,957	\$ 35,657	\$ 36,370	\$ 37,097	\$ 37,839
Vacancy Rate - 5%	\$ 1,680	\$ 1,714	\$ 1,748	\$ 1,783	\$ 1,818	\$ 1,855	\$ 1,892
	\$ 31,920	\$ 32,558	\$ 33,210	\$ 33,874	\$ 34,551	\$ 35,242	\$ 35,947
Expenses							
Heat	\$ 1,660	\$ 1,710	\$ 1,761	\$ 1,796	\$ 1,832	\$ 1,869	\$ 1,906
Water	\$ 581	\$ 598	\$ 616	\$ 635	\$ 654	\$ 674	\$ 694
Insurance	\$ 1,648	\$ 1,697	\$ 1,748	\$ 1,800	\$ 1,854	\$ 1,910	\$ 1,967
Maintenance	\$ 2,490	\$ 2,565	\$ 2,642	\$ 2,721	\$ 2,803	\$ 2,887	\$ 2,973
Management Fee	\$ 3,320	\$ 3,420	\$ 3,522	\$ 3,628	\$ 3,737	\$ 3,849	\$ 3,964
Replacement Reserve	\$ 830	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800
Taxes	\$ 4,675	\$ 4,815	\$ 4,960	\$ 5,109	\$ 5,262	\$ 5,420	\$ 5,582
	\$ 15,204	\$ 15,605	\$ 16,049	\$ 16,489	\$ 16,942	\$ 17,408	\$ 17,887
Net Operating Income	\$ 16,716	\$ 16,953	\$ 17,160	\$ 17,385	\$ 17,610	\$ 17,835	\$ 18,060
Less: Debt Service	\$ (14,168)	\$ (14,168)	\$ (14,168)	\$ (14,168)	\$ (14,168)	\$ (14,168)	\$ (14,168)
Before Tax Cash Flow	\$ 2,548	\$ 2,785	\$ 2,992	\$ 3,217	\$ 3,441	\$ 3,667	\$ 3,892
Plus: Mortgage Amortization	\$ 2,091	\$ 2,242	\$ 2,405	\$ 2,579	\$ 2,766	\$ 2,967	\$ 3,182
Plus: Replacement Reserve	\$ 830	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800
Less: Cost Amortization	\$ (245)	\$ (245)	\$ (245)	\$ (245)	\$ (245)	\$ (245)	\$ (245)
Less: Depreciation	\$ (5,786)	\$ (5,786)	\$ (5,786)	\$ (5,786)	\$ (5,786)	\$ (5,786)	\$ (5,786)
Taxable Income	\$ (562)	\$ (203)	\$ 166	\$ 565	\$ 977	\$ 1,403	\$ 1,843
Less: Application of Suspended Losses	\$ -	\$ (562)	\$ (765)	\$ (599)	\$ (33)	\$ -	\$ -
	\$ -	\$ -	\$ 166	\$ 565	\$ 33	\$ -	\$ -
Net Taxable Income	\$ (562)	\$ (203)	\$ -	\$ -	\$ 944	\$ 1,403	\$ 1,843
Tax Liability/Benefit	\$ -	\$ -	\$ -	\$ -	\$ (374)	\$ (555)	\$ (730)
After Tax Cash Flow	\$ 2,548	\$ 2,785	\$ 2,992	\$ 3,217	\$ 3,068	\$ 3,111	\$ 3,162

Assumptions:

4 Units - 2 one bedrooms @ \$700/month
 - 2 two bedroom @ \$1050/month
 Owner Occupied - Lives in One Bedroom Apartment

203 K Mortgage:

Value = \$142,000 (based on average of all twins sold in Powelton since 1996, less than \$600,000)
 LTV = 100%
 Appraised Value after Renovation = \$213,000 (\$71,000+\$142,000)
 Loan = \$ 206,610
 Interest Rate = 7.25% (based on mortgage rate on November 28, 2001)
 30 Year Amortization
 Depreciation 27.5 years
 Tax Rate = 36%
 One Point
 3% down payment = \$ 6,390
 Rental Units = 83% of total square footage - 83% of expenses, mortgage payments and depreciation allocated to business usage

The Powelton Village Plan

Strategies: Economic Context

Economic Context Conclusions

The case studies presented here represent only three of the myriad of financial programs available for housing rehabilitation through federal, state and local programs. Each program should be individually analyzed as to its applicability to specific goals and needs. Not all of these programs are implicitly preservation programs, but all housing rehabilitation programs can be used to channel funds towards that goal.

After examining the three case studies presented here, we can conclude that the rehabilitation of properties in neighborhoods such as Powelton Village, which have seen an increase in rental and property values in recent years, is financially viable and can be even more profitable in the long run than a “do-nothing” plan. With a little help, investors can increase the return on their investment and aid in the preservation of the community.

Commercial Revitalization:

Our studio this semester was primarily concerned with the preservation of the built environment. The establishment of a healthy and vibrant commercial area is a necessary aspect of such preservation. Although Powelton Village is largely residential, a significant commercial area can be found along Lancaster Avenue. Enabling the commercial success of this area is its proximity to such institutions as Drexel University, the Presbyterian Hospital, the University City Science Center and the University of Pennsylvania. The large student population of the area along with its long time residents creates an untapped potential market for businesses. In the following section, a hypothetical vision for the future of a revitalized business district or “downtown” for Powelton Village is revealed.

This study began with an examination of the levels of activity in existing commercial spaces on Lancaster Avenue, resulting in the identification of four zones.

1. Active and Attractive commercial spaces that are well attended and well maintained.
2. Businesses that appear to be active, but not as well maintained. These businesses are physically sound, but could benefit from the aesthetic improvements which preservation could bring about.
3. Storefronts that are in adequate condition, but are vacant
4. Storefronts that need significant improvements before they can be utilized for business purposes.

Two buildings for which a thriving marketplace can be envisioned are Hawthorne Hall and the Monarch Storage Building. Hawthorne Hall currently houses a variety of businesses, yet it lacks the lively street presence of its former days. The Monarch Storage Building is vacant and has been for sale for the last two years. This structure could be a vital part of a Lancaster commercial strip as its large size makes it adaptable to a variety of purposes. Unfortunately it is currently in appalling condition, but if preserved, its success could bring in a larger amount of customers to the surrounding businesses.

The most advantageous aspect of Powelton Village from a commercial perspective is its location amid major institutions and transportation hubs. This lends itself to a large amount of both foot and commuter traffic as each day many walk back and forth from school or work to home. This atmosphere has led to the success of a number of adaptive reuse projects including the Courts Apartments and the Old Quaker Building. These two projects both successfully utilized the Federal Historic Tax Credit discussed in the previous Case Studies.

Currently, Lancaster Avenue is not living up its potential as the only major commercial strip in an area full of students and residents many of whom are reliant on businesses within walking distance for all their dining, entertainment, and shopping needs. One can easily envision a more “college town” type atmosphere with more coffee houses and independent shops. The residents in this area are a largely

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Strategies: Commercial Revitalization

untapped market-base which represent a great opportunity for future business investment.



While the market and the location of Powelton Village offer prospects to the creative businessperson, there are hindrances that should be addressed. The low square footages of many storefronts, the safety of the neighborhood, the lack of a strong commercial identity and the deteriorated condition of many commercially viable structures contribute to the struggle that businesses along Lancaster Avenue face.

To help remedy this situation and provide a more appealing environment for potential investors, we recommend the following:

1. Generate a distinct identity for the district
2. Create a more attractive business zone with a cohesive feel
3. Encourage maintenance and restoration of properties
4. Promote diverse commercial development
5. Implement a Main Street Program

A governing body will be needed to implement these recommendations. With this in mind, we advocate the formation of a Powelton Village Business Association. The mission of the Powelton Village Business Association would be based on service and advocacy to promote, market, and support the district and individual businesses.

Marketing & Promoting Identity:

International Restaurant District

Number one on our list of recommendations for the commercial revitalization of Lancaster was the creation of a distinctive identity. One interviewee cited the possible creation of an international restaurant district as a focal point for this identity. This idea was founded on the current storefront usage of the south side of Lancaster between 36th and 37th Streets, which features both Thai and Mexican restaurants.

Penn & Drexel:

Encouraging Cooperation

As the commercial revitalization of Lancaster could be a major aid to the student population of both Drexel and Penn, these institutions should be encouraged to actively support the development of potential businesses in the area. A business association would encourage financial and philosophical support from these institutions.

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Strategies: Commercial Revitalization

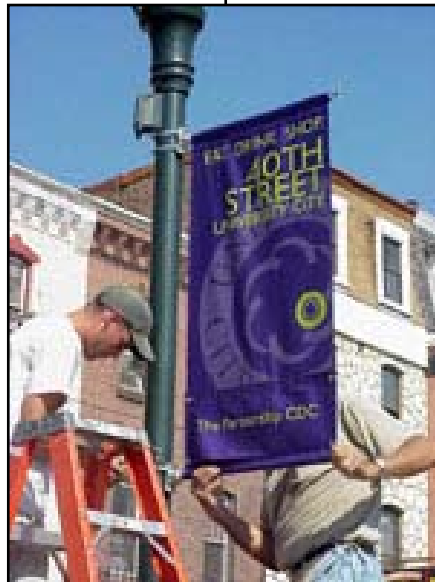
Business Attraction & Retention

The retention of successful businesses, through a retail development strategy, is the key to a healthy business district. Given that the ground floor vacancy rate is now quite high, there is a need for a targeted approach to attract businesses to those spaces. One of the biggest challenges to attracting new retailers is that many of the older spaces in Powelton Village are small and might require restoration or rehabilitation. A business association would encourage property owners to rehabilitate these spaces in order to attract tenants.

Main Street Program

Another goal that the business association might advocate is the implementation of a Main Street Program for Lancaster Avenue as sponsored by the National Trust for Historic Preservation. This program is meant to help revitalize traditionally commercial areas by fostering financial and managerial initiatives.

These are but a few of the ideas for the revitalization of Lancaster Avenue. For more information on any or all of the ideas see Appendix 13: A Plan for Lancaster Avenue.



Local Historic District:

The primary strategy recommended for Powelton Village is recognition as a Local Historic District on the Philadelphia Register of Historic Places. This is the most powerful preservation tool available to historic neighborhoods in Philadelphia. As such, Powelton Village should make every effort to secure this recognition and designation. Such designation was at least partially discussed in the past, but was not pursued for some reason. This idea should now be revisited and actively sought to maintain the quality and heritage of Powelton Village's built environment.

Powelton Village has been listed on the National Register of Historic Places since 1985.⁶⁵ Listing in the National Register contributes to preserving historic properties in a number of ways, including:

- Recognition that a property is significant to the Nation, the State, or the community.
- Consideration in the planning for Federal or federally assisted projects.
- Eligibility for Federal tax benefits.
- Qualification for Federal assistance for historic preservation, when funds are available.

⁶⁵ George Thomas and Carole Benenson, *Powelton Village Historic District Nomination Form* (Washington, DC: United States Department of Interior, 1985).

However, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose provided that there is no Federal involvement.⁶⁶ The architectural and historic significance of Powelton Village have been honored through this creation of a National Register Historic District, but this designation provides no direct protection to its historic buildings and streetscapes.

When Powelton Village was designated as a National Historic District in 1985, the process for local designation of entire districts was just beginning. Philadelphia receives its power to create local historic districts from the Philadelphia Preservation Ordinance, Section 14-2007, which was enacted in 1954.⁶⁷ At that time it created the Philadelphia Register of Historic Places, on which individual structures could be listed for their architectural, historical, or cultural significance. Buildings must meet at least one of several criteria listed in the ordinance. Several buildings in Powelton Village are individually listed on the Register in this manner.

The Ordinance was amended in 1985 to allow for entire districts to be placed on the Register. The first Local Historic District to be designated under this amendment was the Diamond Street Historic District in January 1986. Since

⁶⁶ *National Register of Historic Places* web site, <http://www.nr.nps.gov>.

⁶⁷ Philadelphia Preservation Ordinance, The Philadelphia Code, Section 14-2007, Bill No. 318.

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Strategies: Local Historic District

that time, seven more local districts have been listed on the Register and more are under consideration. The other local districts are the Park Avenue (Mall) Historic District (1990); Rittenhouse-Fitler Residential Historic District (1995); Historic Street Paving

Thematic Historic District (1998); Society Hill Historic District (1999); Girard Estate Historic District (1999); League Island Park Historic District (also called Franklin Delano Roosevelt Park) (2000); and the Spring Garden Historic District (2000).⁶⁸

Under a local district, the Commission has jurisdiction over architectural and historic resources and provides protection for them against unsympathetic alteration and demolition. This is achieved through the review of permit applications and adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Many federal, state and local agencies, as well as private organizations, throughout the country have adopted the Secretary's Standards as a means of protecting historic buildings and districts.

Only the creation of a Local Historic District through the Philadelphia Historical Commission (PHC) can protect the neighborhood for future generations of Philadelphians. The creation of a local historic district is the best method of protecting Powelton Village's character as a historic neighborhood. Local district

⁶⁸ *Philadelphia Historical Commission* web site, <http://www.mrfconsultants.com/hc/>

designation helps prevent the unnecessary demolition and inappropriate, insensitive, and unsympathetic alteration of historic buildings. Creating a local historic district in Powelton Village can lead to the stabilization of property values, the protection of buildings and streetscapes, and the fostering of community pride.

Powelton Village is worthy of designation as a Local Historic District because of its individually impressive buildings and streetscapes that work together to create a visually distinct and valuable neighborhood. Powelton Village has architectural, historic, and cultural significance, which meet the specific criteria for listing on the Philadelphia Register of Historic Places.

Powelton Village can become a Local Historic District by completing a nomination and submitting it to the Philadelphia Historical Commission (PHC) for review. A nomination must contain a description of the characteristics of the potential district, its significance, an inventory listing every property in the district, and a map showing the boundaries of the district.

Based on the built environment survey conducted this fall, the Studio extended the boundaries considered for the Local Historic District beyond those of the original National Register district, encompassing an area to the east bounded by 31st Street. One possibility in the creation of the local historic district is to start with smaller boundaries, potentially expanding them later. While this may be a

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Strategies: Local Historic District

viable option, the significance of the potential district extends to its furthest boundaries and should enjoy the same recognition and protection simultaneously.

The Studio has already completed much of the work required for a nomination this fall. A preliminary nomination is required by the PHC before the official nomination can be submitted.⁶⁹ This has already been prepared and is ready for submission. Additionally, the National Register form contains many of the requirements necessary for the local nomination including the beginning of an inventory.

Our Studio also created an Access database that holds information about every building in Powelton Village. This database can help provide data for the qualitative inventory required by the PHC. This inventory and the formal nomination are all that need to be completed for the formal Local Historic District nomination to be submitted and considered by the PHC. The remainder of this information could be prepared by a consultant hired by the neighborhood association or through volunteer efforts within the community.

After the nomination is submitted, the Philadelphia Historical Commission reviews the nomination and holds public hearings. At least 60 days before the hearings, letters are sent to every property and property owner in the proposed district notifying them of the hearings and possible historic designation. Notices are also posted in the neighborhood and in a

newspaper with citywide distribution. At least one of the hearings will be held at night in the neighborhood. These meetings are designed to receive public testimony and comments on the proposed district. Additionally, interested people may submit written comments. Finally, the Commission will vote to designate – or not to designate – the district as historic.

We strongly recommend that the PHC designate Powelton Village as a Local Historic District. The nomination and approval process can take up to a year or more since information must be gathered and verified by the PHC; the district should not be discouraged if it takes some time for designation to become a reality.

Unfortunately, one of the causes for the delays in the approval process is a lack of funding and staff at the PHC. Philadelphia's staff is smaller than that of other comparable cities such as New Orleans and Baltimore. For Philadelphia, one of the richest cities in terms of architectural heritage, to have such a small Commission staff is deplorable. This is an unacceptable situation as it endangers Philadelphia's vast architectural resources and threatens their integrity. It is strongly recommended that the city allocate more money and personnel to the PHC in order to support the creation of more local districts and more preservation activities.

⁶⁹ *Philadelphia Historical Commission Rules and Regulations*, adopted August 8, 1990 and amended December 4, 1997.

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Strategies: Local Historic District

Conservation Districts

Several years after the inception of Philadelphia's Local Historic District designation process, some local preservationists observed that numerous historic neighborhoods did not receive protection because they were ineligible to become a local historic district. They proposed the creation of "conservation districts" to bridge this gap.⁷⁰ Conservation districting is used by some neighborhoods in other cities that are not eligible for local historic district status. Philadelphia's proposed Conservation

District Ordinance failed to pass, however some of the study neighborhoods have incorporated some elements of conservation districting. The purpose of Philadelphia's proposed conservation districts was to maintain and conserve the character-defining streetscapes of many older neighborhoods while preserving the supply of affordable housing for current residents in areas that have experienced some deterioration, demolition or incompatible alterations.⁷¹

One perceived advantage of a conservation district over a local historic district is the lesser degree of regulation. Another is

flexibility, since a conservation district can be created in areas with varying degrees of historical and architectural significance.

The Conservation District program proposed for Philadelphia included certain neighborhood eligibility requirements. Eligible neighborhoods were to have a cohesive neighborhood association and an easily definable visual character, with the preponderance of buildings in good condition. The ordinance further mandated that at least 80% of properties in the neighborhood must be occupied, zoned residential, and older than 40 years, with no more than 15% of lots vacant. It required the signatures of 40% of building owners on a petition in support of the program.

Under certain requirements of this proposal, Powelton Village would have been ineligible as a conservation district. First, Powelton satisfies the criteria for a historic district; and second, fewer than 60% of the buildings in the area are owner occupied. The proposal's requirement that 95% of the residential properties should be row houses that are two to three stories tall reveals that it was tailored to specific neighborhoods in Philadelphia. Powelton Village does not meet this requirement.

That authors of the proposal created numerous proposed benefits that the ordinance was to bring to homeowners, including a revolving fund to help homeowners pay the difference between minimal repair/maintenance costs and preservation-friendly repair/maintenance costs; the development of design guidelines; community education workshops; and limits on new construction.

⁷⁰ The Preservation Coalition of Greater Philadelphia and John Milner Associates, *The Philadelphia Neighborhood Conservation District: Volume 1, A Model Program* (Philadelphia, 1991).

⁷¹ Deborah Marquis Kelly & Jennifer Goodman, "Conservation Districts as an Alternative to Historic Districts" *Preservation Forum* (The Journal of the National Trust for Historic Preservation) 7 (September/October, 1993): 6.

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Strategies: Local Historic District

None of these proposed incentives are found in Philadelphia's local historic district ordinance. The ordinance was rejected by City Council for a variety of reasons, one being that it seemed possible that neighborhoods could accomplish the conservation goals laid out by the ordinance without the aid of local government.

Even if this proposal for Conservation Districts were resurrected, Powelton Village would not satisfy the requirements as originally written. The creation of a Local Historic District is the most appropriate course of action for Powelton Village.

Residential Preservation and Revitalization Overlay Districts

A second alternative to local historic districting was proposed by Councilmember DiCicco, who introduced a new bill in May 2001 that would create Residential Preservation and Revitalization Overlay Districts (RPROD).⁷² This bill would amend Title 14 of the Zoning and Planning section of The Philadelphia Code.

One purported goal is to recognize and protect distinctive Philadelphia neighborhoods, especially where there is not grassroots support for a Local Historic District, or where it is unlikely that Local Historic District criteria are attainable. If implemented, the RPROD bill would establish potentially arbitrary guidelines and has severe implementation issues, straining city staff and diverting possible funding from the Historical Commission. This studio does not recommend support for the RPROD bill.

Conclusion

While these two options may be appropriate for certain neighborhoods or cities, Powelton Village would be best served by the creation of a Local Historic District and listing on the Philadelphia Register of Historic Places.

⁷² Frank DiCicco. *Proposed Legislation, Bill No. 010424, An Ordinance*. Introduced May 31, 2001.

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Strategies: Public Outreach

Public Outreach:

A remarkable thing about Powelton Village, which is evident from just walking the streets, and was also corroborated by the Studio's survey, is the high level of integrity of the historic buildings and landscape. We know from having talked to the residents and studied the history of the community that this can be directly attributed to the concerted efforts of its members over many years. This active caring was largely accomplished through outreach, the essential tools of which are education, exchange and cooperation. The example set by the Powelton community has been an inspiring model for us. The three facets of outreach are Education, Exchange, and Cooperation.

Studio Outreach

More can always be done and must, especially with the constantly changing dynamics and constituencies both within and from without. The outreach we attempted as a class and as stakeholders in Powelton, because of our interest in preservation had involved the same three tools:

Education:

We have compiled a great range of information in this report. It includes demographic and physical data in an accessible interactive format and the whole gamut of incentives and other strategies that exist with the aim of encouraging preservation.

Exchange:

We were welcomed us into the homes and businesses of many Powelton stakeholders and we benefited greatly from hearing their thoughts and experiences. In

exchange, we wanted to share what else we've learned, along with a number of ideas that we think will not only serve preservation in Powelton, but perhaps satisfy other expressed needs in a sensitive and creative way.

Cooperation:

This is the natural outgrowth of education and exchange. It is what occurs when disparate groups have taken the time to listen and learn about the needs and desires of others and have successfully communicated their own. We hope we have shown cooperation by effectively including in the process all those with an investment in Powelton as fellow stakeholders. We expect that the work of the Studio will be taken as a real contribution to a renewed effort at preserving what is important to us all.

Powelton Post
The Newspaper of the Powelton Village Civic Association
September 2001

Poweltonians now 900% healthier, as Farmer's Market Comes to Powelton

One of the high points of community life this past summer has been the weekly Farmers' Market, held on Saturdays from 10 a.m.-2 p.m. at 37th St. and Powelton Ave. (on the sidewalk outside the Drew School). Over the summer, the Market has expanded from a few farmers to six or more, offering a variety of seasonal fruits and vegetables, baked goods, dairy products and poultry. University City High School students also have a stand where they sell produce—including herbs, cherry tomatoes, hot peppers and beautiful red kale—from their garden.

The Market will continue well into November, provided there are enough customers to sustain it. One stand will even take orders for fresh, non-frozen Thanksgiving turkeys, to be delivered on the Tuesday before Thanksgiving along with traditional "fixings" such as yams.

Many people have noted that, in addition to providing wonderful fresh food, the Market also enriches Powelton's social life, as one person said, "It's almost like having the Hamilton Street sale every weekend." So, if you're not yet hooked on wholewheat cinnamon buns or fresh-picked peaches and tomatoes, you still have many weeks left to join your neighbors who are.

Farmer's Market photos by John Down

September Membership Meeting
Monday, September 17th, 2001
7:30 p.m. at the CEC
3509 Lancaster Avenue

Meeting Topics:
1) Review of discussions on Presbyterian Hospital's proposed helipad
2) Tax assessments in Powelton

Community Outreach

We worked at identifying both the barriers to outreach as well as the enabling factors existing within the community and coming from outside of Powelton. Based on our findings, we suggest the following for expanding outreach efforts by and for Powelton's many stakeholders.

Education:

The next generation will be assuming the responsibility for the preservation of the historic resources in the neighborhood. They need to be given the tools to act as responsible stewards. The local elementary school could be encouraged to incorporate a historic preservation awareness curriculum. The neighborhood is a rich resource that ought to be used to help interpret local history and broader trends in architecture, industrialization, social history and transportation, to name a few.

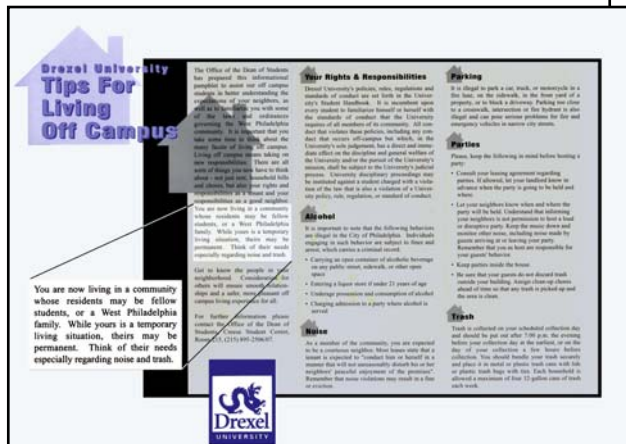
Local, state and national preservation organizations such as the Pennsylvania Historical and Museum Commission, the State Historic Preservation Office and the Philadelphia Historical Commission along with the National Trust can all provide assistance in curriculum development. Local historians could be drawn in to participate. Powelton has its share of retired educators who have volunteered their time in the past and may still be willing to offer their expertise.

Drexel University could expand on its outreach by including a component of historic preservation in their architecture program and by using Powelton Village as a focus for field study. Other majors with potential for outreach into the community include:

- College of Art & Sciences: Applied Sociology and Participatory Research
- College of Design Arts: Architecture, Hotel & Restaurant Management
- School of Environmental Science, Engineering and Policy: Environmental Science

Such education initiatives that have already been taken by the Powelton Village Civic Association as publishing a newsletter and arranging to have the City tax assessor come to a meeting to explain changes in assessments, are a great service to the community.

Along these lines we would advocate creating and maintaining a community web site. This would greatly increase the speed and reliability of communications and make the information available to



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Strategies: Public Outreach

more members of the community. It is through a web site that essential data such as what the studio has compiled could best be made available to the community at large. A web site could help break through barriers of communication that exist in the neighborhood by providing a neutral “meeting ground” and assist with coordination of community events and initiatives.



Drexel Fraternity House

Exchange:

Technology alone is not going to maintain or build on a sense of community. Drexel and long-term residents of Powelton have been exchanging ideas for some time on how to reconcile problems inherent to a university community. Through constructive dialog, for example, arrangements were worked out to better monitor fraternity parties that were getting out of hand largely due to non-Drexel elements. This kind of exchange benefited all involved.

Other initiatives can be taken that would further mold both the Drexel community and the other Powelton residents into one community with common goals. For example, it seems that Drexel provides no assistance to staff and faculty with regards to housing. Through its subsidiary,

Academic Properties Incorporated, Drexel owns and operates a number of buildings that historically were single-family homes. These are now broken up into multiple rental units for students. Surprisingly, given the very strong housing market in Powelton, these units are presently not profitable for the University.⁷³ At the same time, the University planning office indicated to us how they were hoping to introduce more of a human scale and neighborhood feel to the north end of their campus for their students.⁷⁴ These are the same kinds of goals that the long-term residents of Powelton have been espousing for years, arguing that this could be best accomplished by increasing the number of families, especially home owners in the neighborhood.⁷⁵

Cooperation:

Drexel is in a position to curry great favor with the outlying community and at the same time offer significant advantages to important members of its own community. A “healthy mix” of residents could be reached if the University were to convert a portion of its historic buildings back into single or duplex units and facilitate the purchase or rental of these units by staff and faculty. If we can judge from all the accounts of the strong housing market in the area, this approach could turn the properties into real assets financially.

⁷³ Phone interview with API staff member, Nov. 2001

⁷⁴ Interview with Kim Miller, Senior Architect, Drexel Planning, Design & Construction Dept., Nov. 2001

⁷⁵ This was a recurring theme in a series of interviews held with Powelton residents, Sept. – Dec. 2001

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Strategies: Public Outreach



Drexel owned Off-Campus Housing Units

Facilitating housing so close to campus could serve as a means of attracting good faculty and keeping good staff. The community would benefit from having more stable family oriented residents, better-maintained buildings and increased security. Such an infiltration of Drexel related people into the community would act as a stabilizing influence among the student residents and build a strong and healthier university community. Drexel seems to be trying to get away from its commuter school association and this is an important way to accomplish that.

Education/Exchange/Cooperation:

Another proposal that would help kick off and periodically renew outreach within Powelton and its immediate surrounds, is a major regularly held public event organized around issues related to the preservation of what is dear to the stakeholders. There is nothing like an ambitious event to galvanize a community. A “Powelton Village Community Preservation Fair” would necessarily be a cooperative venture, bringing people together from all parts of the community and beyond to exchange viewpoints and experiences and educate each other. The following is a revealing sample list of stakeholders organized by themes, indicative of the unusual richness of the community and great potential for cooperation on any number of issues. These could all have some kind of presence at the fair that is bound to help erode barriers between groups.



Powelton Village Farmer's Market

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Strategies: Public Outreach



Powell School

Strategies

Since schools are a traditional rallying point with the best facilities in most communities, the Powell School could be a natural central location for the majority of the activities, but events could occur in other places such as the Tot lot next to the school. Like all fairs, there should be many varied forms of participation ranging from information booths to demonstrations to even games for children with a preservation theme.

Architectural tours could keep the focus on preservation. To help the newer residents develop a sense of place, tours could be given with a focus on historic events with long-term residents also relating everyday life in former times.

Resident architects could donate time and advice on building treatments to homeowners.⁷⁶ Contractors should be

⁷⁶ Powelton has a remarkable number of resident design professionals, architects and landscape architects.

encouraged to demonstrate preservation techniques. Practical workshops could be offered on home maintenance and repair for homeowners. This is going beyond just lip service to preservation.

Other special focus tours could showcase the accomplishments of community projects and even private preservation initiatives.

Drexel University could use this opportunity to explain their master plan and give tours of the Old Stone House on 34th and Powelton Avenue, which they will have just finished rehabilitating as a student center with food service.⁷⁷ It is also important for the community to get the full story directly from Drexel representatives on the challenges it faces regarding student housing.

The venue of a fair could be a non-threatening way to explore areas of cooperation between Powelton and Mantua, using such shared issues as the planned Greenways project along the river as a vehicle for education, exchange and confidence building between the communities. This would be building on the cooperative clean up efforts that have already taken place.

Fraternity and Sorority members are an important resource actively looking for outreach opportunities. The members could be a real support in organizing a fair.

⁷⁷ Miller interview, the target for completion is September, 2002

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Strategies: Public Outreach

Outreach Conclusions

Collecting and mixing all these disparate groups in one place and time is bound to lead to all kinds of serendipitous connections and realizations of shared interests. How and when, for example, will tenants, homeowners and resident landlords otherwise realize their common-cause and rally to find a way to convince non-resident and outside investor landlords that better maintenance of their buildings and service to their tenants is really in their long-term interest? This is an area that will require a lot of creative thinking and perseverance, but will only happen if all these natural allies can be brought together to educate each other and exchange ideas. How could the outside investors themselves be encouraged to attend and see first hand the impact they have on the community and the role they could be playing?

The “Powelton Village Community Preservation Fair” could be the ultimate outreach extravaganza, effectively and efficiently combining all the functions of education, exchange and cooperation. All the elements for success already exist in the community. All Powelton Village needs is a little jolt to get a greater number and greater variety of people involved, especially young people, who will be picking up where we have left off.





POWELTON VILLAGE PLAN

CHAPTER 5 CONCLUSIONS

Conclusions:

The introduction of this report explained the methodology prescribed by The Burra Charter, the document that served as the guide for the work of the 2001 Historic Preservation Planning Studio. The Charter provided a value-driven framework that shaped the creation of a conservation plan for Powelton Village. The studio found inspiration in its words and ideals as it concluded what was significant about the site, what tools and challenges existed, and how its residents could preserve Powelton Village's tangible expression of identity and experience.

To that end, this report has presented options that best serve the interests of Powelton Village. The studio recommends the following steps, among the many others presented here, to preserve the architectural, historic, and social significance of the neighborhood:

- Create a local historic district to protect the physical fabric of the neighborhood
- Establish a Powelton Village Business Association to address issues specific to the Powelton Village community and help realize the commercial potential of the neighborhood
- Adopt the maintenance and design recommendations of the Preservation Manual and provide copies to all current and future residents of the neighborhood
- Initiate a "Powelton Village Community Preservation Fair" that will provide outreach and linkage opportunities for the entire neighborhood.

The Burra Charter defines the importance of places of cultural significance in the following manner:

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of ... identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us ... They are irreplaceable and precious ... [and] must be conserved for present and future generations.⁷⁸

Powelton Village exhibits a strong connection between people and place, between past and present. It is a tangible record of the identity and experience of a community. It is a record that also expresses in many ways broad themes of the City of Philadelphia and of the country. As a place of cultural significance, Powelton Village is "irreplaceable and precious." The 2001 Historic Preservation Planning Studio of the University of Pennsylvania is honored to have been part of the effort to preserve it for present and future generations.

⁷⁸ Australia ICOMOS, *Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (1999), Preamble.



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POWELTON VILLAGE PLAN

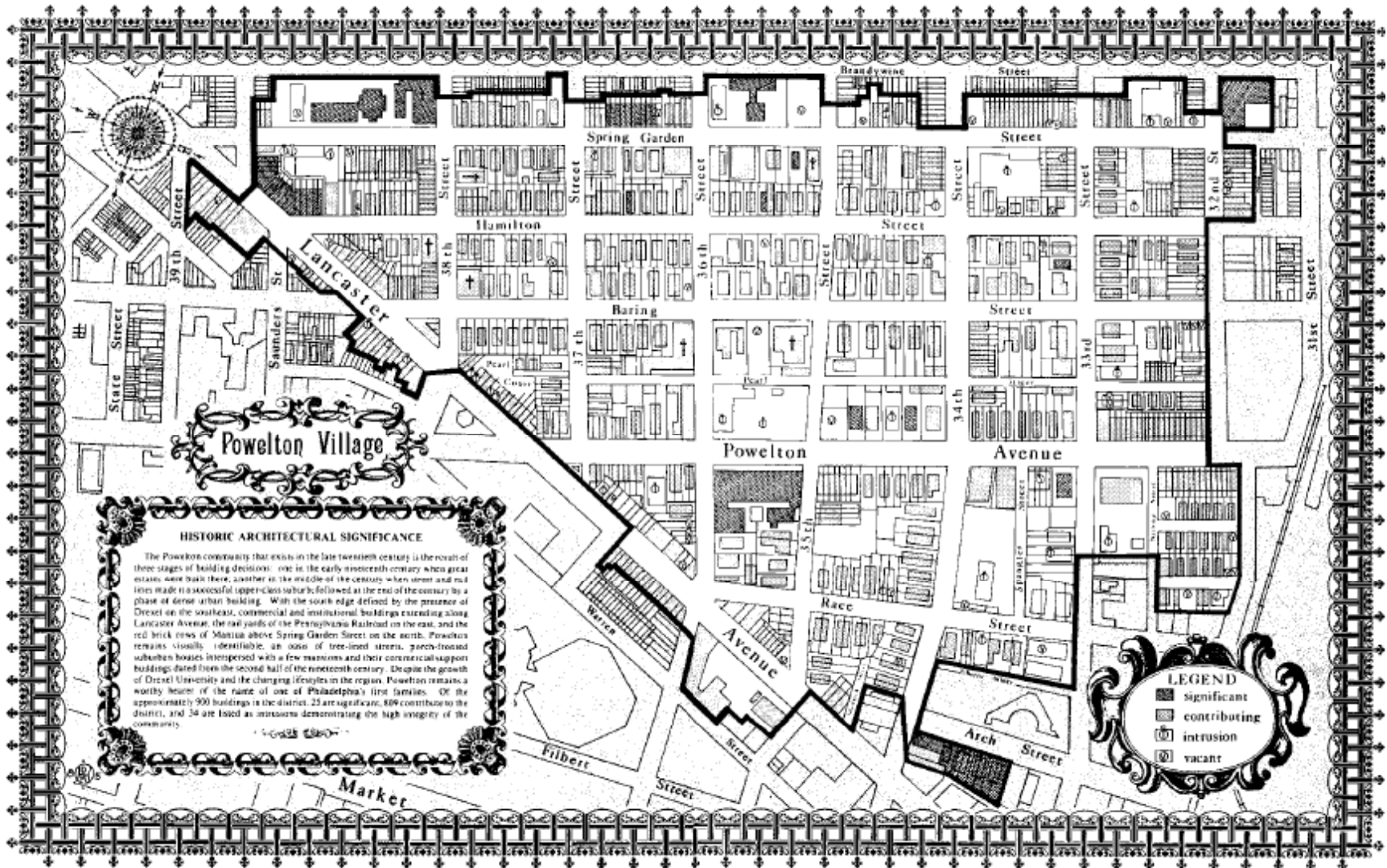
**CONSERVATION STRATEGIES FOR THE
PRESERVATION OF POWELTON VILLAGE**

APPENDICES

**DEVELOPED FOR POWELTON VILLAGE
BY THE UNIVERSITY OF PENNSYLVANIA
PRESERVATION PLANNING STUDIO
FALL 2001**

The Powelton Village Plan

Appendix 1 – Map of National Historic District



Map of Powelton Village care of the Powelton Village Civic Association, 1985.

The Powelton Village Plan

Appendix 2 – Buildings and Landscape Survey

POWELTON VILLAGE SITE SURVEY

Surveyor:

Date:

Address:

Photo: Y / N

Integrity: 1 2 3

Condition: 1 2 3

Intrusive: Y / N

Porches: Y / N / Missing / Enclosed

Number of Stories:

Number of Bays:

Roof Type: Flat / Gable / Gambrel / Hip / Mansard / Can't Tell / Other:

Facade Material: Brick / Stone / Wood / Metal / Concrete / Other:

Secondary Material: Brick / Stone / Wood / Metal / Concrete / Other:

Surface Finish: Paint / Stucco / Siding / Other:

Setback Distance: 0 / <10 / >10

Window Bars: Y / N

Enclosed Front Yard: Y / N

Material:

Storefront: Y / N

Comments:

POWELTON VILLAGE SITE SURVEY – LANDSCAPE SECTION

Address:

Deciduous tree: Y / N (no.:)

Non-deciduous tree: Y / N (no.:)

Deciduous shrub: Y / N (no.:)

Non-deciduous shrub: Y / N (no.:)

Lawn: four sides / three sides / two sides / one side / none

Lawn material: grass / ground cover / soil / paved / n/a / other:

Planted bed: Y / N

Structures: lamppost / statuary / arbor / bird baths / other:

Sidewalk material: brick / asphalt / concrete / stone / other:

Sidewalk condition: 1 2 3

Comments:

Interview info					Architecture/Landscape	Diversity/Individuality--Location	Location			Community Feeling		
#	M/F	Age		Interviewee	Built Environment	Attraction	Geography	Amenities/Services	Transportation	Safety	Community	Other
0.01	M	30s	white	architectural salvage contractor, landlord for student housing in the Village		Community garden provides the Village with its main green space.	Summer and Winter streets have been dislocated from Powelton proper by Drexel.	Wants more parking space for students, homeowners and visitors		Car vandalism is a big problem—thinks it difficult for someone to have a nice car in the neighborhood.	Very strong sense of social purpose and community within the small Summer/Winter enclave. Notes Joe Revlock to be a community bulwark and that the community is very lucky to have him.	
				Drexel Alumnus, construction management major		Strong feeling among homeowners.	Community garden serves as a buffer to Drexel's institutional edge	Concerns about schools for children—sees no opportunity for viable gradeschool in the area.				
						Proximity to Drexel University		There needs to be better entertainment/social opportunities for Drexel Students in the area				
0.02	F	50+	white	Drexel Alumnus	Interviewee describes the architecture of the neighborhood as 'magnificent' and takes lunchtime walks on Hamilton and Baring Streets. Feels that the neighborhood is generally in better shape now than when she was a student in the late 1960's (1968).	The organization moved to its current site in 1987. The site was formerly a sales office/warehouse of a plumbing supply company. The building was built in the mid-1950's, and offers the organization office space, a performance rehearsal facility and an area for activities and receptions.	The facility was purchased expressly for its convenient position—near Septa, highway access to the Philadelphia and New Jersey Suburbs.	Very little open/recreational space for organization members.	Cites transportation convenience as a primary reason for the selection of this site.	Generally feels safe while at work. The choir activity is generally after school and most participants usually leave by 7pm.	thinks there are more students in the neighborhood now than when she lived in the neighborhood. Thinks this has increased general safety in the neighborhood, as the result of more people on the streets during the day.	
				Former resident of Powelton Village	Has heard from Drexel University that the laundry site (across the street to the north) was being considered for park and other recreational structures. Use of the site as a park would be very appealing to the center to give boys recreational opportunity during rehearsal breaks. The center occasionally uses the lot for parking for larger events.	The organization seeks to hire Drexel and University of Pennsylvania students into various workstudy positions. These students would work on projects for multicultural recruitment, PR, fundraising.		Feels there is very little retail in the neighborhood to utilize for the organization. Aside from the restaurants at 36th and Lancaster, there is little of use for catering or other organizational use.	The organization has adequate on-site parking for most of its events.	Have had some security issues in the past, but haven't had any significant problem in several years.		
					Enlists the help, informally, of neighboring residents to maintain the area—finds trash to be a constant problem and cites inattentive landlords as a problem. Wishes landlords would take more responsibility of their tenets behavior.			The Boys choir used to be part of the West Philadelphia Arts Organization, but they haven't performed with them for several years.				
					Cites the former MOVE house, which she calls "The Piles" as an immediate landmark.			The Choir uses UPENN's Irvine Auditorium for its home performance base. Finds the acoustics excellent—they are very happy with use of this facility.				
0.03	F	40s	white	Real estate agent in West Philadelphia	She mentioned Furness buildings in Powelton Village as important and its history as a wealthy area – impressive houses.	The real estate market in Powelton Village – property values – is almost double what they were three years ago. There's nothing on the market now; there's HIGH demand, and NO supply.		The vacant stores on Lancaster Avenue are not the result of the size of the stores or the rents (which are cheap, she said), but of no or little market for them in the area.	See attraction		She brought up what she called the "established Quaker tradition" in the neighborhood. When asked to clarify, she only said that it's always been a factor, it's a traditionally Quaker neighborhood, it continued through the Vietnam era, there were communes.	
				lives in University City, experience with real estate in Powelton Village.		It's logical that people find the neighborhood an attractive place to live. It's beautiful, close to transportation, near major employers (i.e., universities), easy to get into Center City.			proximity to transportation.			

Interview info				Architecture/Landscape	Diversity/Individuality-- Location	Location			Community Feeling			
#	M/F	Age		Interviewee	Built Environment	Attraction	Geography	Amenities/Services	Transportation	Safety	Community	Other
						The average buyer doesn't find the high student population in the area a problem; rather many even find it makes the neighborhood more vital, delightful. Buyers may be more troubled by a run down property next door than the mere presence of students. But those who are bothered by a little noise, etc., would find almost any city neighborhood, including Rittenhouse Square, unacceptable. Those kinds of people move farther west to the suburbs where they get more space between themselves and their neighbors.						
0.04	M	50ish	white	Homeowner at 36xx Powelton since 1992	His is one of only a handful of "intact" single-family houses in neighborhood. He is VERY house-proud and has done a lot of work on the property. He lives there with a friend and a nephew, three professionals with enough income to afford to maintain their house. He admits others in the neighborhood don't have financial means to do the same.	Based on very long conversation, he seems to value		He likes city living because he can walk around and walk to anything he needs, but admits that shopping is not good in Powelton. There are down sides to living there but there are down sides everywhere.	takes trolley into Center City and walks to University City.		diversity in cities vs. suburbs	He originally lived at 3410 Race Street, moved there after returned from India just after Move situation.
				has lived in Powelton Village since he was a graduate student (c. 1978); member of PVCA	He complained about his neighbor who divided her property into rental apartments, removed original historic materials, and doesn't maintain her property. He also complained about a landlord who owns several properties on his who removed the porches because they were so badly deteriorated and too expensive to repair. Removing the porches ruined the streetscape.	architecture (preserving the buildings and keeping up properties, especially porches)		The neighborhood is so convenient to trolley though that he takes advantage of accessibility of center city to shop, go out, etc. (especially Reading Terminal Market).			Gentrification is pushing some people out, which is a sore spot with Mantua and some in Powelton	He knew Ira Einhorn who lived across the street "with Holly Maddox in the closet."
				PhD in art history from Penn; Director of Foundation Relations at Haverford College (formerly in same kind of work at Drexel)	He wants the city to support preservation in areas like Powelton, to provide financial assistance for people to fix up/maintain their houses.	diversity (see community below)		He is also close to new fresh foods market in University City and is very enthusiastic about Saturday farmers market on Lancaster (new).			diversity in Powelton is student/non-student, international, gay/straight, black/white, but individual groups aren't integrated. There's interaction among individuals within groups (e.g., many architects live there, they interact; people with children interact) and there's crosscutting among groups, but it's not tight. There's enough interaction to "feel diversity" and to come together as a community when needed.	Later he moved in with friends at 206 North 35th Street. They still live there and are still friends of his (an "older gay couple" now).
						history (both the history of the neighborhood and how the long term residents keep that history)		Restaurants are good (Lemongrass, others in University City like Nan). He also likes being close to Penn for green space and things to do.			There is a "clicque" within Civic Association ("self professed pillars of the community"), but there are fault lines within it because of personalities.	He knows so much about the neighborhood because he's been friendly with people who have lived there for very long periods of time

Interview info					Architecture/Landscape	Diversity/Individuality-- Location	Location			Community Feeling		
#	M/F	Age		Interviewee	Built Environment	Attraction	Geography	Amenities/Services	Transportation	Safety	Community	Other
						community (generally, although he is critical too)					The resident-landlords (homeowners who also own rental properties) really control the civic association and the neighborhood. They are against preservation in the neighborhood because they don't want the financial burden of fixing up their investment properties.	
						urban living and Powelton's proximity to areas where there are things to do					There's a large gay population in neighborhood (now and historically). Many rainbow flags are in support of the gay community.	
						commitment/investment he and others have in Powelton Village.						
0.05	F	50s	black	Member of Resurrection Community Methodist Church, 38 th and Baring	She is proud and knowledgeable of the history of Resurrection church. She has been involved with the maintenance of the structure.					She perceives safety problems only across Spring Garden Street – says Mantua just above Spring Garden is called "The Bottom" – but Powelton Village is an ok neighborhood.	The church currently has about 160 members from all over the city. Only a few live in Powelton.	
				lives in Mount Airy (formerly West Philadelphia), coming to Powelton Village since the congregation bought and moved to the church on 38 th Street in 1968-69.	The congregation bought the German church in 1968-69. You can still see German inscription on the side of the building. The original organ is still in the building and works, but they don't use it. There are also 2 or 3 bells in the tower, but they don't work. The church has undergone recent renovations.					After several break-ins at the church, they put bars on some of the basement windows (don't open) and cemented others to secure the building. Now they have a severe dampness problem because there's no ventilation.	Since their new pastor came in January, there's something going on at the church almost every night (e.g., dance ministry, men's group, women's group, choir practice, meetings, services).	
					The church has ongoing major tower problems (i.e., leaks). An assessment was done about 2 years ago that said it would cost \$300k for tower repair and \$2M to do all the work the property really needs. They've been able to do some work, but the problems keep coming back. They just don't have the money to address all the problems. The church owns the building outright (paid off mortgage years ago) so they don't want to move.						She feels the church has a good rapport with the community. Everyone is welcome there, it's open to the community.	
											Powelton is a "mixed" neighborhood. The church gets some visitors from the neighborhood, some white, but not many.	
0.06	M	60s	Af. Am.	Retired; formerly w/Redev. Authority; evangelical;	Owner of apt building across the street (south side Spring Garden) fixing up - owner "sees the future"	Has lived in PV since 1959; "active" in community since 1961	Thinks his block not in district (but is); sees difference between area below Spring Garden and where he is they (wealthier professionals) can afford to maintain houses, but others can't.				His block v. important bc of "mix" of homeowners, students, international residents, Section 8 residents - what city "should" be; Distrustful of Drexel and Penn moving into community and pushing people out.	

Interview info				Architecture/Landscape	Diversity/Individuality-- Location	Location			Community Feeling			
#	M/F	Age		Interviewee	Built Environment	Attraction	Geography	Amenities/Services	Transportation	Safety	Community	Other
0.07	F	early 70s	white		During the war there was a building shortage and all the houses were already broken up into smaller apartments and were full of renters.	Most of the kids who grew up in Powelton in the '50s and '60s have a broad outlook on life and went on to do interesting things, presumably because of the nature of the neighborhood they grew up in.	Boundaries: Spring Garden, Lancaster and 38 th to Rail Road	More stores such as a well-run grocery within walking distance and other services would be welcome.	There is no north-south transportation any more. The "Lucy" bus service that came up to Hamilton was discontinued and it is missed.	She feels safe, but knows that there are threats as there are in all urban contexts and one must be aware of them and know how to behave.	In the 1960s and '70s, the Powelton Neighbors, was very active in the community. It was created as a response to the reactionary Powelton Village Civic Association. It had hundreds of members that organized street fairs and block parties.	Question: What could be done to increase communication and a sense of community in Powelton?
					In the 1950s, the Village Development Association was created. Again with seed money from wealthy Quakers, (the early Quakers came to Philadelphia "to do good and did well"), slowly bought more houses in the neighborhood, which they rehabilitated and then sold to people who would live in them. This decreased the number of people living in them and encouraged more permanent residents and a better sense of community.	She is starting to think she may have to move because the house is getting too much for her to take care of. She will miss the architecture, specifically the tall ceilings, the big windows for the light and especially her front porch, (with swing).	Her "neighborhood" is now her street and her neighbors. While she taught at the McMicheal School, her circle of friends and acquaintances extended well into Mantua. Her daughters went to a cooperative child-care on Haverford Street, where she served like all parents a half day once a week as the teacher's assistant.	The Saturday Farmer's Market is a welcome amenity bringing fresh produce to the neighborhood. It also seems to be a place of socializing for the people of the neighborhood.		Her daughter was aggressed once as she came up 36 th street.	Various contentious events over the years served to tear the community apart to some extent. The experience with the "Move" people was particularly disruptive of the harmony that had existed in the community until then.	
					During 1958-59 she lived with her husband and three daughters on 37 th Street in a very small house in a neighborhood with many other children. They moved in 1959 to 3517 Hamilton.	When she sells her house, it will not be to a developer, but to an owner-resident.		The restaurants on Lancaster are a bonus. The Mexican restaurant Zocalo was fought by a number of people who thought that it would become a hang out for drug dealers. It has been a real success, cleaning up that corner.		Their house was broken into once in 42 years and the trespasser was apprehended.	Social interaction among residents has been steadily decreasing.	
					They bought their house for only \$8,000 in 1959, but it needed a lot of work.	What she seems to value the most is the sense of community that still exists. Her neighbors know not to intrude, but are really there when you need them.		The food coop on 34 th and Lancaster wet out of business for poor management. A coffee shop on Lancaster started by a Wharton Student also failed because of bad management. Businesses like this would probably otherwise succeed and be welcomed.			The only community event that sticks out anymore is the Holiday party around Christmas time.	
					She is now renting the top floor of her house and runs a small two-room B&B as well. She said that a lot of the houses in Powelton were originally conceived with what she called a "Mother-in-Law" apartment that was accessible through the front door and living space of the house.	She interviews newcomers to the neighborhood for the Powelton Post column she writes. Many say they have chosen Powelton for its diversity, but she's not sure what their understanding of "diversity" is.		Their daughters went to the Powel school up to fourth grade and then were sent to Friends Central, a Quaker school in the city.			This is a community whose members used to talk a lot, maybe too much? This kind of communication and sharing has largely disappeared.	

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				Jerry and Lois BUY were others members of the early days of the original coop building and still live in the neighborhood.	The groups that now exist in the community are a core of long-term residents, the Drexel students, (who are a source of friction with the long time residents) and Penn graduate student renters. Now some young professionals are moving in, but not participating in the community as much as people were in the 1950s through the 1970s. She hopes that having a young President , (Ben Dugan), of the PVCA will bring in more young people and get participation and cooperation back up. She notices that the younger population does not have a good appreciation of the history of the neighborhood. By this I understood of the recent history, since the 1950s and including all the social experiments that went on here.							
					She feels that the greatest problems they have to deal with are the direct effects of absentee landlordism. These landlords are only interested in "milking" their buildings for all the income they can extract. Rents are consistently increasing and maintenance is not keeping apace. This creates a cycle of apathy on the part of the renters for the condition of the buildings when they see how little the owners care for their buildings and tenants. The permanent owner/occupants who have invested greatly in their properties are in a constant battle to counter the generally degrading effects of the exploitation by outsiders, not just to protect the value of their houses, but also their quality of life.						One person from Mantua did attend the PVCA mtgs. for a while, but seemed to only be interested in seeing what Powelton could do for Mantua and not so much what could be done cooperatively.	
					Her favorite place in the community is her own house, especially her porch and garden.						There is a corridor between Powelton, through Mantua to the Zoo that is being cleaned jointly by people from both communities.	
											Children from Mantua do come down to take advantage of CEC programs and many also attend the Powel School. So some crossing of boundaries exists.	

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0.08	M and F	30s	?	young couple with no children	bought a house on Baring Street and offered to show the interior of the house to students in our studio if there was an interest. They are very aware and interested in the history of the community and all its architectural treasures.	They have been living in the Village for eleven years and chose to stay around because of the proximity to their work. Tony works at Drexel and Robin, a former Drexel student works in Center City.		They said that there is no place to shop close to the village. They will go to a Super Fresh store at a fifteen-minute drive rather than brave the rough markets west of the Village. They find the prices high and the diagonal aisles unsettling at the new grocery store near 44th Street.		crime will escalate at times when there is a shift in student population, when apartments tend to be vacant between semesters. These cycles in occupancy are well understood by the local criminals who time their hits accordingly. They were robbed at just such a time right after I had moved in to my apartment above them at the beginning of the school year. This terrible experience was apparently not enough to keep them away. They are probably figuring that owning and occupying a house with good vigilant neighbors is safer and less prone to theft than are the typical mixed occupancy apartments.	They also like the feeling of community that exists in Powelton. It means a lot to them that they know their neighbors. They were getting advice at the meeting from a neighbor and architect about how to deal with a rodent infestation in their house.	
				at the Powelton Village Civic Association meeting				When asked about where people hang out, they couldn't really think of any regular place. The Saturday morning Farmer's Market open from 10 am to 2pm on the West end of Powelton they said was a popular gathering area for locals, but is not open all year. The Community Education Center, (CEC) seemed less of a resource for locals as it was for people from the outside who take courses in dancing and martial arts.			They also appreciate the diversity in the community saying that there is a very broad spectrum of unusual people living and working in the Village. They cited a number of artisans and one sculptor that lives and works in the former carriage house of the house I live in, who is noted for his sculptures made with found metal and plastic objects.	A major topic of conversation during the PVCA meeting was the seeming arbitrary assessments that were being made by the City for taxes on homes. Tony and Robin said that their taxes were quite high and thought that the quality of the local public schools should be better. They said that a lot of the people they know feel obligated to send their children to private schools. There are relatively few children in the Village.
												She said that there was a long-standing struggle between the Village and the Drexel Administration and its student population. As a former Drexel student she could understand the undergraduate experience and might have a greater tolerance than most for the student's excesses. They mostly do not understand that there was a permanent community trying to maintain a minimum of peace and quiet. The discord with the Drexel Administration was evident from the issues talked about during the meeting. Drexel made two promises to the Village years ago. One was not to build north of Powelton Ave. and the other was to keep the former site of the Consolidation Dry Cleaning Co. as a green space. They seem to be trying to convert it into a parking lot without the proper permits. The residents appear to be in a constant stage of siege defending their community from encroachment from all sides. This might be one reason why the community seems so close.

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0.09	M	?	Af. Am.	Two older African-American men sitting in folding chairs on the southeast corner of Brandywine and 35 th street.	He asked if "they" intended to rebuild the whole street, to redo everything.			I asked him where he did his grocery shopping. He said that his landlord, (landlady) did it for him and cooked his and her other boarder's meals. In other words he has been living in a boarding house, the same one for the last 25 years, but owned his own house at one point.			My informer enjoys a perfect vantage point for keeping tabs on what is going on for a block in all directions. During our conversation a number of people waved to him from cars and honked as they turned up 35 th from Brandywine, others acknowledged him from across the street. Was he a neighborhood "Head Man" as Eli Anderson describes in his book Streetwise?	He said that if the City decided to do anything about the sidewalk, that they would probably just cut the tree down.
				He is likely in his late 70s and has lived in the neighborhood for 42 years.							he has seen the neighborhood go from being very dangerous with violent gangs to being much less so even with the presence of drugs.	He then asked me out of the blue if "they" intended to rebuild the whole street, to redo everything. I assured him that I was aware of nothing like that and that I personally was only interested in finding out what was of value to him in his neighborhood. He proceeded to tell me of a bridge that was built by where he used to work, that he had even seen the Mayor dig at the ground breaking. When the bridge was completed, it sat for eight years closed to circulation. The residents in the area where it was designed to dump its traffic blocked its opening for fear of the impact it was going to have on their community. He remembered once, when he was out of town traveling, being asked by someone: "Are you from that place where they built a big bridge and then didn't use it?"
0.10	M	50s	Af. Am.			He was only staying on because his doctors wanted him to.				He had come to visit someone in Philly a year ago and had gotten shot at the 7-Eleven on the corner of Lancaster and 34th Street.	The only problem he had had with it was that kids were scratching up the hubcaps on his "baby". He said he was tired of living in Philly and having to put up with stuff like that. I didn't suspect a greater reason for his feelings.	
						He repeated that it was his doctors that wanted him around and that he just had three more years to go.						

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#	M/F	Age		Interviewee	Built Environment	Attraction	Geography	Amenities/Services	Transportation	Safety	Community	Other
0.11	M	early 60s	white	Attended the Penn Architecture school when Kahn and Venturi were around, graduating in 1961, now works for a private architectural firm in Center City in the Federal Reserve Building on 6 th and Arch Streets	After the community successfully applied and obtained a National Register nomination (for which they paid over \$10,000 with funds they raised themselves, and which they considered "a moat against Drexel") they thought they would also go for designation by the City. At the time there were too many who felt they didn't want to be bothered with the restrictions the City's design guidelines impose. They didn't want to lose their individuality. He thinks this attitude has changed and that those in the community may be more willing to submit to some restriction in order to maintain the integrity of the building stock. He feels that the unity of the facades of the row houses is a valuable contributing feature. He says that to loose a building in the middle of a block is like loosing a tooth. Drexel just recently tore down a residence that had suffered some fire damage.	He first came to the area for university studies and stayed on because he was taken with the Victorian architecture and the strong sense of community he and his wife feel in Powelton where the knows many people.	He understands the boundaries to be those defined by the National Register Historic District plus the area east of 32 nd street and over to the river. He's not sure why Thomas did not include this area, but perhaps because it was not contributing to the Victorian ensemble of the Powelton core. This area has been very much of a concern to the inhabitants of Powelton over the years. They have been battling Drexel University for years to get them to stop tearing down historic buildings, to keep them from building a parking lot on the former Consolidated Laundry land and to police certain of their student residents. They have also tried to defend the use of the community garden on race and 33rd street against the University's expansion.	He confirmed what we've been able to see: there are few shops in or near the neighborhood. The Mom and Pop shops lack variety and cleanliness. The two local groceries have a very limited selection and are expensive. He would like to see a wide variety of shops such as there are in Fairmont, like a shoe repair. He said there had been a coffee shop, but it didn't make it (on 34 th and ?). (should have asked why)	He uses the subway to get to work and otherwise uses his car to do all of his shopping.	He said 34 th is fine because of traffic.	He puts himself in the same category of landlord as other resident landlords in the Village. They had all tried once to get the absentee landlords to join them as a group with the aim of increasing communication and solving problems associates with their properties such as poor maintenance and disruptive tenants. None of them were interested.	
				He purchased the twin where he lives in 1964. It was built in 1866 with a stone façade and a mansard roof.	Being an architect, he is predisposed to appreciate the architecture in the community. He mentioned how he valued the large rambling house on the corner of 37 th and Bearing with a round porch, which is unoccupied, but was slated a number of years ago to become the head quarters of a religious group. The owners, Mr. Fenske and wife have only been able to mothball the building and it is steadily deteriorating.	He describes himself as a "city person" and thrives on the ambiance.	The PVCA's by-laws define the northern boundary of the community as the middle of Spring Garden Street. He said he has ventured north of Spring Garden only a few times and doesn't have cause to go there.	He does his grocery shopping at a number of stores, (Fresh Fields, Acme on City Line and Lancaster and the new Delaware Ave. Super Fresh next to Home Depot where he gets his building materials), because there is no one store that carries all of most of what he and his wife want. They are all within driving distance		He identified 35 th and 36 th street between Powelton and Baring as areas with a high rate of incidents such as muggings because there are less eyes on the street than on the dense residential streets.	There is a group of residents called the Tree Minders that have assumed the responsibility to maintain and replace the trees on the street. They take courses in tree care and do some of the pruning. There are also American elm trees that are being grown in the community garden as replacements.	Comment: Improvements in the community will invariably lead to higher rents and tax assessments and the phenomenon of gentrification. Locals are proud of the relatively high level of diversity they have been able to maintain over the years, but this has come at the expense of the built environment. The integrity of the historic building stock is steadily eroding.
				In 1985 he purchased another set of twins on Baring Street with six apartments, which he rents out to graduate students or professionals.	He seems to be on the look out for another investment in a good house and once considered the house on the northeast 36 th and Bearing designed by Wilson Eyre. He reconsidered after seeing the inside when it was last up for sale and saw that the floor on the west side of the house had suffered from a large infestation of termites.	He has only a short walk to the Market St. subway, which he rides to work; sometimes he walks the distance.	There was a time when Mantua had a very powerful set of community planners who tried to push the "natural" boundaries of their community south to include all of Spring Garden and the northern half of Hamilton to increase development grant moneys. The line was made as part of Title 220 in the 1950s, even though Hamilton St. residents associate with the Powelton Village Civic Association.			He said he personally doesn't feel threatened on the streets and his wife often walks home from Center City by herself at night and has never had a problem.		
				He has served 2-3(?) times as president of the PVCA and could be considered an expert informant.	The house on the southeast side of 36 th and Bearing is what he refers to as "the Castle" and is another of his favorites. It was built as the residence of a wealthy industrialist and had served as a convent for a while before it was converted to apartments.	The taxes on this side of the river are much lower than those immediately to the other side in Fairmont or Center City. He can also take deductions for the rentals he has.						

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				He recognizes that it is difficult to maintain the Victorian Houses and sees an inevitable eroding of the fabric since people can't afford proper restoration and replace slate roofs with asphalt shingles for example.	He was also attracted to the wide streets and the mature trees, though these have been dying.					The PVCA organizes two parties a year, one on the 4 th of July in the park by the Powel School and another "Holiday" party around Christmas time, which is held at the St. Andrews and Monica Church on 36 th and Bearing in the Parish Hall. Everyone in the studio is welcome to come. The date and time will be announced in the PVCA's "Powelton Post"		
				Big as they are, the duplexes or twins were not quite big enough to accommodate live-in help. He explained that most of the Second Empire twins along the south side of Hamilton were built after public transportation in the form of trolleys was available, which permitted domestics to commute to work daily from other parts of the City. However, the Italianate houses across the street, he described as being bigger because of their boxiness and may have had help living on the third floor with very low ceilings.	The community is very stable with a low turn over of the building stock, which contributes to the small town feel. Many people are very long term residents. The PVCA has tried to encourage single-family occupancy to reduce density. A recently (?) enacted zoning, R5 requires that buildings that are sold must not be rehabbed with more than 3 apartments each. Many used to have as many as 6 apartments. With the reduction in available apartments and simultaneous upgrading of these comes a corresponding increase in rents. The Quaker old guard that had created the small low rent apartments for low-income residents are upset with the development. There is increasing pressure from conglomerate real-estate groups that buy houses at high prices, which is jacking up taxes because assessments are based on the last three sales of comparable houses in the neighborhood.							
				The maintenance of the sidewalk is the responsibility of the owner of the adjacent house. He said that a grant was obtained back in 1976 for the study and reconfiguration of the sidewalks, but the proposal was not carried out.								
				Bill Braham, professor at Penn in the School of Architecture, is the present archivist for the PVCA and has the association records including the proposal for the future of Powelton dealing with the sidewalks (Comp. '76).								

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					Back in the 1960s, Drexel tried to demolish a whole row of houses they owned on the 3300 block of Arch Street. A coalition of residents was formed to sue them and they succeeded in preventing it. This was apparently a landmark legal precedent for building and community preservation. Drexel was required to sell the properties giving first options to buy to people who had been residents, then to people from the neighborhood. Ownership of the buildings has come full circle since then back to Drexel.							
					Right after Drexel, the next biggest issue in the community is the effect of absentee landlords. These owners have no accountability and the community is largely at their mercy, unless they are clearly breaking the law, which is hard to prove and expensive. They invest only the bare minimum in their buildings and do little to control the behavior of their tenants. They also do not care who their tenants are. (He meets and approves all of his tenants.) Gaining leverage against the absentee landlords is something he'd love to see come out of this studio.							
0.12	F	early 30s	White, from Romania	Graduate student and research assistant in mechanical engineering, thermal science at Drexel, has three more years of study	She didn't have much to say about the architecture in the neighborhood, even with leading questions. She offered that many buildings in her country were a lot older	She was attracted to the neighborhood because of its proximity to Drexel, it seemed safe for kids, it is quiet, and the people are very welcoming, especially the older women on the block.	Her and her daughter's neighborhood extends to the Saturday morning market at Powelton and Lancaster to the west. To the east and south, it includes the area between her apartment and Drexel,	When asked whether she felt the area was well enough served in stores and services, she thought that the stores they had were sufficient. She shops at the supermarket on 40 th and goes to the convenience stores when she needs just a few things. She thinks that more businesses too close by might change the residential flavor of the neighborhood.	The subway is there if needed, a lot closer than where she was living before, she rarely uses it preferring to walk even to get downtown	She feels safe enough during the day in Powelton, but not so much at night.	She commented on how a friend of hers had wanted to rent an apartment on 32 nd street with a terrific view of the Philly skyline and that he was turned down because the rest of the building was rented to Chinese people and they preferred to have another of their own occupy the space.	
				Has been in the country for a year, moved to this rented apartment in January	The apartment she rents is in a twin, which is privately owned by an individual who has it managed by the New Age real estate company. It is a ground floor, one bedroom back apartment that gives out onto a small yard. Since she moved in, a major water leak occurring in the apartment above caused the ceiling to fall and the kitchen cabinets fell off the wall breaking all her dishes. The heat is presently not working and the maintenance staff of one person doesn't seem to do anything. The apartment is very poorly laid out, dark and cramped. She pays over \$700 in rent.	She is grateful for the free services that St. Andrews Church offers in the way of quality childcare. During the summer program (\$40), her daughter was taken on field trips during summer camp, including trips to a pool. "More than pleased"		Does not mind going out of the neighborhood to shop. She feels that if larger shops entered Powelton, it would upset the neighborhood feel. Without them, it is much cleaner and nicer.		She likes the feeling of security that exists because of the watchfulness of the neighbors. She says it is much as it is back in her hometown, where all the older women watch and report on what is going on, looking out for family and friends.	Her daughter has made friends in the neighborhood through the after school care at St. Andrews and through neighborhood people. She is often invited to other people's house to play.	

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					She wanted the apartment for the yard for her daughter to play in, preferring not to keep her cooped up in an apartment.	Feels similar to her home in Romania where everybody knew everybody else	Their northern-most destination is the free library on 34 th and Haverford, where interviewee will walk by herself during the day.	Shops at the Farmer's Market and the mom and pop shops for last-minute items.		Drexel bike patrol goes as far north as Spring Garden	Drexel has a lot of Indian and Asian Students because it is a technical school, which is why there is such a large population of these groups in the area. Many of them live on Market St.	
					She tells of how the renters above her had their ceiling fall, water damaged their computer and squirrels were rampant in the apartment. She found a squirrel in her kitchen that day. She currently has a mouse in her apt.		Considers Hamilton and Baring to have the most well-preserved houses because of owner occupants.			She compares the area north of Drexel and Powelton very favorably, compared to the area that surrounds Temple University, which she says is patrolled by police helicopter because even the Police do not want to venture in the blighted neighborhoods.	Mentioned the fraternities and sororities that "have nice parties, but they'll stop when snow comes because there are outside parties."	
					She will start looking a lot sooner next time in hopes of finding something in a better maintained building.		Drexel considers up to Spring Garden as the "on campus" housing area			She says that the Drexel Triangle, the campus newspaper reports on crime in the area and 34 th street seems to be where most of the crimes occur.		
					She remarked that the older people, especially the women have a hard time keeping up their properties because of their physical inability to do any work and the cost of hiring others.							
					She talked about the spectacular Philly skyline that one can see from 32 nd street, especially the lights at night.							
					Drexel manages the API apartments on 36th and Powelton for undergraduate students and also manages the Powelton Village Apartments, but for graduate students, staff and young professionals.							
0.13	F	50s	White, from Argentina	Married, no children, originally from Argentina	She finds the architecture to be a bit monotonous, but understands that this is what helps define the neighborhood	Moved here because of its proximity to Penn	The area she frequents is the path to and from Penn and rail service	She would like to see a decent supermarket close by	The transportation is convenient, the 30 th street train station is within walking distance for out of town travel.	She feels safe enough within the boundaries of the neighborhood. She would not venture north into Mantua.	She and her husband do not have the time to attend the PVCA meetings and do not have cause to use any of the other community based services	
				Professor in the Historic Preservation Program at Penn	The architecture is monotonous, but that's the standard.	The amount of trees were a real attraction	Defines the neighborhood as 38th and Spring Garden to 32nd and Powelton. No farther than Spring Garden.	Needs a decent grocery store.	The Septa train to the airport is practical, but she is expecting a disaster at any time when one of the train bridges collapses for lack of maintenance.	It's as safe as it can be.		
				Has been living in the area for a year	On Lancaster across from CEC, the buildings are "dismal" because of students and trash. Blames absentee landlords and inconsiderate students.	The Drexel student and Fraternity population is very sloppy, irresponsible and inconsiderate of the other residents of the community. They are loud, abuse property and leave trash about. The Drexel administration and the landlords need to do a better job in educating and policing the behavior of their tenants.			She and her husband travel a lot and the transportation is important to them	Wreckless drivers		
					Purchased their house on Hamilton between 36 th and 37 th streets				She laments the discontinuance of the Lucy bus service that used to go up to Hamilton and was so practical and safe for getting to and from campus.			

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#	M/F	Age		Interviewee	Built Environment	Attraction	Geography	Amenities/Services	Transportation	Safety	Community	Other
0.14	F	50s	white	Married, two (?) children. Mother of a 2000 Penn architecture or city planning grad.	Biggest draws: the aesthetics ("Beauty feeds the soul.") and the social commitment of the peoples.	Defines Powelton as north side of Spring Garden to north side of Lancaster Avenue, and on Powelton and Race, there are still some Powelton people.	3300 block of Baring – one of only two "new" houses (other one is the former Drexel Pres.'s).	Wants more open space.	Uses 31 bus and 10 trolley.	1989/1990: Crack hit the streets in Powelton and crime escalated.	1960s – Powelton was a much more integrated place. It was famous in Philly as a very liberal enclave.	
					The "essence" of Powelton: Big trees that stop in Mantua (Mantua has smaller houses)	Drexel has Powelton and below.	Ecology Co-op at 36 th and Race.	Powel school—K-4—was built due to parents pressure in 1960. It was designated a "Desegregated" school (the first to get this designation. Pulled kids in from Univ. City.) Then in the late 1960s, The Children's School Annex was built an annex to the Powel School, serving K-1. It's no longer extant. It formed through the parent co-op that wanted integrated schools and open classrooms ("what any suburban or private school does now). It eventually became segregated because of the choice made between open classrooms (child-centered) (chosen by mainly professional whites) and traditional classrooms (more structured program and chosen by mainly black working class).		She was most anxious when her kids would play outside. They would hang out at friends' houses, play basketball at Drexel or soccer at Fairmont Park, and go to the gym at Penn summer camps. Often, kids would get their driver's license when they 16 so that they could drive and get off the streets.	1970s – Powelton was wild place. Welcomed anti-war movement. Photos of FBI agents posted on telephone poles.	
					Powelton has more yards) and Late Victorian houses (said that historically, Powelton was ripe for private development and the Quaker coops took advantage of that).	University City High School displaced working class black community.	There used to be a dogwalk at East 35 th and South Powelton and an A&P elsewhere.	Kids nowadays go to private schools: Friend's Select, Friends Central, St. Peter's, Germantown Friends		1996/1997: a spree of metalwork thefts through Powelton	1970s – It was assumed that residents of Powelton stole the Media, PA, files, spreading damaging information. This brought Powelton under FBI scrutiny. People had sirens on their houses to warn of FBI approaching. Lots of communes.	
					The Great Attractions: socially and politically liberal people, some nutty, though.	Drexel students are now finding housing as far north as Haverford St.	There used to be more green space – she's not as happy with it now.	Masterman school at 17 th and Spring Garden for the Academically Talented				Occasionally, parents would "sacrifice" their children to push integration at public school.
					Nice families and schools.		1960s: the Quakers "deconverted" apartments to open houses.	Middle Years Alternative – in the CEC (no longer) and started through the parent's co-op.				
					Very active participation of mothers in Powel School.			The new Penn school in West Philly will draw more families to its catchment area and detract the Powel School families				
					1950s and 1960s – Integration was a big draw for residents.			No longer: Ecology food coop. Corner of 36 th and Race. "Chemist" building. Went down when treasurer embezzled.				
					Now West Mount Airy draws the middle class black families because they can keep their children away from the type of influences in Mantua		33 rd and Hamilton is the oldest house (small, grey).	No longer: Small A&P @ corner of 36 th and Spring Garden (where the Laundromat is now).				
					Easy access to work downtown		Old communes: 3311 Baring; 329 N. 34 th street; 34 th and Baring, SE corner.					
					Sense of community – knows many people and been in their houses. Not your typical city experience.		3300 block of Baring: beautiful houses, big yards. On the north side are some single homes.					

Interview info				Architecture/Landscape	Diversity/Individuality-- Location	Location			Community Feeling			
#	M/F	Age	Interviewee	Built Environment	Attraction	Geography	Amenities/Services	Transportation	Safety	Community	Other	
						PROBLEM: Older people in twin on Hamilton with an ansentee owner next door that is letting the other twin go to ruin. What can the couple do? Owner was brought to court – Judge: “You must uderstand that I can’t make your neighbors conform to your aesthetic standards.” Since this hearing, a fine of \$10,000 will be imposed on owner of she (medical doctor) doesn’t make repairs that are otherwise jeopardizing the structural integrity of both houses.						
0.15	M			Community Garden and surrounding area (Winter Street and Summer Street between 31 st and 32 nd Street, and along 31 st Street to Race Street)	Summer Street / Winter Street was built on the former location of the Powel Mansion which was constructed around 1850 and later burned to the ground, opening the land to speculative prospects. The garden lies on a portion of what was originally the yard of the Powel Mansion.	There are few places left in the city with room for a community garden of the size of the Powelton Village Garden.	The Summer/Winter area is cut off from the rest of the neighborhood by Drexel, making it a community unto itself.	Something like a café or bar or activity site was needed in the area in order to keep the students off of the streets and from vandalizing the property of others (including the garden).		Main concerns with the treatment of the houses on his street are the fire risks. Revlock is “waiting for them to burn to the ground” because of the carelessness of the students.	The Summer / Winter Action Association is a community group which focuses on the needs and concerns of this sub-neighborhood which consists of Summer Street, Winter Street and Pearl Street.	
				Director of the Powelton Village Community Garden and the construction foreman for the Philadelphia Museum of Art).	Speculative housing developed be Wendell and built by the Smith Brothers Company. Possibly designed by George Hewitt (of Frank Furness’ architecture firm) as a “moonlight” job.	Garden draws people from outside the neighborhood.	Drexel University has taken over all available property from Market Street to Powelton Street, from 34 th to the train tracks.	Drexel provides little in terms of activity organization for its students, causing them to find things to do on their own in the neighborhood, thus there are problems.		The students are constantly having parties (charging for entrance) and drinking and there are often a large amount of people in the houses.	The Summer/Winter community fights together to keep Drexel at bay.	
				Resides at the corner of Summer Street and 32 nd , directly across the street from the community garden, and has been there for over 25 years.	On summer Street there are only 6 owner occupied houses left including Revlock’s own. The rest of the houses on the block are rental units occupied by undergraduate students from Drexel University.	The housing stock is valuable for its history and visual association to the past.	The university has been a constant source of battle over land use.	Open space is a valuable part of the eastern part of Powelton Village.		His property and car have been vandalized in the past (possibly because it is known that he does call the police when things get very loud and raucous).	There is animosity between the long – time homeowners that live on the street (all of the remaining owner – occupants are long standing residents, many of which are elderly) and the student population.	
					These homes are zoned as R – 10A, single family residences which do not allow more than 3 unrelated people to reside within. The zoning is not enforced, nor is the neighborhood taken care of by the absent landlords (the houses are falling apart and the sidewalks are overrun with weeds).	Neighbors with common interests, objectives.	The train tracks form a natural boundary (eastern) for the community.			There are a lot of vandalism problems in the garden, including the destruction of planting beds which lie alongside the pathway that cuts through the garden (runs from the northeast corner to the southeast corner of the garden), violation of the signage at the southwest entrance to the garden, stealing of loose furniture (there were benches along the path in the past, but they were often stolen, causing those remaining to be taken out) and the use of the site as a trash dump (empty beer bottles and such are often found within the fence line of the garden). Dog waste is frequently left along the pathway, as well.	The Community Garden serves to bring people together, from within the Powelton Village community and outside of the neighborhood boundaries.	

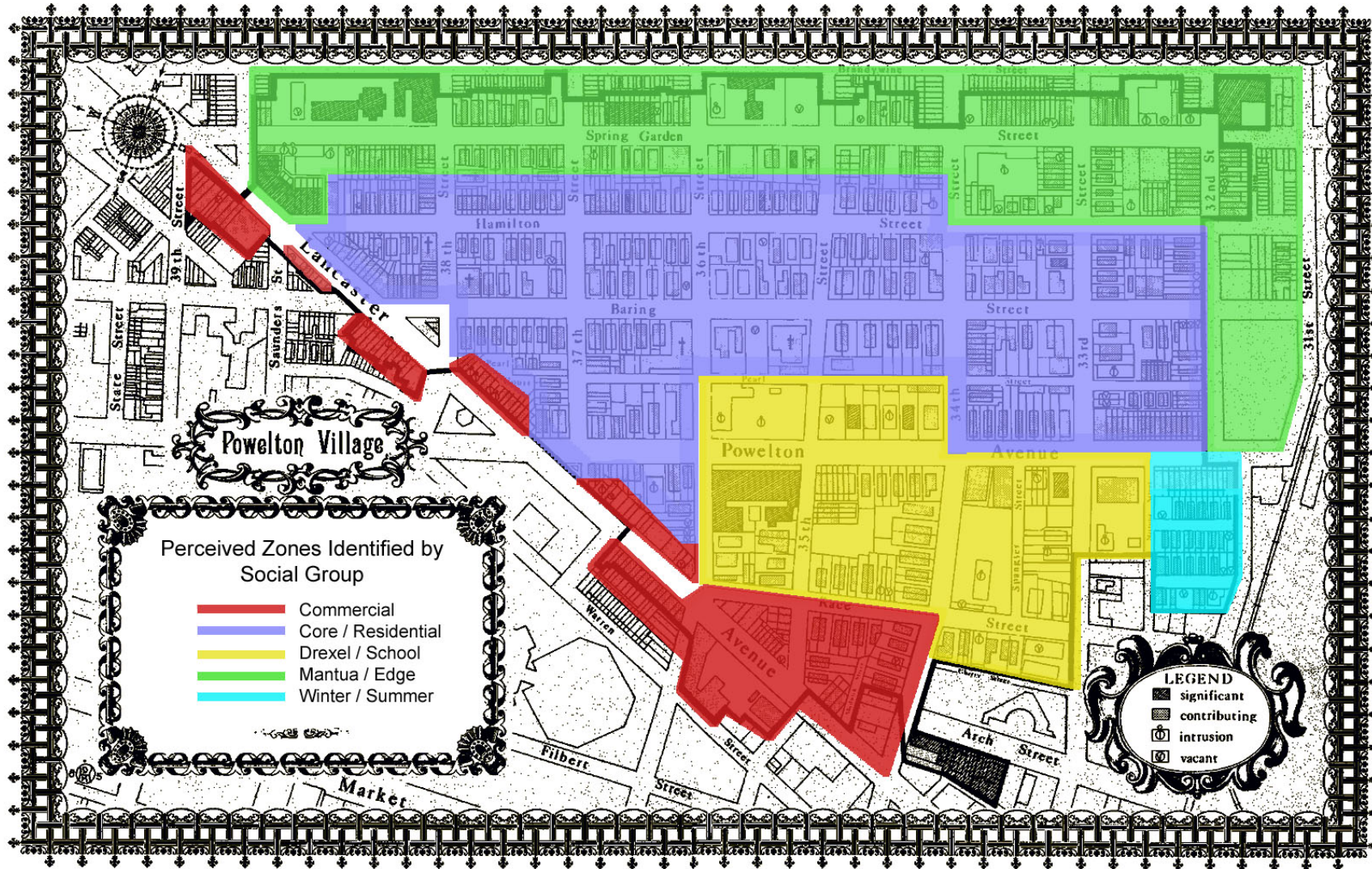
Interview info					Architecture/Landscape	Diversity/Individuality--Location	Location			Community Feeling		
#	M/F	Age		Interviewee	Built Environment	Attraction	Geography	Amenities/Services	Transportation	Safety	Community	Other
					Disappointed with the new development at the corner of 31 st and Summer / Winter, citing them as inappropriate to the style and look of the area.					Both Drexel security and the Philadelphia Police Department routinely patrol the area, but the space is still a "hang out" for "drunk kids with nowhere else to go."	The garden is used for its obvious function, as well as for community events, holiday gatherings, parties for the gardens users, tours and university-sponsored community service projects (Wharton, fraternities / sororities).	
					There was a paper printing company on a portion of the garden in the 19 th century, bringing about the possibility that the land may be contaminated (a so called "brown field").					The Drexel "rag" calls the community garden the "rape garden," although there has never been an incident of that type within its bounds.		
					The community garden is in its 22 nd year in this location.					Priority projects include putting up gates to close off the space to pedestrian traffic and night use and developing a lighting system to make the space more approachable and safer at night.		
					The garden is currently owned by the Redevelopment Authority of Philadelphia (appears as an empty lot in maps of neighborhood), meaning that it is available for development. It is zoned for low income housing, which keeps the University from taking it over for dorm or administrative space.							
0.16	F	20s	White	Penn graduate student in historic preservation	Roommate thinks it's too "suburban," but she likes the character there, the history. Walking down Baring and Hamilton, you feel like you can be in a different century.	Decided to live in Powelton because it's affordable, close to campus, beautiful; has a historic feeling, "personality"; certain kinds of people live there (e.g., architects); doesn't have "stigma" of West Phila.	Doesn't usually go outside area bounded by 36 th -38 th , Lancaster-Baring/Hamilton. Beyond that it's residential (no reason to go there) or feels unsafe. Spring Garden is "different world" from where she lives.	Uses drycleaners on Lancaster, Powelton Pizza, 7-11. No place to get groceries. Goes to Fresh Fields in Fairmount area, South Street market in Filtler Square, and new fresh market in Univeresity City, but not convenient.	Walks and takes the trolley/subway. Very easy to get to Penn campus, Center City, Art Museum.	Generally feels safe within area described under geography. Walks to/from campus and subway along Lancaster where it's better lit and has more people around. Does not feel safe toward Spring Garden.	Walked around neighborhood when she first moved in and talked with people on the street. Everyone seemed nice and eager to talk about Powelton.	
				3600 block of Baring	Loves the house her apartment is in. Also likes restored storefronts between 36 th -37 th on Lancaster; Pearl Court; block with church and cloister, the Eyre house, and Gaithers' house (former Drexel President).	Wouldn't continue living there after she graduates because of safety concerns and lack of amenities.	Powelton is also split into east (where mostly undergraduates live) and west (where grad students live).	Neighborhood needs more amenities, more things to do. She'd definitely take advantage of it.	When she goes out at night, her friends often drive and park in her neighborhood. They take the trolley into Center City, then take a cab home later.	One friend was mugged twice in front of her building. She sees that as unusual, but it scared her.	Sees black/white tension. Several black families live on her block, and her landlord complains about changing neighborhood. She feels uncomfortable about the segretation she sees in Powelton.	
				Resident of Powelton Village since September 2000. Shares apartment with one roommate in former single-family free standing house on Baring.				Goes to church in Center City even though there's an Episcopal church in Powelton.				
0.16	F	25-30	White	University of Pennsylvania Graduate Student in 3 year landscape architecture program	Notes "nice old buildings"	Does not spend too much time in the neighborhood because of school and other activities	Village is encompassed in: train tracks on east, Lancaster on south, 38 th on west, Spring Garden on North	There are very few shops that Justine uses in the area	Can walk to campus and also take the shuttle from Penn late at night	Safety is an issue—she was warned to watch herself before moving in.	Drexel students, some Penn Students, progressive white people, some poor African-American, some well-off African-American, Veterans home residents, Halfway house residents	

Interview info				Architecture/Landscape	Diversity/Individuality--Location	Location			Community Feeling			
#	M/F	Age		Interviewee	Built Environment	Attraction	Geography	Amenities/Services	Transportation	Safety	Community	Other
				Lives approx at 32 nd and Baring in an apt that is in the same house as her landlord—took over lease of former landscape architecture student	Notes the difference in Drexel student housing—run down	Landmarks: the holly bushes in front of the CEC, representing Holly Maddux and Ira Einhorn		Good restaurants on Lancaster Ave. at 36 th —Lemon Grass		Has experience petty crime—car break in.	Notes social difficulties by Drexel parties and bad public behavior of Drexel students	
					Notes the 'beautiful and well-kept' gardens on Hamilton and Baring	Landmarks: Happy Fernandez, former Philadelphia Mayoral candidate lives in the village		CEC for dance classes once a week Lancaster and 35 th		Feels that the Veteran's home and the halfway house provide more eyes on the street and make the street safer		
								Community garden an asset , but she does not participate in its activities—no time		Streets are dark		
								Studies Yoga in a private home. The yoga instructor is of national prominence in her particular style—heard about the instructor through a "yoga grapevine"—heard about her in NY		Notes the presence of PENN/Drexel security personnel and thinks they are pretty effective		
0.17	M	0.25	white	single. graduate of Drexel University, member of on-campus fraternity with house on 34 th and Powelton Street	The fraternity house that he resided in dates to the late 1880s. It was built for a railroad magnate and his family.	Large student population.	Doesn't normally walk past Hamilton Street to the north, or 37 th to the west. Most of student population is contained within these boundaries.	There are no stores or bars around Powelton Village, but most students go into west Philadelphia and Center City if they need anything or want to go out.		Feels safe in most of area, though he never ventures up to Spring Garden or west past 38 th Street.	The Drexel student body heavily occupies Powelton Village, making it a popular place to live and hang out.	
				Lived at 34 th and Powelton for 4 years	The fraternity brothers are taught the history of their house (structure as well as people) as pledges.	Clean, fairly cheap housing.		Proximity to Drexel is a positive in terms of getting there fast, and the walk is safe.		The Community Garden seems to have the most negative feeling in terms of safety, as it is dark and forboding. Very few people walk through the area at night, especially if they are alone.	The fraternities do participate in community clean-ups and such in an attempt to bring a positive element into their relationship with the non-student occupants of the neighborhood.	
				currently works for Drexel University in the computer programming department	Appreciates the architecture along Hamilton, Baring and Powelton for their historic qualities, as history is a very important aspect of fraternity life.	Close to Drexel.		The Drexel bus runs up 32 nd Street to Powelton Street and then west.		There are a lot of "pranks" played on fraternities by other fraternities, but these shouldn't be cause to feel that the area isn't safe.	They also have to keep their homes up, both visually and for maintenance reasons, which helps to keep the neighborhood as a whole looking good.	
					Called the community garden the "rape garden," as the space is dark and unwelcoming at night.	Free parking available.		The Drexel Security force tends to most of the student-occupied part of Powelton.			There are always problems with the PVCA regarding parties, noise and damage to property, but the community mistakenly blames all on the fraternities when there are thousands of others involved as well.	
						Home of fraternity for several years.		Parking is free, making it easy to have a car and get around the city, which makes up for the lack of amenities within walking distance. Most students have cars and use them frequently.			Realizes that there are a lot of issues with the student residents in the area, but said that most students avoid the owner-occupants.	
											Drexel students make up their own community within the larger Powelton community, and are very defensive of their right to live in and make use of their neighborhood.	
0.18	F	upper 30s to 40s	White	Works in Penn's Landscape Architecture office.	bought a house in Powelton in 1985 (@37th and Baring)	more affordable than U. City and Center city when they bought in 1985.	Powelton= Schuylkil River to Lancaster to ...?	Zocalo, Lemon Grass	trolley and buses are good - her children take them home from school everyday.	Feels pretty safe.	now a little more mainstream	

Interview info				Architecture/Landscape	Diversity/Individuality-- Location	Location			Community Feeling		
#	M/F	Age	Interviewee	Built Environment	Attraction	Geography	Amenities/Services	Transportation	Safety	Community	Other
				houses are not too big, not too small	liked that it was a hippie haven in the 1960s	35th and Powelton park is maintained by neighbors. (Drexel paid for it, but the neighbors keep it up.)	pizza, delis		Neighbors watch out for one another. Gave example of when a neighbor called the police about a robber and the guy was caught.	half the neighborhood kids go to The Powel School, half go to private schools	
				enjoys gardening in her little front and back yard.	historic reknown		Unfortunately, no businesses have lasted on the renovated 3600 block of Lancaster. Doesn't know why.			singles, professionals, families, professors - a nice mix of people.	
				Likes the trees	likes the eccentricity					PVCA works with Drexel on noise control and land planning. Their success rate is "pretty good."	
				Landmark: the Court apts	not too suburban					The PVCA is sometimes a little naïve about wanting parks on consolidated land.	
				likes the modest Italianates on Baring	strong neighborhood organization with most of neighborhood represented					The Greening committee did a good study and review of the landscaping which then led to grants for pruning and planting.	
				sites the green-ness, front yards, set-back, porches	mixed racially and economically					Absentee landlords are a problem. Tried to get them involved with Christmas in April.	
				The twin houses make for a less dense area.	really liked that her kids could go to a good public school (the Powel School)						
					looks forward to the porch sale on Hamilton from 34th to 38th every September.						
					Christmas party is open to all. Usually only PVCA members attend.						
					Favorites: Lemon Grass, her backyard, being on the street and interacting with her neighbors						

The Powelton Village Plan

Appendix 3 – Map of Social Zones



Map of Perceived Social Zones in Powelton Village

The Powelton Village Plan

Appendix 4 - Economic Factors

	All Philadelphia		Powelton Village - Tract 90		Part Powelton - Tract 91		University City - Tract 79 (Hazel)		Tract 11 (1300 Pine)		Center City - Tract 1	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total population	1,517,550	100.0%	5,452	100.0%	2,812	100.0%	4,777	100.0%	5,925	100.0%	2,650	100.0%
Sex and Age												
Male	705,107	46.5%	3,045	55.9%	1,371	48.8%	2,360	49.4%	3,095	52.2%	1,494	56.4%
Female	812,443	53.5%	2,407	44.1%	1,441	51.2%	2,417	50.6%	2,830	47.8%	1,156	43.6%
Under 5 years	98,161	6.5%	30	0.6%	145	5.2%	303	6.3%	116	2.0%	26	1.0%
5 to 9	112,111	7.4%	31	0.6%	112	4.0%	265	5.5%	70	1.2%	21	0.8%
10 to 14	112,726	7.4%	50	0.9%	106	3.8%	267	5.6%	68	1.1%	14	0.5%
15 to 19	110,701	7.3%	2,351	43.1%	136	4.8%	271	5.7%	109	1.8%	23	0.9%
20 to 24	117,609	7.7%	1,809	33.2%	620	22.0%	550	11.5%	850	14.3%	214	8.1%
25 to 34	224,864	14.8%	534	9.8%	456	16.2%	1,022	21.4%	2,121	35.8%	1,212	45.7%
35 to 44	219,910	14.5%	227	4.2%	263	9.4%	812	17.0%	949	16.0%	515	19.4%
45 to 54	182,530	12.0%	208	3.8%	256	9.1%	603	12.6%	639	10.8%	330	12.5%
55 to 59	67,280	4.4%	74	1.4%	122	4.3%	192	4.0%	267	4.5%	87	3.3%
60 to 64	57,936	3.8%	34	0.6%	102	3.6%	119	2.5%	181	3.1%	49	1.8%
65 to 74	107,048	7.1%	49	0.9%	211	7.5%	220	4.6%	299	5.0%	92	3.5%
75 to 84	79,335	5.2%	49	0.9%	212	7.5%	129	2.7%	200	3.4%	56	2.1%
85 and older	27,339	1.8%	6	0.1%	71	2.5%	24	0.5%	56	0.9%	11	0.4%
Median Age	34.2		20.4		30.1		31.9		32.4		33.1	
18 years and older	1,134,081	74.7%	5,302	97.2%	2,403	85.5%	3,789	79.3%	5,647	95.3%	2,581	97.4%
Male	510,257	33.6%	2,958	54.3%	1,166	41.5%	1,857	38.9%	2,959	49.9%	1,460	55.1%
Female	623,824	41.1%	2,344	43.0%	1,237	44.0%	1,932	40.4%	2,688	45.4%	1,121	42.3%
21 years and older	1,058,316	69.7%	2,334	42.8%	2,139	76.1%	3,593	75.2%	5,445	91.9%	2,555	96.4%
62 years and older	247,867	16.3%	117	2.1%	556	19.8%	441	9.2%	647	10.9%	183	6.9%
65 years and older	213,722	14.1%	104	1.9%	494	17.6%	373	7.8%	555	9.4%	159	6.0%
Male	79,821	5.3%	47	0.9%	144	5.1%	158	3.3%	250	4.2%	74	2.8%
Female	133,901	8.8%	57	1.0%	350	12.4%	215	4.5%	305	5.1%	85	3.2%
Race - One Race												
White	1,483,976	97.8%	5,249	96.3%	2,732	97.2%	4,618	96.7%	5,778	97.5%	2,601	98.2%
Black or African American	683,267	45.0%	3,562	65.3%	836	29.7%	1,309	27.4%	4,773	80.6%	2,128	80.3%
Black or African American	655,824	43.2%	992	18.2%	1,521	54.1%	3,037	63.6%	578	9.8%	338	12.8%
American Indian or Alaskan Native	4,073	30.0%	18	0.3%	18	0.6%	9	0.2%	14	0.2%	6	0.2%
Asian	67,654	4.5%	598	11.0%	302	10.7%	200	4.2%	354	6.0%	104	3.9%
Native Hawaiian and Other Pacific	729	0.0%	21	0.4%	5	0.2%	3	0.1%	2	0.0%	-	0.0%
Some other race	72,429	4.8%	58	1.1%	50	1.8%	60	1.3%	57	1.0%	25	0.9%
Two or more races	33,574	2.2%	203	3.7%	80	2.8%	159	3.3%	147	2.5%	49	1.8%

The Powelton Village Plan

Appendix 4 - Economic Factors

	All Philadelphia		Powelton Village - Tract 90		Part Powelton - Tract 91		University City - Tract 79 (Hazel)		Tract 11 (1300 Pine)		Center City - Tract 1	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Relationship												
Total population	1,517,550	100.0%	5,452	100.0%	2,812	100.0%	4,777	100.0%	5,925	100.0%	2,650	100.0%
In households	1,462,819	96.4%	2,921	53.6%	2,659	94.6%	4,730	99.0%	5,738	96.8%	2,449	92.4%
Householder	590,071	38.9%	1,572	28.8%	1,482	52.7%	2,150	45.0%	3,857	65.1%	1,748	66.0%
Spouse	189,291	12.5%	146	2.7%	178	6.3%	516	10.8%	496	8.4%	244	9.2%
Child	453,578	29.9%	153	2.8%	410	14.6%	1,058	22.1%	287	4.8%	79	3.0%
Own child under 18 years	309,461	20.4%	106	1.9%	282	10.0%	763	16.0%	229	3.9%	60	2.3%
Other relatives	139,386	9.2%	81	1.5%	134	4.8%	369	7.7%	134	2.3%	62	2.3%
Under 18 years	64,201	4.2%	22	0.4%	59	2.1%	162	3.4%	20	0.3%	4	0.2%
Nonrelatives	90,493	6.0%	969	17.8%	455	16.2%	637	13.3%	964	16.3%	316	11.9%
Unmarried partner	35,229	2.3%	73	1.3%	61	2.2%	155	3.2%	363	6.1%	164	6.2%
In group quarters	54,731	3.6%	2,531	46.4%	153	5.4%	47	1.0%	187	3.2%	201	7.6%
Institutionalized population	20,411	1.3%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	154	5.8%
Noninstitutionalized population	34,320	2.3%	2,531	46.4%	153	5.4%	47	1.0%	187	3.2%	47	1.8%
Households by type												
Total households	590,071	100.0%	1,572	100.0%	1,482	100.0%	2,150	100.0%	3,857	100.0%	1,748	100.0%
Family households	352,331	59.7%	241	15.3%	383	25.8%	955	44.4%	652	16.9%	307	17.6%
Withown children under 18 years	162,905	27.6%	72	4.6%	164	11.1%	457	21.3%	175	4.5%	49	2.8%
Married-couple family	189,291	32.1%	146	9.3%	178	12.0%	516	24.0%	496	12.9%	244	14.0%
with own children under 18 years	79,879	13.5%	40	2.5%	62	4.2%	211	9.8%	120	3.1%	37	2.1%
Female householder, no husband	131,332	22.3%	70	4.5%	167	11.3%	342	15.9%	106	2.7%	31	1.8%
with own children under 18 years	69,731	11.8%	25	1.6%	88	5.9%	199	9.3%	42	1.1%	6	0.3%
Nonfamily households	237,740	40.3%	1,331	84.7%	1,099	74.2%	1,195	55.6%	3,205	83.1%	1,441	82.4%
Householder living alone	199,515	33.8%	801	51.0%	862	58.2%	895	41.6%	2,462	63.8%	1,157	66.2%
Householder 65 years and over	70,017	11.9%	39	2.5%	346	23.3%	95	4.4%	389	10.1%	52	3.0%
Average household size	2.48		1.86		1.79		2.20		1.49		1.40	
Average family size	3.22		2.58		2.89		3.03		2.41		2.25	
Housing Occupancy												
Total housing units	661,958	100.0%	1,637	100.0%	1,619	100.0%	2,392	100.0%	4,092	100.0%	1,900	100.0%
Occupied housing units	590,071	89.1%	1,572	96.0%	1,482	91.5%	2,150	89.9%	3,857	94.3%	1,748	92.0%
Vacant housing units	71,887	10.9%	65	4.0%	137	8.5%	242	10.1%	235	5.7%	152	8.0%
For seasonal, recr. or occ. use	1,790	30.0%	1	0.1%	1	0.1%	3	0.1%	31	0.8%	13	0.7%
Homeowner vacancy rate	1.90		1.60		2.50		2.10		0.80		2.00	
Rental vacancy rate	7.00		2.50		4.90		8.00		2.90		5.10	

The Powelton Village Plan

Appendix 4 - Economic Factors

	All Philadelphia		Powelton Village - Tract 90		Part Powelton - Tract 91		University City - Tract 79 (Hazel)		Tract 11 (1300 Pine)		Center City - Tract 1	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Housing Tenure		Phila		Powelton		W. Pow		Hazel		Pine		Old City
Occupied housing units	590,071	100.0%	1,572	100.0%	1,482	100.0%	2,150	100.0%	3,857	100.0%	1,748	100.0%
Owner-occupied housing units	349,633	59.3%	190	12.1%	237	16.0%	738	34.3%	1,027	26.6%	400	22.9%
Renter occupied housing units	240,438	40.7%	1,382	87.9%	1,245	84.0%	1,412	65.7%	2,830	73.4%	1,348	77.1%
Avg. hsehd size of owner-occ.unit	2.65		2.37		2.46		2.72		1.70		1.54	
Avg. hsehd size of renter-occ.unit	2.23		1.79		1.67		1.93		1.41		1.36	

Sample Property Comparison Address	3221 Summer	3510 Baring	3823 Hamilton St.	4627 Hazel Ave.	1317 Pine	133 South St.
Lot Area	1464	7,476 SF	2,725 SF	2,309 SF	1,080 SF	1,009 SF
Living Area	2092	4,456 SF	2,580 SF	2,880 SF	2,016 SF	1,837 SF
# of Stories	3	3	3	3	3	3
Land Value	\$1,311	\$14,000	\$3,656	\$9,274	\$7,229	\$6,578
Total Assessment	\$8,160	\$29,600	\$13,440	\$29,760	\$39,680	\$51,200
Market Value Calculation	25,500	\$92,500	\$42,000	\$93,000	\$124,000	\$160,000
Property Type	Triplex	Duplex	Triplex	SF Residential	Rowhouse	Rowhouse
Last Sale	\$89,000	\$370K	\$170,000	\$58,000	\$175,000	\$380,000
Date of Last Sale	4/18/1989	9/10/1999	11/12/1999	9/22/1997	8/5/1997	8/16/2001
# of Comparisons	15	15	15	15	15	15
Price Range	\$28-450K	\$25-300K	\$28.4-168K	\$35-232K	\$122-400K	\$132-870K
Median Value	\$130K	\$94K	\$84K	\$106.5K	\$230K	\$250K
Neighborhood	Zip 19104		Zip 19104	Zip 19143	Zip 19107	Zip 19147
1999 Population	45,900		45,900	71,449	8,392	30,416
# of Households	17,077		17,077	25,409	5,373	14,545
White	28%		28%	5%	55%	64%
Black	60%		60%	93%	20%	26%
Asian	11%		11%	2%	23%	7%
Male	50%		50%	46%	53%	48%
Female	50%		50%	54%	47%	52%
1999 Median Income	\$19.6K		\$19.6K	\$30K	\$26.4K	\$31.9K
Less than \$50K	86%		86%	77%	78%	70%
\$50-100K	11%		11%	19%	17%	20%
> \$100K	4%		4%	6%	7%	11%
1990 Figures						
Neighborhood Home Value Average	\$20.2K		\$20.2K	\$27.4K	\$157K	\$66K
Average Monthly Rent	\$353		\$353	\$325	\$436	\$393

The Powelton Village Plan

Appendix 5 - Political and Financial Incentives

The Federal Political Environment: Organizations, Programs and Financial Incentives

PROGRAM	AMOUNT	ELIGIBILITY	ACTIVITIES	SPONSOR	CONTACT
Rehabilitation Investment Tax Credit (RITC)	A 20% tax credit for historic buildings	Income-producing properties	Available to owners and certain long term leases. 1) The building must be listed on the National Register of Historic Places either individually or as a contributing building within a historic district. 2) Rehabilitation work must be done according to the Secretary of the Interior's <i>Standards for Rehabilitation</i> . 3) The amount of money spent on the rehabilitation must be greater than the adjusted value of the building and must be at least \$5,000. Projects must be completed within a 24 month period. 4) After the rehabilitation, the building must be owned and operated by the same owner, and operated as an income producing property for 5 years. Buildings not qualifying for the 20% credit may qualify for the 10% credit below.	Sponsored by the National Park Service, the State Historic Preservation Office and the Internal Revenue Service, but administered through Pennsylvania's Bureau for Historic Preservation. Approval of tax credit is subject to review and certification by the National Park Service.	Bureau for Historic Preservation, P.O. Box 1026, Harrisburg, PA 17108-1026. Phone: (717) 787-0772. or Preservation Tax Incentives, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW Washington, D.C. 20240. Website: http://www.cr.nps.gov . E-mail: hps-info@nps.gov
Rehabilitation Investment Tax Credit (RITC)	A 10% tax credit for non-historic buildings	Income-producing properties	Available to owners and certain long term leases: 1) The building must be built before 1936 and must not be listed on the National Register of Historic Places. 2) The building must retain 50% to 75% of the external walls and 75% of the internal structural framework. 3) The amount of money spent on the rehabilitation must be greater than the adjusted value of the building and must be at least \$5,000. Projects must be completed within a 24 month period. 4) After the rehabilitation, the building must be owned and operated by the same owner, and operated as an income producing property for 5 years.	Sponsored by the National Park Service, the State Historic Preservation Office and the Internal Revenue Service, but administered through Pennsylvania's Bureau for Historic Preservation. Not used frequently	Bureau for Historic Preservation, P.O. Box 1026, Harrisburg, PA 17108-1026. Phone: (717) 787-0772 or Preservation Tax Incentives, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW Washington, D.C. 20240. Website: http://www.cr.nps.gov . E-mail: hps-info@nps.gov
Conservation Easement	A one-time federal tax deduction	Any	Also known as the charitable contribution deduction, this incentive provides both a tax deduction and protection in perpetuity for the building façade. When the owner donates an easement to a charitable or governmental organization, he can claim a charitable deduction on Federal income tax. In most cases an easement donor may deduct the value of the easement, for up to thirty-percent of the taxpayer's adjusted gross income, from Federal taxes. Any excess value may be carried forward up to five years. The value of the easement is based on the difference between the appraised fair market value of the property prior to conveying an easement and its value with the easement restrictions in place. Under most circumstances the value of an easement depends upon the property's development potential and operates under the assumption that an easement limits development, thereby reducing the value of the property.	A certified historic structure includes any building, structure, or land area that is listed on the National Register of Historic Places, or located in a registered historic district and certified by the U.S. Department of the Interior as being historically significant to the district.	Bureau for Historic Preservation, P.O. Box 1026, Harrisburg, PA 17108-1026. Phone: (717) 787-0772 or Preservation Tax Incentives, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW Washington, D.C. 20240. Website: http://www.cr.nps.gov . E-mail: hps-info@nps.gov . Participating non-profits include the Preservation Alliance of Greater Philadelphia, 1616 Walnut Street, Suite 2110, Philadelphia, PA 19103. tel: 215-546-1146 fax: 215-546-1180, email: historic@libertynet.org , web: www.libertynet.org/historic

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Appendix 5 - Political and Financial Incentives

The Federal Political Environment: Organizations, Programs and Financial Incentives

PROGRAM	AMOUNT	ELIGIBILITY	ACTIVITIES	SPONSOR	CONTACT
203 (k) Rehabilitation Loans	Single mortgage financing to cover the purchase and rehabilitation of a home	One to four-family dwellings at least one year old	The 203 (k) program is intended to reduce the number of loans typically required to rehabilitate and purchase a home by providing a single mortgage amount at a fixed or adjustable interest rate to cover all expenses. Mortgage proceeds must be used in part for rehabilitation and/or improvements to a property. There is a minimum \$5000 requirement for the eligible improvements on the existing structure(s) on the property. Specific uses include 1) structural alterations and reconstruction, 2) changes for improved functions and modernization, 3) elimination of health and safety hazards, 4) changes for aesthetic appeal and elimination of obsolescence, 5) reconditioning or replacement of plumbing, 6) roofing, gutters and downspouts, 7) flooring, tiling and carpeting, 8) energy conservation improvements, 9) major landscape work and site improvement.	HUD does not make direct loans to homeowners but makes this program available through participating lenders.	More information is available on the HUD website at http://www.hud.gov/fha/sfh/203k/203kabou.html . If you have questions about the 203(k) program or are interested in getting a 203(k) insured mortgage loan, contact an FHA-approved lender or the Homeownership Center in your area. Some FHA-approved lenders in Philadelphia are Countrywide Home Loans Inc., 6239 Roosevelt Blvd., Philadelphia, PA 19149. (215) 744-2788; and GMAC Mortgage Corporation, 3900 Chestnut St., Philadelphia, PA 19104 (215) 386-5311
Low Income Housing Tax Credit Program	Annual credit of either 9% or 4% for ten years applying to construction, acquisition or rehabilitation of low-income housing	Owners and investors in affordable rental housing developments	This program provides owners of and investors in affordable rental housing developments with tax credits that offer a dollar-for-dollar reduction in their tax liability. The credit may be taken for up to ten years. Tax credits are usually sold to investors with the proceeds used to cover project costs.	Pennsylvania Housing Finance Agency	Manager, Tax Credit Program Pennsylvania Housing Finance Agency P.O. Box 8029 Harrisburg, PA 17105-8029 http://www.phfa.org/programs/multifamily/index.htm#PennHOMES

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Appendix 5 - Political and Financial Incentives

The State Political Environment: Financial Incentives

PROGRAM	AMOUNT	ELIGIBILITY	ACTIVITIES	SPONSOR
Historic Homesites Grant Program *** PENDING	\$6,000 max.	Owners of historic buildings (listed on NRHP, contributing in NRHP district, designated under local ordinance). Must be owner's primary residence. Individuals intending to purchase and reside in historic buildings.	Rehabilitation grants. Work must conform to SOI Standards. *** Funding will not be available until enabling resolution is passed. Currently, \$500,000 is in the budget.	Pennsylvania Historical and Museum Commission (PHMC), Bureau of Historic Preservation
Certified Local Government Grant Program	\$25,000 max.	Certified Local Governments	Cultural Resource Surveys, National Register Nominations, Technical and Planning Assistance, Educational and Interpretive Programs, Staffing and Training, and Pooling CLG Grants and Third Party Administration.	Pennsylvania Historical and Museum Commission (PHMC), Bureau of Historic Preservation
Keystone Historic Preservation Grant Program	\$100,000 max.	Nonprofit organizations and local government agencies	Funding available for capital improvements on historic resources listed in or eligible for listing in the National Register of Historic Places. <i>Private property owners are not eligible for funding under this program.</i> (Funding comes from the Commonwealth's Keystone Recreation, Park and Conservation Fund, supported annually with realty transfer tax revenue.)	Pennsylvania Historical and Museum Commission (PHMC), Bureau of Historic Preservation
Pennsylvania Historical and Museum Grant Program - Historic Preservation Grants	\$15,000 max.	Nonprofits, institutions of higher education, local governments	Supports Cultural Resource Surveys, National Register Nominations, Planning and Development Assistance, Educational and Interpretive Programs, and Archaeology. (Supported by an annual appropriation of funds to the PHMC.)	Pennsylvania Historical and Museum Commission (PHMC), Bureau of Historic Preservation
Pennsylvania Historical and Museum Grant Program - Local History Grants	\$15,000 max.	Nonprofits, institutions of higher education, local governments	Supports Public Programs, Research and Writing, and Educational Programs (Supported by an annual appropriation of funds to the PHMC.)	Pennsylvania Historical and Museum Commission (PHMC), Bureau of Historic Preservation
Pennsylvania Historical and Museum Grant Program - Technical Assistance Grants	\$1,500 max.	Nonprofit organizations	Assist organizations in solving problems, increasing professionalism and building capacity. (Supported by an annual appropriation of funds to the PHMC.)	Pennsylvania Historical and Museum Commission (PHMC), Bureau of Historic Preservation

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Appendix 5 - Political and Financial Incentives

The State Political Environment: Financial Incentives

PROGRAM	AMOUNT	ELIGIBILITY	ACTIVITIES	SPONSOR
Philadelphia Intervention Fund	\$1,000 - \$20,000	Non-profit, incorporated organizations and public agencies	Supports quick and appropriate intervention responses to preservation issues, e.g., Economic analysis; Structural reports; Emergency structural repair / restoration; Market Feasibility studies; and Purchase of property.	Preservation Pennsylvania
Preservation Fund of Pennsylvania	\$10,000 max.	Nonprofit organizations or government agencies. Members of Preservation PA	Revolving fund provides low interest loans for preservation of threatened historic resources. Special consideration for PA At Risk properties. Funds support: Acquisition, Crisis Intervention (professional services), Priority Issues (direct assistance for protection of endangered tangible cultural resources and innovative demonstration projects), Discretionary Projects	Preservation Pennsylvania
Main Street Program: Main Street Manager and Downtown Reinvestment Components	\$115,000 over 5 years	Municipalities (Main Street Manager Component). Municipalities and redevelopment authorities (Downtown Reinvestment Component). In limited cases, a Main Street non-profit or Business District Authority with two years of audited records may apply for the for the funds.	Main Street Manager Component helps community's downtown economic development effort through: establishment of a local organization dedicated to downtown revitalization; and management of downtown revitalization efforts by hiring a full-time professional downtown coordinator. Administrative costs associated with coordinator and office and design/facade are granted to private property owners within the target area. Downtown Reinvestment component uses business district strategies to support eligible commercial related projects located within a central or neighborhood business district. Physical improvements that are supported by a plan with clearly documented public benefit.	Pennsylvania Department of Community and Economic Development (DECD)
New Communities Program: Administration Grants, Development Projects, Competitive Loans	\$50,000 max for admin; \$250,000 max for dev/loans	Local govts, redev authorities, econ dev agencies, nonprofit community dev agencies	Supports Enterprise Zone and Main Street Programs and downtown businesses providing technical and financial assistance to communities.	Pennsylvania Department of Community and Economic Development (DECD)
Communities of Opportunity Program	\$150,000 - \$200,000 average	Local governments, redevelopment authorities, housing authorities, nonprofits	Community revitalization and econ development on local level. Assists communities in becoming competitive for business retention, expansion, and attraction. Assists with revitalization for housing and low income housing	Pennsylvania Department of Community and Economic Development (DECD)

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The State Political Environment: Financial Incentives

PROGRAM	AMOUNT	ELIGIBILITY	ACTIVITIES	SPONSOR
Community Revitalization Program	\$5,000 - \$25,000	Local govts, municipal and redev authorities and agencies, industrial dev agencies, PA nonprofits	Local initiatives that promote stability of communities. Assists in achieving and maintaining social and econ diversity to ensure productive tax base and good quality of life - infrastructure, building rehab, acquisition and demo, community facilities, community asset planning, safety, recreation, etc.	Pennsylvania Department of Community and Economic Development (DECD)
Keystone Opportunity Zones	Various initiatives	Qualified businesses, property owners and residents (See Act)	State and local tax abatement to businesses and residents locating in one of the 12 designated zones.	Pennsylvania Department of Community and Economic Development (DECD)
Neighborhood Assistance Program / Enterprise Zone Tax Credit Program	\$250,000/year max.	Any business or industry	Tax credits to businesses investing in or making physical improvements to properties located within designated Enterprise Zones. Tax credits may be carried forward for max. of 5 years.	Pennsylvania Department of Community and Economic Development (DECD)
State Act 175, as Amended	100% of real estate on improvements	Developers of residential properties	Exempts developer improvements on residential properties from the increase in real estate taxes caused by the those improvements. The exemption is for 100% of the added value created by the improvements for a term of thirty (30) months or until the residential property is sold or occupied, whichever occurs first.	Philadelphia City Board of Revision of Taxes
Purchase Improvement Program	Low-interest loan for improvement of a new home up to \$15,000.00	First time homebuyers of owner-occupied houses	These services are financed by state-issued tax-free bonds which are purchased by investors and backed by low interest rate mortgages. The Purchase Improvement Program allows borrowers to make up to \$15,000 in home improvements in conjunction with the purchase of a home with an Agency first mortgage loan. This can include repairs, alterations or modifications to improve the basic livability, accessibility, energy efficiency or safety of the property.	Pennsylvania Housing Finance Agency and available through participating lenders.

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Appendix 5 - Political and Financial Incentives

The State Political Environment: Organization and Incentives

ORGANIZATION	CONTACT INFORMATION	DESCRIPTION
Preservation Pennsylvania	257 North Street Harrisburg, PA 17101 Phone: (717) 234-2310 Fax: (717) 234-2522 Patrick Foltz, Executive Director Margaret Wallace, President E-mail: PPA@preservationpa.org	Only statewide, private non-profit organization dedicated to protection of historically and architecturally significant properties. Thru creative partnerships, targeted educational and advocacy programs, advisory assistance, and special projects, helps PA communities protect and utilize historic resources.
10,000 Friends of Pennsylvania	117 South 17th Street, Suite 2300 Philadelphia, PA 19103-5022 Phone: (877) 568-2225 http://www.10000friends.org/	Alliance of organizations and individuals committed to promoting land use policies and actions that will enable PA to strengthen diverse urban, suburban, and rural communities and reduce sprawl. Seeks growth and development that will support economic and social viability of PA's cities and towns, conserve fiscal resources, and protect natural landscapes, environmental quality, and heritage resources. Seeks adoption of policies providing for consistent, sustainable, long-term growth strategies that address property tax reform, incentives for investment in existing communities, and the need for diversity in our local communities. Provides leadership, information, and funding to achieve these objectives. Educates, assists, and builds consensus among state and local leadership. Builds constituency to provide ongoing leadership.
Pennsylvania Downtown Center	412 North Second Street Harrisburg, PA 17101-1342 Phone: 717-233-4675 Fax: 717-233-4690 http://www.padowntown.org	Mission to promote and support vitality of PA's downtowns and traditional neighborhood business districts. Provides membership with tools to outline vision of a healthy downtown and assist them through action-oriented programs. Committed to helping communities through education, training, strategic partnerships, and advocacy efforts. Comprehensive field outreach provides communities with tools, training and technical assistance to revitalize downtowns. Regional professional development workshops are also offered throughout the year.
Pennsylvania Department of Community and Economic Development (DECD)	4th Floor, Commonwealth Keystone Bldg Harrisburg, PA 17120-0225 http://www.inventpa.com	Mission to foster opportunities for businesses and communities to succeed and thrive in a global economy, thereby enabling PA to achieve a superior quality of life.
Pennsylvania Historical and Museum Commission (PHMC), Bureau of Historic Preservation (State Historic Preservation Office)	300 North Street Harrisburg, PA 17120 Phone: (717) 787-2891 Fax: 7177220920 http://www.phmc.state.pa.us/ Dr. Brent D. Glass, SHPO Mr. Dan G. Deibler, Acting Deputy SHPO E-mail: dandeibler@state.pa.us	Official agency of the Commonwealth for the conservation of PA's historic heritage. Bureau develops, coordinates and administers PHMC's comprehensive program to identify, protect and enhance buildings, structures, districts and neighborhoods of historic and architectural significance in public and private ownership. Provides professional staff, receives federal historic preservation funds, and implements the National Historic Preservation Program throughout PA including: nominating historic properties to the NRHP; evaluating historic building rehabilitation projects under Tax Reform Act of 1986; certifying historic preservation programs administered by local governments; advising and assisting local governments and the public on preserving, rehabilitating and restoring historic resources; maintaining PA's inventory of historic districts, sites buildings and objects; 106 review; and establishing comprehensive preservation plan for PA's cultural resources.

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Appendix 5 - Political and Financial Incentives

The Local Political Environment: Financial Incentives

PROGRAM	DESCRIPTION	ELIGIBILITY	CONDITIONS	ADDITIONAL INFORMATION	CONTACT
Philadelphia Home Improvement Loan (PHIL)	A low-interest loan for home repairs	Single-family home (1-4 units) residential only	No equity requirements, no appraisal is necessary for loan approval. Amount: up to \$25,000. Term: Up to 20 years. Rates: 3%, 6%, 9% depending on household size and income. Homeowner: Must have good credit rating and sufficient income to repay the loan. Must be a homeowner in the City of Philadelphia.	Sponsored by the Philadelphia Redevelopment Authority	PHIL loans are available through participating lenders, who set their own terms, conditions and fees. To apply call one of the participating lender and ask about the RDA's PHIL loan: Summit Bank 1-800-227-4996, PNC Bank 1-888-256-9378, First Union 215-973-3885, Mellon PSFS 215-553-0157. For more information about the program in general, call the RDA Hotline at (215) 854-6515
City Councilmanic Ordinance 961, as Amended	Exemption of increase in real estate tax assessment due to improvement	Owner-occupied residential property of not more than 3 units	The structure cannot contain more than three dwelling units, one of which must be owner-occupied. The assessment on the structure cannot exceed \$61,800 per dwelling unit prior to the commencement of the improvements. The exemption due to improvements is limited to that portion of the increased real estate assessed value up to the first \$41,200 for each improved, eligible dwelling unit and will begin on January 1, in the tax year immediately following the year in which the improvements were completed. The exemption term is for ten years. It is decreased by 10% each year during the term and that value is added to the taxable roll, terminating at the end of the ten year exemption term. It may be transferred to another qualifying owner-occupier for the balance of the ten-year exemption term.	Yearly filing. The first year certificate must be filed upon transfer of the real estate to the owner-occupier. application must be submitted, at the latest, 60 days after issuance of the building permit. The taxpayer must apply in writing upon forms prescribed by the Board of the Revision of Taxes.	The Board of Revision of Taxes General Information number is (215) 686-4334; the fax number is (215) 686-9211. For forms, e-mail revenue@phila.gov . Conditions and general information available at http://newweb.phila.gov/departments/revtaxes/index.html

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The Local Political Environment: Financial Incentives

PROGRAM	DESCRIPTION	ELIGIBILITY	CONDITIONS	ADDITIONAL INFORMATION	CONTACT
City Councilmanic Ordinance 1456-A, as Amended	100% exemption of real estate tax on newly constructed owner-occupied residential units	Owner-occupied residential property	The real estate exemption is limited to the total portion of the assessed valuation attributable to the improvement. The term is for three years. Exemptions cannot be granted to buildings using other local exemptions. This incentive could encourage compatible in-fill construction in historic areas.	The application must be submitted to the board in the same calendar year in which the building permit is issued, at the latest 60 days after issuance of the building permit. The taxpayer must apply in writing upon forms prescribed by the Board of the Revision of Taxes.	The Board of Revision of Taxes General Information number is (215) 686-4334; the fax number is (215) 686-9211. For forms, e-mail revenue@phila.gov . Conditions and general information available at http://newweb.phila.gov/departments/revtaxes/index.html
City Councilmanic Ordinance 970274	100% exemption of taxable improvement to a converted property	Deteriorated industrial or business property converted to commercial residential use	The purpose of this ordinance is to facilitate the conversion of deteriorated, industrial, commercial or other business property to commercial non-owner occupied residential property. The converted property must be the primary residence of the new occupants. Eligible property must 1) not have been used for commercial residential for ten years, 2) have been vacant for two years, 2) have 66-2/3% vacant convertible space, or 4) be at least 50 years old. All floor area between the roof and ground level must be part of the conversion area and at least 50% of the convertible area must be habitable after completion.	The ten year period begins at the date of issuance of the certificate of occupancy. The taxpayer must apply in writing upon forms prescribed by the Board of the Revision of Taxes.	The Board of Revision of Taxes General Information number is (215) 686-4334; the fax number is (215) 686-9211. For forms, e-mail revenue@phila.gov . Conditions and general information available at http://newweb.phila.gov/departments/revtaxes/index.html

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The Local Political Environment: Financial Incentives

PROGRAM	DESCRIPTION	ELIGIBILITY	CONDITIONS	ADDITIONAL INFORMATION	CONTACT
Weatherization Assistance Program	Free weatherization and energy-efficiency improvements	homeowner or renter	Provides free energy audit, then services to remedy inefficiency such as air sealing, pipe wrapping, sealing, insulation, repair, education	income must not exceed limits set forth in program	Philadelphia Housing and Development Corporation (215) 448-2137 or 215-448-3158 TDD: (215) 448-2184 1234 Market St. 17th floor Philadelphia, PA
Settlement Assistance Grant	Up to \$800 per household	low- and moderate-income, first-time homebuyers purchase homes in Philadelphia	The grant can be used toward settlement costs only: it cannot be used toward the down payment on the house or other expenses. Participants must complete prepurchase counseling through an OHCD-funded housing counseling agency	Must meet income guidelines and other eligibility requirements	Philadelphia Housing and Development Corporation (215) 448-2137 or 215-448-3158 TDD: (215) 448-2184 1234 Market St. 17th floor Philadelphia, PA
Basic Systems Repair Program	Major systems repair	homeowner living in a single-family house; and income-eligible	Provides for electrical hazards, plumbing (sewer line), heating replacement and roof damage	Must meet income guidelines	Philadelphia Housing and Development Corporation (215) 448-2137 or 215-448-3158 TDD: (215) 448-2184 1234 Market St. 17th floor Philadelphia, PA
Mend II Rental Rehabilitation	Rehabilitation loans for rental properties	owners of rental properties	Provides 10 year self amortizing loans for 50% of total rehabilitation cost to \$10,000 per unit	Owners must secure balance from other sources and provide 10% cash equity; must be rented to low to moderate income persons	Philadelphia Redevelopment Authority Housing Division (215) 209-8706

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Appendix 5 - Political and Financial Incentives

The Political Environment: Powelton Village Representatives

BODY	DISTRICT	REPRESENTATIVE/S	PARTY	ADDRESS	PHONE/FAX	COMMITTEES
U.S. Senate	PA	Arlen Specter (District Senior Seat)	Republican	711 Hart Bldg, Washington, DC 20510	P: 202-224-4254 F: 202-228-1229	Veterans' Affairs, Chair; Appropriations - Labor, Health & Human Services and Education, Agriculture and Rural Development, Transportation, Defense, Foreign Operations; Judiciary - Antitrust, Business Rights & Competition, Immigration, Constitution, Feder
U.S. Senate	PA	Richard J. 'Rick' Santorum (District Junior Seat)	Republican	120 Russell Bldg, Washington, DC 20510	P: 202-224-6324 F: 202-228-0604	Armed Services - Subcommittee on Airland Forces; Banking, Housing and Urban Affairs; Rules and Administration; Aging
U.S. House of Representatives	2	Chaka Fattah	Democrat	4104 Walnut Street Philadelphia, PA 19104 6632 Gtown Ave Philadelphia, PA 19144 1205 Longworth House Office Bldg Washington, DC 20515	Local: 215-387-6404 Reg.: 215-848-9386 DC: 202-225-4001	Appropriations - Subcommittee on VA-HUD & Independent Agencies Subcommittee on the District of Columbia; House Administration
Pennsylvania Senate	7	Vincent Hughes	Democrat	4601 Market St, 1st Fl. Philadelphia, PA 19139 543 Capitol Building Senate Box 203007 Harrisburg, PA 17120	P: (717) 787-7112	Communications and High Technology, Minority Chair; Public Health and Welfare, Minority Chair; Appropriations; Education; Military and Veterans Affairs
Pennsylvania House of Representatives	195	Frank L. Oliver, Sr.	Democrat	2839 West Girard Ave. Philadelphia, PA 19130 34 East Wing Harrisburg, PA 17120	Philadelphia P: 215-684-3738 F: 215-235-4629 Harrisburg P: 717-787-3480 F: 717-772-2284	Health and Human Services, Chairman
Philadelphia City Council	3	Jannie Blackwell	Democrat	City Hall, Room 408 Philadelphia, PA 19107	P: 215-686-3418 F: 215-686-1933	Chair, Finance; Vice Chair, Education, Ethics, Public Property and Public Works, Whole Council; Member, Fiscal Stability and Intergovernmental Cooperation, Law and Government

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Appendix 6 – Elected Officials Contact Information

Powelton Village Contact Information

ELECTED OFFICIALS

United States Senate:

District Senior Seat - Senator Arlen Specter (Republican)
711 Hart Building, Washington, DC 20510
Phone (202) 224-4254 / Fax (202) 228-1229

District Junior Seat - Senator Richard J. 'Rick' Santorum (Republican)
120 Russell Building, Washington, DC 20510
Phone (202) 224-6324 / Fax (202) 228-0604

United States House of Representatives:

District 2 - Representative Chaka Fattah (Democrat)
4104 Walnut Street, Philadelphia, PA 19104
Phone (215) 387-6404
1205 Longworth House Office Building, Washington, DC 20515
Phone (202) 225-4001

Pennsylvania Senate:

District 7 - Senator Vincent Hughes (Democrat)
4601 Market Street, 1st Floor, Philadelphia, PA 19139
543 Capitol Building (Senate Box 203007), Harrisburg, PA 17120
Phone (717) 787-7112

Pennsylvania House of Representatives:

District 195 - Representative Frank L. Oliver Sr. (Democrat)
2839 West Girard Ave., Philadelphia, PA 19130
Phone (215) 684-3738 / Fax (215) 235-4629
34 East Wing, Harrisburg, PA 17120
Phone (717) 787-3480 / Fax (717) 772-2284

Philadelphia City Council:

District 3 – Jannie Blackwell
City Hall, Room 408, Philadelphia, Pa 19107
Phone (215) 686-3418 / Fax (215) 686-1933

The Powelton Village Plan

Appendix 7 – Condition Survey

Address:
Type: <input type="checkbox"/> row <input type="checkbox"/> twin <input type="checkbox"/> free-standing <input type="checkbox"/> multi-unit <input type="checkbox"/> commercial

INACTION

Façade

- | | |
|--|---|
| <input type="checkbox"/> mortar loss | <input type="checkbox"/> cracks location: _____ |
| <input type="checkbox"/> paint loss/failure | <input type="checkbox"/> biogrowth/ invasive vegetation |
| <input type="checkbox"/> stucco loss/failure | <input type="checkbox"/> soiling |
| <input type="checkbox"/> efflorescence | <input type="checkbox"/> rising damp |
| <input type="checkbox"/> spalling | <input type="checkbox"/> brick loss |

Decorative features

Porches

- paint failure
- loss of original features
- wood rot

Windows

- paint failure
- wood rot
- decay/loss of lintel/sill/glass/mullions
- loss of shutters

Doors

- paint failure
- wood rot

Cornice

- total loss
- paint failure
- wood rot
- metal corrosion

Dormer / cupola / projecting bay

- total loss
- paint failure
- wood rot
- metal corrosion
- shingle loss

Roof

- | | |
|---|--|
| <input type="checkbox"/> loss of roofing material | <input type="checkbox"/> problematic gutter system |
| <input type="checkbox"/> chimney deterioration/loss | |

Landscape

- | | |
|--|---|
| <input type="checkbox"/> retaining wall failure/missing features | <input type="checkbox"/> poor shrub/ tree condition |
| <input type="checkbox"/> ill-maintained/ overgrown | <input type="checkbox"/> missing or damaged fence |
| <input type="checkbox"/> trash-strewn | <input type="checkbox"/> root heave/ deteriorating sidewalk |

INAPPROPRIATE ACTION

Setback Alteration

- | | |
|-----------------------------------|-------------------------------------|
| <input type="checkbox"/> addition | <input type="checkbox"/> paved yard |
|-----------------------------------|-------------------------------------|

Inappropriate Replacement Materials

- | | |
|--|--|
| <input type="checkbox"/> asphalt roof | <input type="checkbox"/> roofing material |
| <input type="checkbox"/> siding | <input type="checkbox"/> mortar |
| <input type="checkbox"/> porch elements | <input type="checkbox"/> plywood/ metal replacement of decorative feature(s) |
| <input type="checkbox"/> windows/window frame | |
| <input type="checkbox"/> doors/door frame/sidelights | |

Removal of Original Elements

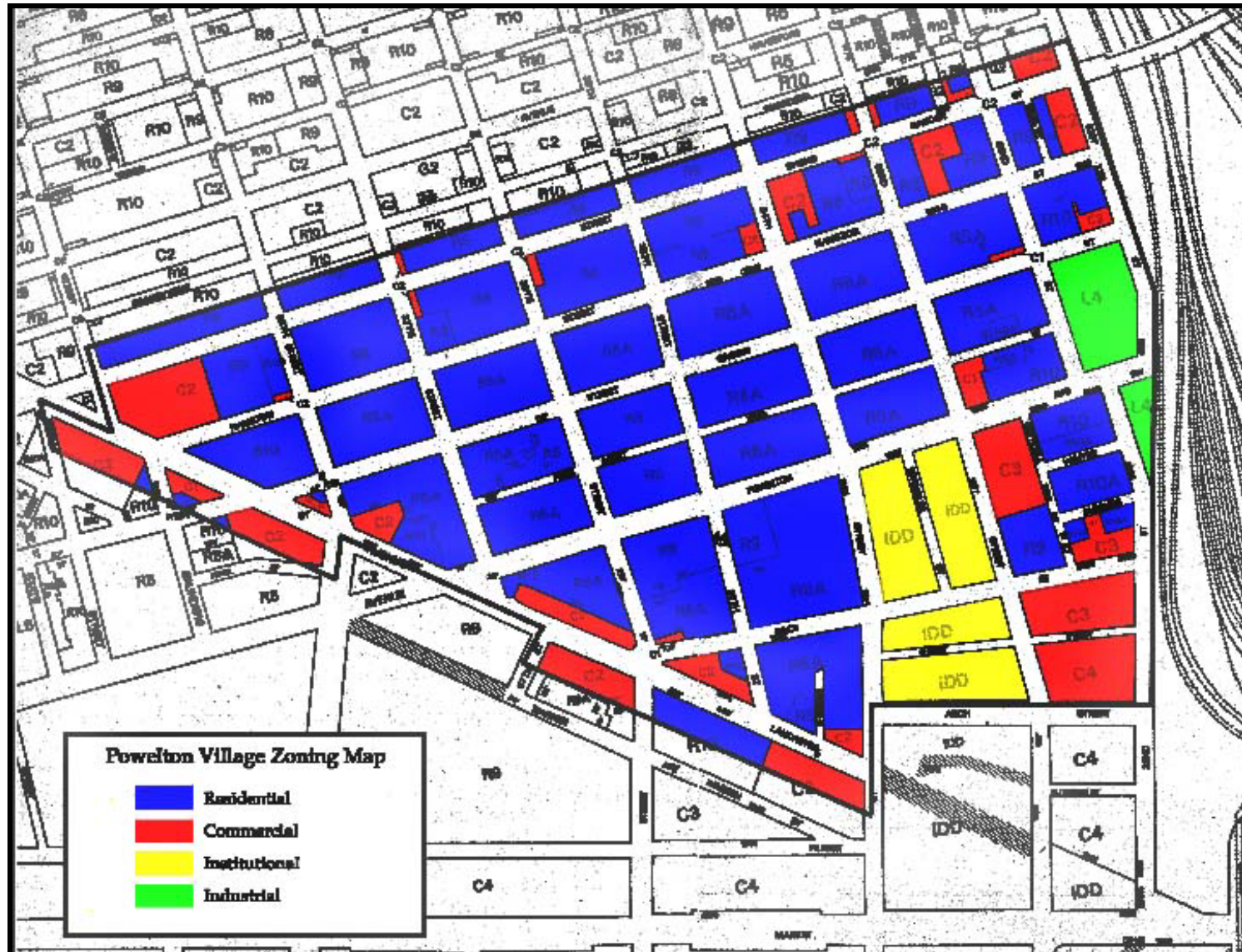
- porch (steps, floor, roof, posts, balusters, etc.)
- fence

Inappropriate Addition(s)

- enclosed porch
- incompatible addition comment: _____

The Powelton Village Plan

Appendix 8 – Zoning Map



Zoning Map for Powelton Village

The Powelton Village Plan

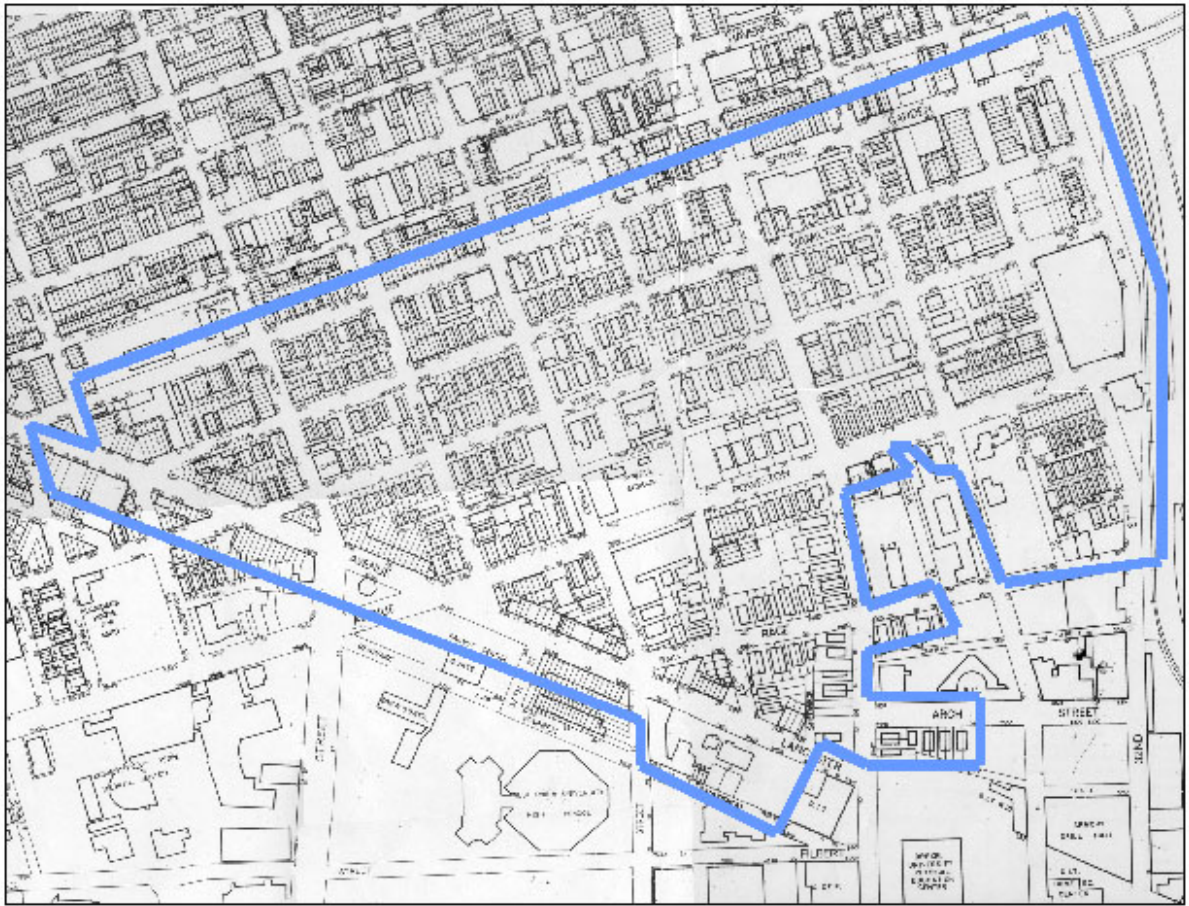
Appendix 9 – Preliminary Local Historic District Nomination

Philadelphia Register of Historic Places Local District - Boundary Description:

Beginning at the intersection of N. 39th Street, Lancaster Avenue and Spring Garden Street. Continues east along Spring Garden Street including all of the properties on the north side of Spring Garden Street and facing Spring Garden Street to the intersection with N. 31st Street. Extends south along N. 31st Street and south along the eastern edge of the block located at the southeast corner of Powelton Avenue and 32nd Street. Continues west along Summer Street to Natrona Street and includes the properties on the south side of Summer Street and facing Summer Street. Extends south on Natrona Street to Race Street and west on Race Street to 33rd Street. Extends north on 33rd Street to Powelton Avenue and includes the property on the southwest corner of N. 33rd Street and Powelton Avenue. Continues west on Powelton Avenue to 34th Street including the property on the southwest corner of Powelton Avenue and Spangler Street and the property on the southeast corner of 34th Street and Powelton Avenue. Continues south on 34th Street to Race Street. Extends east on Race Street including the properties on the south side of Race Street and facing Race Street to the east property line of 3306 Race Street. Extends south along the east property line of 3306 Race Street to Cherry Street and west along Cherry Street to 34th Street. Extends south on 34th Street to Arch Street and east on Arch Street, including the properties on the south side of Arch Street and facing Arch Street, to the east property line of 3306 Arch Street. Extends south along the property line of 3306 Arch Street to Cuthbert Street. Continues west on Cuthbert Street and west along the south property line of 65 34th Street to the intersection of 34th Street and Lancaster Avenue. Continues northwest along Lancaster Avenue to 37th Street and includes the properties on the south side of Lancaster Avenue and facing Lancaster Avenue but excludes the property on the southwest corner of Lancaster Avenue and 34th Street. Continues northwest Lancaster Avenue to 38th Street and excluding the blocks on the south side of Lancaster between 37th and 38th Streets. Continues on Lancaster Avenue to the intersection with 39th Street and Spring Garden Street including the properties on the south side of Lancaster Avenue and facing Lancaster Avenue up to and including the property at 3880 Lancaster Avenue.

The Powelton Village Plan

Appendix 9 – Preliminary Local Historic District Nomination



Proposed Boundary for a Local Historic District

The Powelton Village Plan

Appendix 9 – Preliminary Local Historic District Nomination

Philadelphia Register of Historic Places Local District – Present and Original Physical Description:

The Powelton Village neighborhood of Philadelphia is roughly a triangle bounded by 31st Street to the east, Spring Garden Street to the north, Thirty-Ninth Street to the west, Lancaster Avenue to the southwest and Arch Street to the south. Powelton Village is predominately a residential neighborhood that is instantly recognizable by the quality and integrity of its architectural and landscape features. The built environment is made up of several distinct residential building types. These building types reflect the various stages in the historic development of the neighborhood and include traditional row houses, semi-detached houses and freestanding houses.

In the early nineteenth century, a few prominent families owned large estates on the land west of the Schuylkill River; however, the area was primarily agricultural. Later, after the 1840s when a bridge was built over the Schuylkill River, Powelton Village began to be developed primarily by upper middle-class Philadelphians who desired to live in a fashionable suburban neighborhood. During the third quarter of the nineteenth century, private development consisted of large freestanding houses designed mainly by local architects in the latest Victorian Eclectic styles. These houses were constructed on generous lots and surrounded by landscaped gardens. Concurrently, speculative developers built semi-detached houses based largely on the Italianate and rural gothic designs of Samuel Sloan (1815-1884). Many of the spec-built semi-detached houses and architect-designed freestanding houses constructed in Powelton Village between during this period were considered the archetypal style of suburban development because of their associations with urban prosperity and refinement as well as their close proximity to the city.

The Centennial period of the 1870s and 1880s marked a new phase of development for Powelton Village and provides today's district with some of its finest architecture. The architectural styles of the preceding decades were succeeded by more elaborate Second Empire and High Victorian styles. Prominent local industrialists commissioned notable Philadelphia architects, such as the Wilson Brothers, Addison Hutton, George W. & William D. Hewitt, Wilson Eyre, and T. P. Chandler to design substantial homes along the tree-lined streets of Powelton Village.

The nineteenth-century freestanding houses of Powelton Village that remain today are located for the most part along Powelton Avenue between 33rd and 35th Streets. There are also a few examples along Baring Street. These freestanding houses are varied in size, material, influence and original period of construction. Most share front porches and have details characteristic of mid- to late-nineteenth century residential buildings, such as elaborate plans and picturesque corner towers and cupolas. Due to changing neighborhood demographics and economic pressures, many of the freestanding houses have been converted

The Powelton Village Plan

Appendix 9 – Preliminary Local Historic District Nomination

from single-family dwellings to multi-unit dwellings, social service institutions and fraternity houses for students at neighboring Drexel University.

Common characteristics of the semi-detached houses, or twins, in Powelton Village include open front porches, regular massing and height, symmetrical fenestration, generous street setbacks and front lawns. Brick or ashlar stone facades, of Wissahickon schist or serpentine, and mansard roofs characterize one type of semi-detached houses in the neighborhood. A stucco surface finish, flat roof, a deep cornice with substantial brackets and large double-hung sash windows characterize a second type of semi-detached houses. A third type is adorned with original decorative brickwork and terra-cotta panels on the facades and roof lines. Semi-detached houses in Powelton Village are not limited to certain streets or sections of the district; however, the nearly uninterrupted assembly of twins along Hamilton Street and Baring Street between 33rd and 38th Streets give this section of the neighborhood a unique visual and physical continuity. While the majority of semi-detached houses in Powelton Village are now used as multi-unit dwellings, a few are still maintained as single-family dwellings by homeowners.

By the late 1880s the population density in West Philadelphia was increasing, causing land prices to rise and prompting developers to subdivide and build on smaller lots. The developers of Powelton Village began to introduce new urban housing forms, such as the row house, to the neighborhood. The suburban feel of the area was maintained through the incorporation of setbacks and porches into the designs for these newly built narrow, contiguous row houses. By 1900 speculative developers were subdividing blocks even further and primarily investing in row house developments of a smaller scale than previously seen in anticipation of additional population growth.

Powelton Village has many examples of the ubiquitous Philadelphia row house. The row houses are brick and many feature raised front porches, flat or mansard roofs, decorative or corbelled brickwork and terra cotta detailing. There are a great variety of styles and sizes of row houses. For example, on Napa Street in the eastern portion of the neighborhood, the houses are small two-story densely packed structures, built adjacent to the sidewalk and without front porches. These can be compared with the more grandiose row along Powelton Avenue near 35th Street.

In addition to the freestanding, semi-detached and row houses that comprise the three distinct residential building types of Powelton Village, the district is defined by commercial storefronts along Lancaster Avenue and Spring Garden Street. These areas provide a definitive northern and southwestern border and enhance the livability of the neighborhood. For the most part, the commercial buildings do not detract from the architectural integrity of the neighborhood, as they most often resemble the residential row house type and serve both a commercial and residential use.

The Powelton Village Plan

Appendix 9 – Preliminary Local Historic District Nomination

The garden spaces in Powelton Village have traditionally been designed with a combination of plant materials, including various types of annuals, perennials, shrubs and trees. Many of the gardens nest the building they accompany, reinforcing their picturesque modes with rhododendrons, evergreens, ivy and other native and non-native plant materials. The gardens are, as they have been historically, a means to establish a separate building identity and provide residents with privacy and enclosure. As a group, however, they work in tandem to create a park-like streetscape. A strong gardening tradition is still alive along Hamilton and Baring Streets and creates a miniature garden district in the core of the neighborhood. The mature trees that line the streets of Powelton Village and contribute to the suburban feel of the streetscape are significant features of the neighborhood. These trees provide a lush, green, shady canopy in the summer months and a cathedral-like enclosure for the streets in the winter months. Stone steps, metal fences and retaining walls work in unison with the decorative features and materials of the building to link landscape and building into a single entity.

Powelton Village is a fairly dense neighborhood of porches, wide sidewalks and walkable streets. The historic streetscapes, composed of diverse building types, reflect the shifting patterns of development that transformed the neighborhood. Powelton Village has evolved from a nineteenth century streetcar suburb to a vital extension of urban Philadelphia. The built environment of Powelton Village has withstood the passage of time with integrity making it a distinct and vital significant district within Philadelphia.

Philadelphia Register of Historic Places Local District – Statement of Significance:

As early as 1887, in Philadelphia and its Environs, the Powelton neighborhood was described favorably as containing “a multitude of pretty residences of moderate cost [and] some of the handsomest and most expensive mansions in the city.” Indeed, after 50 years of development the Powelton Village neighborhood was one of the most impressive in the city, both for its architecture and its economic and social diversity. Powelton Village, because of its proximity to the Pennsylvania rail yards and the Baldwin locomotive works, was the home of the industrial meritocracy. They lived among a wide range of institutions, including a Catholic complex, an Episcopal church, a Baptist church and Hicksite and Orthodox Quaker meetings. The suburban flavor of the community provided the setting for a variety of institutions that contemporary wisdom assumed would prosper in a more sylvan location, including a Quaker Mission and the Working Home for the Blind, as well as schools, hospitals and Drexel University. The taste and lifestyle of many of the city’s most prominent industrialists are recorded in the vast numbers of surviving buildings by architects such as Addison Hutton, T. P. Chandler, Wilson Brothers, Willis Hale and others.

The Powelton Village Plan

Appendix 9 – Preliminary Local Historic District Nomination

Powelton Village developed in three phases, the first began with the establishment of rural estates and saw the construction in 1805 of the Market Street elevated bridge and in the 1840s of Charles Ellet's pioneering suspension bridge across the Schuylkill River at Spring Garden. A second phase began with the development of horsecar lines in the 1850s, making Powelton accessible to the new managerial and upper income industrialists who gave the community its principal landmarks. During this period, developers and builders were influenced by architectural pattern books published by A. J. Downing, Samuel Sloan and John Riddell extolling the merits of suburban life and showing example of romantic style houses. Finally, at the end of the century the middle classes arrived in smaller subdivision houses that were built on the sites of the initial mansions.

Though none of the buildings of the initial phase survive, it was that period before 1850 that established the real estate subdivision and transportation networks that allowed suburban development to begin in the region. The second phase, from the 1860s to the 1870s, is represented by Downingsque cottages and suburban villas, churches, and institutions. Built simultaneously with these residential structures were the commercial and institutional buildings along Lancaster Avenue, one of the principal trolley routes into the community. Finally, in the decade after the Centennial celebration, the remaining large estates were demolished, including the great Powel house, "Powelton," that gave the region its name. In their place came three-story row blocks, more commercial development along Lancaster, and some additional freestanding and semi-detached suburban homes.

Though the pre-Civil War architects are difficult to determine because of insufficient documentation, the influence of John Riddell, Samuel Sloan, and Edwin Rafsnyder, among others, is evident in the design of the early suburban homes. A greater amount of documentation exists on the Centennial era, during which Quaker architect Addison Hutton designed George Fletcher's imposing Queen Anne house on 34th Street below Powelton Avenue in 1882 and worked on the houses of Henry Mitchell, E. P. Alexander and Edward Lewis (demolished). The Wilson Brothers designed several houses in Powelton, including John Wilson's own house at 36th and Baring Streets, Robert Gibson's house on 34th Street, the Thomas Sparks house, now demolished, two houses for William H. Wilson and the St. Andrew's Church at 36th and Baring Streets.

Powelton Avenue between 33rd Street and 35th Street retains many significant landmarks of profoundly different styles. These include the house for George Burnham by T. P. Chandler (1886) at 34th Street, the house for brewer Frederick Poth by A. W. Dilks (1887) at 33rd

Street, the house for Max Riebenack at 34th and Powelton by Thomas Lonsdale (1890) and the Jesse Sabin House at 3407 Powelton Avenue by Bruce Price (c. 1890). Chandler's Burnham house shows the influence of the Richardsonian Romanesque in its vigorously massed stone façade. The Riebenack house remains indebted to the English monochromatic Victorian Gothic in Lonsdale's conservative style. Dilks combined Queen Anne motifs with the bombastic rhetoric of the German Revival architects in Poth's house while Bruce Price's

The Powelton Village Plan

Appendix 9 – Preliminary Local Historic District Nomination

Jesse Sabin House was, with a Germantown house by Cope and Stewardson, the best Queen Anne, hung-shingle house in Philadelphia. Along with Wilson Eyre's Pompeian brick house for Henry Cochran, the region is a center of domestic building of considerable architectural merit.

The churches in Powelton Village are similarly notable, with four important examples of post-Civil War style joined by other lesser but representative buildings. The Emmanuel Lutheran Church (1873, architect unknown) is a handsome brownstone and stucco Romanesque design that marks the transition toward the polychrome styles of the Centennial era. In 1875 the Northminster Presbyterian Church was built. It was designed by Thomas Richards, the founder of the School of Architecture at the University of Pennsylvania. With its landmark tower capped by four spires and its traditional rose window, it is among the more visible landmarks of the region. The Gothic brownstone St. Andrew's Protestant Episcopal Church was designed in 1884 by the Wilson Brothers. The most flamboyant of the church buildings is the splendid St. Agatha's Roman Catholic Church, erected around 1888 from plans by E. F. Durang, the principal architect of the Catholic Church of the era. Its sandstone is richly carved with decorated Gothic detail. The plain style Hicksite Meeting on Lancaster Avenue formed quite a contrast to its Gothic peers.

Another important type of building found in Powelton Village is the large institutional facility. Some of the institutional buildings are relatively unpretentious, like the small Colonial Revival American Oncologic Hospital by Walter H. Thomas (1913), which was enlarged by Quaker architects Bunting and Shrigley. Others, like the Working Blind Home, are monumental, occupying nearly a quarter of a block and bringing variety to the building scale. Similar in scale is the tall Drexel University Van Rensselaer Dormitory, which introduced 1920s Art Deco style into the district. The dormitory was designed by Simon and Simon, who are best remembered for such commercial landmarks as the Strawbridge and Clothier store and the University Club at 16th and Locust Streets. Other important institutional buildings in Powelton Village include the Mission House, the Quaker school and other Drexel University buildings in the area.

One industrial building in the region that is of architectural and historical significance is the Justi Building at the northeast corner of 32nd and Spring Garden Streets. This three-story brick factory building was erected in 1886 based on plans by architects Kister and Oren. Justi, a successful manufacturer of dental materials who lived in Powelton Village at 3401 Baring Street, was also an early developer and significant landowner in the neighborhood. The 1876 Atlas shows his home as one of the largest in the community.

Finally, though Powelton is primarily residential with a sprinkling of institutions, it was planned to be a self-contained neighborhood with its own commercial strip along Lancaster Avenue. Commercial buildings are already in evidence in the 1875 Atlas of West

The Powelton Village Plan

Appendix 9 – Preliminary Local Historic District Nomination

Philadelphia, which showed most of Lancaster Avenue devoted to commercial use, because of its historic role as a transportation artery and, more recently, because of the proximity to the streetcar lines. Initially, Lancaster Avenue was also the site of two important lumberyards owned by the McIlvain family, who were involved in the construction of many

of the houses of the community, and resided in the neighborhood as well, at 315 North 33rd Street and at 3505 Baring Street. The location of the lumberyards, at 32nd Street and at 39th Street, placed them at strategic points for delivering materials to the building sites of the growing community. When the region was further developed, these lumberyards were replaced by housing on the east end of the avenue and by the splendid Hawthorne Hall commercial row at 39th Street. With its curving façade, its elaborate terra cotta ornament, and medievalizing gables, Hawthorne Hall formed a fitting conclusion to the development of the commercial zone along Lancaster Avenue.

Between 1875 and 1910, Lancaster Avenue's development paralleled the growth of the community. Laundries, storage buildings, and additional shops were erected, primarily between 36th and 38th Streets. Among the most noteworthy of these is the handsome Pompeian brick apothecary at 36th and Race Street, with its art nouveau carving, ornamental cornice, and leaded glass windows. Across the street, a handsome row of storefronts on the south side of Lancaster reflects the commercial growth of the area at the turn of the century. With these commercial buildings the district was more or less self-contained, providing all of the retail essentials for the residents. Transportation to work was provided via the trolleys and trains that gave the neighborhood its connections to the industry and commerce of the city, continuing Powelton's identity as a true suburb. Fortunately, the complex suburban form of housing, a shopping district and institutional buildings remains largely intact as a testament to the origins and first fruition of the suburban movement which has so changed the nature of urbanism in the United States in the past century.

Powelton Village stands today as a memorial to individuals who shaped the city, as a historic collection of architectural landmarks, and as a thriving community inhabited by a diverse body of residents. The district contains many extraordinary examples of residential and institutional buildings designed by prominent Philadelphia architects. Yet, it is more than these individual landmarks that make Powelton Village worthy of recognition. Mixtures of building types compose the historic streetscapes and provide a unique expression of the shifting patterns of nineteenth-century development. Powelton Village remains one of the city's most impressive neighborhoods, for its architecture and its economic and social diversity, making it worthy of being placed on the Philadelphia Register of Historic Places.

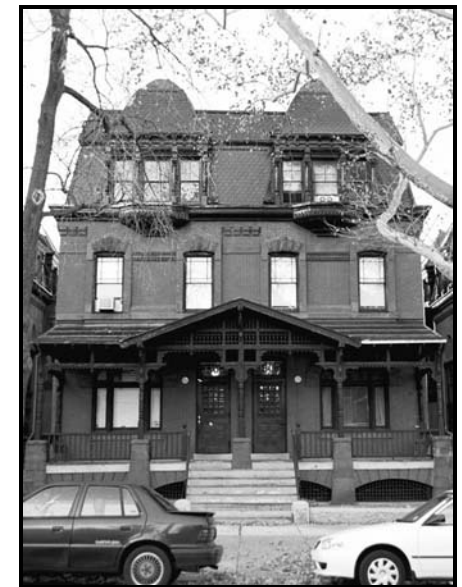
Why Preserve Powelton Village?

Powelton Village is worthy of designation as a Local Historic District because of its individually impressive buildings and streetscapes that work together to create a visually distinct and valuable neighborhood.



- **Architectural Significance.** Powelton Village is made up of extraordinary buildings, including freestanding houses, twins, row houses, and commercial storefronts that exemplify 19th-century suburban architecture. The tree-lined streets, porches, and gardens provide the neighborhood with visual unity and great beauty.
- **Historic Significance.** Powelton Village was one of Philadelphia's first streetcar suburbs. It has served as the home to important social and educational institutions for over one hundred years.
- **Community Significance.** Powelton Village is made up of a diverse community of residents, just as its streetscape is made up of diverse building types and styles.

Creating a Powelton Village Local Historic District



For information on how a local historic district in Powelton Village affects you, please see *Creating a Local Historic District: How Does It Affect Me?*

or contact the Philadelphia Historical Commission at One Parkway, 1515 Arch Street, 13th Floor, Philadelphia, PA 19102
Telephone: 215-683-4590, Fax: 215-683-4594

How Can It Happen?

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Graduate Program in Historic Preservation
Preservation Planning Studio

Is Powelton Village a Philadelphia Historic District?

No. Listing on the *Philadelphia Register of Historic Places* recognizes and protects the special architectural and historic character of the district. Powelton Village is on the *National Register of Historic Places*, which recognizes significance but does not provide protection.

What gives Philadelphia the power to create Local Historic Districts?

The Philadelphia Preservation Ordinance, Section 14-2007, was enacted in 1954. At this time it created the *Philadelphia Register of Historic Places*, on which individual structures could be listed for their architectural, historical, or cultural significance. The Ordinance was amended in 1985 to allow for entire districts to be placed on the *Register*.

Why should Powelton Village become a Local Historic District?

Local Historic Districts are the best method of protecting the character of historic neighborhoods. They help prevent the demolition and inappropriate alteration of historic buildings. Creating a Local Historic District in Powelton Village can lead to the stabilization of property values, the protection of buildings and streetscapes, and the fostering of community pride.

How can Powelton Village become a Philadelphia Historic District?

By completing a nomination and submitting it to the Philadelphia Historical Commission (PHC). The PHC consists of architects, structural engineers, builders, historians, lawyers, and developers appointed by the mayor, as well as the heads of six city departments. The PHC considers applications and whether or not to approve them.

What does the nomination need to contain?

A description of the characteristics of the potential district, its significance, an evaluative inventory listing for every property in the district, and a map showing the boundaries of the district.



Isn't this a lot of work?

It can be, but much of it is done for you already. The preliminary nomination required by the PHC before the official nomination can be submitted has already been prepared and is ready for submittal. The National Register form contains many of the requirements necessary for the local nomination including the beginning of an inventory. Also, a database has been created which contains information about every building in Powelton Village.

What's left to do?

Complete an inventory for each structure and submit the formal nomination for inclusion on the Philadelphia Register of Historic Places.

Who can do this?

Anyone can prepare a local district nomination, including hired consultants or volunteers.

What happens after the nomination is submitted?

The Philadelphia Historical Commission reviews the nomination and holds public hearings. At least sixty (60) days before the hearings, letters are sent to every property and property owner in the proposed district notifying them of the hearings and possible historic designation. Notices are also posted in the neighborhood. At least one of the hearings will be held at night in the neighborhood. They are designed to receive public testimony and comments on the proposed district. Additionally, interested people may submit written comments. Finally, the Commission will vote to designate – or not to designate – the district as historic.

How long does the nomination and approval process take?

The process can take up to a year or more since information must be gathered and verified by the PHC. Several areas of Philadelphia are currently seeking or researching historic district designation.

What Philadelphia neighborhoods are Local Historic Districts on the Philadelphia Register of Historic Places?

- Diamond Street Historic District
- Girard Estate Historic District
- Historic Street Paving Thematic Historic District
- League Island Park Historic District (also called Franklin Delano Roosevelt Park)
- Park Avenue (Mall) Historic District
- Rittenhouse-Fitler Residential Historic District
- Society Hill Historic District
- Spring Garden Historic District

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For information on how Powelton Village can become a local historic district, please see
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How Can it Happen?*

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Creating a Powelton Village Local Historic District



How Does It Affect Me?

Why create a Local Historic District?

Local historic districts are the best method of protecting the character of historic neighborhoods. They help prevent the demolition and inappropriate alteration of historic buildings. Creating a local historic district in Powelton Village can lead to the stabilization of property values, the protection of buildings and streetscapes, and the fostering of community pride.

But isn't Powelton Village already a Local Historic District?

The architectural and historic significance of Powelton Village have been honored through the creation of a National Register Historic District. However, this designation provides no protection to historic buildings and streetscapes. Only the creation of a Local Historic District through the Philadelphia Historical Commission (PHC) can protect the neighborhood for future generations of Philadelphians.

What exactly does the PHC do to protect the character of Local Historic Districts?

The Philadelphia Historical Commission regulates **only the exterior appearance** of a building. Work that involves the exterior of your building or needs a building permit would be reviewed by the PHC and guided by the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. The PHC considers factors like mass, height, appearance, texture, color, materials, and visibility from a public-right of way when making its decision. This means that window and sash replacement, masonry painting and cleaning, and re-pointing all need to be approved by the Commission. But if you are painting the wood trim of your house, or doing other work that doesn't need a permit, the PHC has no involvement in your decision.

Does this mean I have to restore my building to the way it looked when it was first built 100 years ago?

No. When the neighborhood is designated, the PHC will take a photograph of your house to record its appearance and condition. From then on, the PHC will refer to that record of your house when determining whether future alterations are appropriate. The creation of a Local Historic District is not meant to stop change or to turn Powelton Village into a museum. Rather, it is meant to ensure that the significant qualities of the neighborhood are recognized and maintained.



What happens if I want to make a change to my building?

The process works as follows:

- The Department of Licenses and Inspections refers all building and demolition permit applications for historic properties to the PHC for review, and will not issue a permit without the Commission's approval
- The PHC immediately approves permit applications for interior work that does not affect the exterior of the building

- The PHC reviews permit applications for exterior work. The timetable for approval depends on the complexity and nature of the project

Can an owner appeal the decision of the PHC on a permit?

An owner who is dissatisfied with a Commission decision may appeal to the Board of Licenses and Inspections Review. Usually, however, an owner can avoid a rejection of plans by consulting with the Commission's staff early in the process.

What if I just want to paint my porch?

The PHC does not have jurisdiction over painting wood elements, like trim or porches.

What if I want to tear my building down?

To secure a demolition permit, an applicant must show either financial hardship owing to the property's lack of reasonable economic value, or that demolition is in the public interest. If demolition is approved, the PHC has the right to review and approve new construction.

What if I want to build on a vacant lot?

If the lot was vacant at the time of designation as a Local Historic District, the PHC has 45 days to review the proposed design and provide comments. These comments, however, are not binding.

Does the PHC regulate the use of a building?

No. The regulation of use is a function of zoning, not historic preservation.

Does historic designation affect the tax assessment of my property?

No. Historic designation is not a factor in the assessment of property value and will not result in higher taxes.

**City Councilmanic Ordinance 1130 -
Philadelphia Board of Revision of Taxes**

Exemption of real estate taxes on 100% of
improvements to an industrial, commercial or other
business property (no owner occupants)

<http://www.phila.gov/revtaxes/index.html>



**Rehabilitation
Can Be
Affordable!**

Financial Subsidies and Incentives for Historic Preservation



A Resource Guide

RESIDENTIAL OWNER-OCCUPIED PROPERTY INCENTIVES

Federal 203 (k) Rehabilitation Loan - Federal Housing Administration

Single mortgage financing to cover the purchase and rehabilitation of a home (one to four dwelling units)
<http://www.hud.gov/fha/sfh/203k/203kabou.html>

Purchase Improvement Program - Pennsylvania Housing Finance Agency

A low interest loan for improvement of a new home (low and moderate income homebuyers / up to \$15,000 in improvements)
<http://www.phfa.org/programs/singlefamily/index.htm>

Philadelphia Home Improvement Loan – Philadelphia Redevelopment Authority

A low-interest loan for home repairs (one to four units / up to \$25,000)
Call Participating Lenders for more information:
Summit/Fleet Bank, PNC Bank, First Union, Citizens Bank

City Councilmanic Ordinance 961 – Philadelphia Board of Revision of Taxes

Exemption of increase in real estate tax assessment due to improvement (Original Assessment cannot exceed \$61800 per dwelling unit / Owner-occupied up to three units / for 10 years)
<http://www.phila.gov/revtaxes/index.html>

Low Income Housing Tax Credit Program - Pennsylvania Housing Finance Agency *Available to both owners of single family residences and investors in affordable rental housing developments.

A ten-year annual tax credit of up to 9% applying to the construction, acquisition or rehabilitation of low-income housing.
www.phfa.org/programs/multifamily/index.htm#PennHOMES



Guaranteed Mortgage Program - University of Pennsylvania

Single mortgage financing to cover the purchase of a home with an optional additional 15% of the purchase price available for rehabilitation (Maximum purchase price \$275,000, one to two dwelling units, available to full time University of Pennsylvania and University of Pennsylvania Health System employees)
www.upenn.edu/EVP/communityhousing/mortgage.html

DEVELOPER / COMMERCIAL PROPERTY INCENTIVES

Federal Rehabilitation Investment Tax Credit - National Park Service

A 20% tax credit for income-producing historic buildings listed on the National Register of Historic Places either individually or as contributing buildings within a historic district (rehabilitation work must be done according to the secretary of interior standards, the amount of money spent on rehabilitation must be greater than the adjusted value of the building and must be at least \$5000)
<http://www2.cr.nps.gov/tps/tax/>

Federal Rehabilitation Investment Tax Credit – National Park Service

A 10% tax credit for income producing non-historic buildings (must be built before 1936, the amount of money spent on rehabilitation must be greater than the adjusted value of the building and must be at least \$5000, see website below for more details)
<http://www2.cr.nps.gov/tps/tax/>

Federal Conservation Easement – National Park Service

***Available to both single-family residential and commercial properties, but primarily useful to larger more significant structures.**

Also known as the charitable contribution deduction, this incentive provides both a tax deduction and protection in perpetuity for the building façade. When the owner donates an easement to a charitable or governmental organization, he can claim a charitable deduction on Federal income tax (may deduct the value of the easement, for up to 30% of the taxpayer's adjusted gross income)
<http://www2.cr.nps.gov/tps/tax/>

State Act 175 –

Philadelphia Board of Revision of Taxes

Exemption of real estate taxes on 100% of a developer's improvements to a residential property (the exemption is for 100% the added value created by the improvements for a term of 30 months)
<http://www.phila.gov/revtaxes/index.html>

City Councilmanic Ordinance 970274 – Philadelphia Board of Revision of Taxes

Exemption of real estate taxes on 100% of improvements to a deteriorated industrial or business property which has been converted to a commercial residential use (eligible property must not have been used for commercial residential for 10 years, have been vacant for at least two years, have 66% vacant convertible space, or be at least 50 years old)
<http://www.phila.gov/revtaxes/index.html>

Downtown Powelton Village



Ideas for Commercial Revitalization in West Philadelphia

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Introduction

This brochure has been compiled and prepared by the Graduate Program in Historic Preservation at the University of Pennsylvania as part of the program's fall Preservation Planning Studio. Our work this year has focused on the area known as Powelton Village in West Philadelphia, north of the University of Pennsylvania and northwest of Drexel University. The area is roughly bounded by the triangle formed by Spring Garden Street to the north, Lancaster Avenue to the southwest, and 31st Street to the east.

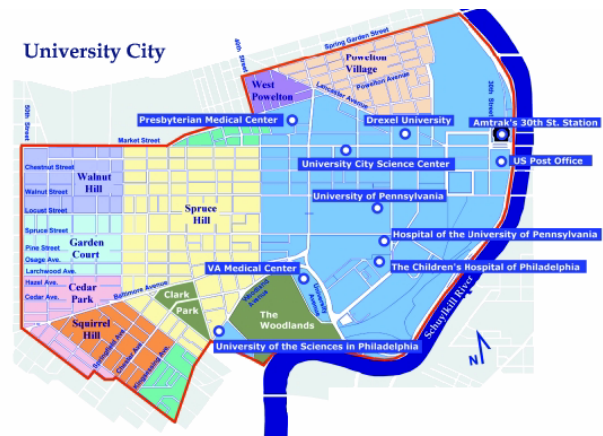
Although we are primarily concerned with the preservation of the built environment, our work is predicated on the notion that the preservation of historic districts is inseparable from the establishment of a healthy and vibrant commercial area.

Powelton Village is a unique place. It is largely residential, yet peppered with various retail shops and eating establishments. Its south-western border, Lancaster Avenue, is a strip of mixed-use structures (commercial storefronts with living units above). This area of Lancaster, especially the area between 34th Street and 38th Street, has a character not unlike the main street of a small town or village—wide sidewalks, small stores and restaurants, and proximity to the border of two large universities.

This publication describing ideas for creating a “Downtown Powelton Village” was inspired by the achievements of *University City District*, of the *40th Street Area Business Association* and by the efforts of other neighborhood associations in retail districts and college towns all over the country.

Current Commercial/Retail Conditions

Powelton Village is a place where retail should thrive. Adjacent to Drexel University, Presbyterian Hospital, and the University City Science Center (a non-profit consortium of leading universities and organizations, one of the world's largest and most successful research parks and “business incubators”), and in close proximity to the University of Pennsylvania, businesses in “PV” are surrounded by an active population seeking goods and services. Students from Drexel, as well as those who attend Penn and live in Powelton, need spaces to meet and study, to relax and eat a quick meal, or to buy groceries and supplies. Neighbors, many of them long-time Powelton residents, walk past potentially active retail spaces everyday and wonder why they are vacant or unsuccessful.



Map of University City taken from the *University City District's Report Card for 2001*.



As can be seen from the map above, retail and commercial space in Powelton is concentrated along Lancaster Avenue with nodes of commercial activity elsewhere, notably at 32nd Street and Powelton Avenue. Within these zones, this activity can be grouped into four basic categories:

1. Active and Attractive commercial spaces that are well attended and well maintained

Examples are the two restaurants that anchor the south side of the 3600 block of Lancaster Avenue, *Zócalo* and *Lemongrass* (below). Both appear to attract patrons and are usually full during business hours. Both restaurants cater to a level of dining that is not extremely expensive, yet fancy enough to preclude most people from enjoying dinner there on a regular basis.



2. Businesses that appear to be active, but perhaps not well maintained.

Broken or missing signage prevents these businesses from projecting a fresh and clean appearance. This category also includes buildings that may be in good shape and clean in appearance, but businesses could still benefit from improved signage and/or awnings.

Example: Below, the Village Cleaners at 32nd and Powelton and the other storefronts on that block.



3. Storefronts that are in good shape (i.e. do not need extensive rehabilitation nor deferred maintenance) yet are vacant.

Many storefronts are vacant where thriving businesses could be serving Powelton and the greater Philadelphia community. Several are within the 3600 block of Lancaster Avenue (*right*), a block recently restored. Also in this category are businesses that occupy visible storefront space yet present a closed appearance to the street. While there is nothing wrong with this in theory, it is important to notice how a formerly transparent space, now opaque, plays a role in the street life of a retail block.

4. *Storefronts or whole buildings that are neither occupied nor in move-in shape, but ones that could potentially be used for business*



This category can be broken down further into two groups: spaces that are well-located for retail business and perhaps need minor or superficial work to be operable, and those that need extensive repair and/or remodel to function.

In the former category, notable examples are the “Chemist” building at 36th and Race Streets (*above*). This structure is extremely well located, as it is at the intersection of several streets.



In addition, it has an attractive storefront and potential to play a role in street life. Other examples are the “Apothecary” next to the Housing Authority on Spring Garden Street and the former “Express Café” on 32nd Street.

In the latter category, the stately Monarch Storage Building has been for sale for close to two years and has been vacant for perhaps fifteen years. The



structure (*above*) could be an asset to the neighborhood, but currently is little more than a public hazard (the cornice is precipitously close to falling off). This structure could represent the subject of a potential development scheme, but there are no readily imaginable “quick-fixes” for this building. Similarly, the historic Hawthorne Hall, located nearly opposite the Monarch on Lancaster, is not fully occupied and in need of extensive maintenance, restoration and repair. Still, it could be a visual anchor for the “end” of the Powelton retail district.

Investigating the “Pros” of Doing Business in Powelton

Location

Lancaster Avenue is recorded as the first road opened in West Philadelphia, and used to serve in Colonial times as one of the long distance roads that facilitated the movement of food and supplies from the Schuylkill River wharves and bridges to cities located to the west. The nation's first turnpike, Lancaster Ave. (also known as Lancaster Pike and U.S. Route 30) opened in 1795 as the “Philadelphia and Lancaster Turnpike”. Conestoga wagons traveled the 62-mile-long turnpike, which had nine toll stations along its route. The private company that operated the road prospered greatly during the early 1800s before the emergence of railroads led to a gradual decline in business.

Today, Lancaster is still an artery. Lancaster Avenue functions as a highway that connects neighborhoods and allows motorists to enter and exit the surrounding neighborhoods. At the same time, the Avenue carries a considerable amount of commuter auto traffic, largely between residential areas of the suburban “Main Line” communities and Center City Philadelphia; this is a remnant of the much more substantial commuter traffic that used Lancaster Avenue prior to the construction of the Schuylkill Expressway in the 1950s. Lancaster Avenue also carries significant truck traffic, especially related to the nearby ACME Markets distribution facility at 59th Street¹.

Still, the Philadelphia City Planning Commission describes Lancaster today as a “corridor in decline”². The Plan states that Lancaster Avenue

¹ This information about the history of Lancaster Pike taken from the publication

Lancaster Avenue: Strategies for Corridor Revitalization

PHILADELPHIA CITY PLANNING
COMMISSION

17th Floor, 1515 Market Street, Philadelphia,
PA 19102
(215) 686-4607, FAX: (215) 686-2939

² *The Plan for West Philadelphia*, Philadelphia City Planning Commission

has too many sections with accumulated trash and litter, auto repair shops, vacant homes, vacant lots and poorly-maintained railroad embankments all contributing to the poor aesthetics along the corridor. The 1994 Plan recommends that further study is needed for Lancaster Avenue to identify ways to create a cleaner, more organized environment on the corridor. However, this plan addresses an area of Lancaster west of 52nd Street and well out of the bounds of Powelton Village. This does not imply that the area of Lancaster between the Schuylkill and 40th Street is already in perfect shape for a bustling retail district—it simply shows that the city’s energies are being spent on areas of greater need and that Powelton will need to organize on its own to capitalize on what could potentially be a well-trafficked shopping zone.

Historic Buildings

Powelton’s nineteenth century building stock is alive and waiting. Some have already taken advantage of this historic environment by redeveloping buildings for residential and commercial use. Powelton is home to the Courts Apartments, a relatively recent Historic Tax Credit project, and to the Old Quaker Apartment Complex, run by *Landmarks for Living*. The Lancaster Mews project and the People’s Emergency Center on Spring Garden Street have utilized rehabilitation of older buildings. Those who live in Powelton do so with an interest in the *palimpsest* offered there—the built environment exhibits features produced during different historic periods.

Pedestrian Zone

Additionally, Lancaster is a potential pedestrian zone. Many who live in Powelton Village do so because they can easily walk to work at Drexel, Penn, Presbyterian Hospital, or the University City Science Center. In fact, 90% of the residents of the University City District, according to the University City District Report Card³, work in the services industry, the majority of which are in the education and health services.

³ Published annually, the *University City Report Card* is valuable to residential and commercial developers, retailers, journalists, and anyone requiring current information about University City.

This same source reports that the five largest employers in the area are the University of Pennsylvania (University and hospitals), the Children's Hospital of Philadelphia, Drexel University, the Veteran's Affairs Medical Center, and the University of Sciences in Philadelphia.

If it is indeed so that many people work close to home, most of them will walk either to and from work or to and from public transportation, causing them to become "foot traffic" as they pass stores and restaurants. These same people will need places to have breakfast or lunch. Many complain of the lack of choices available at the current time.

Student Zone

The presence of student population should be a positive force in evaluating retail in Powelton. Students are known to spend money on prepared food (necessitating restaurants and take-out places), and also to require places to drink coffee and study as well as bars to "hang out" in. Students often have disposable income from parents and typically purchase CDs, clothes and shoes when these retail establishments exist. There are innumerable examples where thriving retail zones have sprung up to meet the shopping needs of a college population.

Outside Business

Finally, the importance of shoppers and diners coming from outside the immediate neighborhood should not be missed. Both *Zocalo* and *Lemongrass* attract from the greater University City district, and even from center-city. Patrons of the *Nadirah* hair salon come from as far as New Jersey and Delaware. The same is true for the *Vibes* hair salon, which attracts from all over Philly and from New Jersey.

Specialized businesses like the *Gwendolyn Bye Dance Center* and the *Fencing Academy of Philadelphia* pull from local populations, but mostly from all over the city (the *Fencing Academy* is the only one of its kind within city limits). These businesses are located in unusually large spaces for Powelton Village (the dance center was a former garage).

What's the problem, then?

If Powelton Village is so well positioned to be an active retail area, why do businesses not rush to open there? Why do reasonably priced storefronts in good condition sit empty for months and years? Some answers to consider:

- ***Many storefronts are too small to accommodate any business other than a hair or nail salon.***
- ***Businesses like restaurants and cafes are often low-profit-margin and have a high rate of failure within the first year.***
- ***Is the market really there for a retail district? Or is the evidence deceiving?***
- ***Are the University of Pennsylvania, Drexel University, and the University City Science Center interested in creating a healthy retail area for their students and employees?***
- ***Is safety a big concern?***

Goals for a Vital Business District

In order to begin making recommendations for improving the business outlook, Powelton must determine a set of goals to move towards. They may be:

- ***To generate a distinct identity for the district***
- ***To create a more visually attractive business zone with a cohesive feel.***
- ***To encourage maintenance and restoration of property; solve space-related problems; provide for façade improvements.***
- ***To promote commercial development and expand retail services.***
- ***To enhance the "sociability" of the district; make it compatible with the neighborhood and encourage people to walk there from local campuses for shopping and dining.***
- ***To encourage outside business, even tourism.***



A “Powelton Village Business Association”

Powelton Village currently has no organized business association. Within the city of Philadelphia and the surrounding regions, business associations help to coordinate and organize a group effort towards maintaining and attracting retail and towards creating a visually attractive business district. If Powelton Village were to establish its own business association and hire one or more employees to manage it, perhaps a group could accomplish what individuals cannot.

As a local example, consider the ***40th Street Area Business Association***, co-founded by *The Partnership CDC*, a local Community Development Corporation. Several unsuccessful attempts had been made to form a business association for the 40th Street area (from Filbert Street to Baltimore Avenue, and from 39th to 41st Streets) over the past 10 years. Finally, in 1994, *The Partnership CDC* along with neighborhood residents and businesses formed an alliance that is now the “40ABA”, to which they now provide administrative support and technical assistance.

The existence of this business association has had a very noticeable impact on commerce in the area. The 40ABA represents the common interests of local business by fostering communication between individual businesses. It can also speak as a unified voice in order to

represent the corridor in city-level decision-making and in securing municipal grants. Finally, the 40ABA organizes increased safety measures, arranges clean-up efforts, and perhaps most importantly, coordinates advertising and publicity efforts.

The “*Powelton Village Business Association*”, as it might be called, could do even more. The PVBA’s mission should be based on service and advocacy. Since funding will come in large part from an assessment paid by all businesses in the organization’s scope, the highest priority will be to ensure that member’s investment is returned in direct services that promote, market, and support the district and individual businesses. A second priority should be to advocate effectively for the implementation of the policies essential to the continued revitalization of commercial Powelton: creation of a regional identity; beautification and preservation; improved retail mix and development; and clean and safe streets. What follows are ideas towards these goals that can be implemented by the formation of this as-yet-hypothetical *Powelton Village Business Association*.

The “Mainstreets” Concept

The *National Main Street Center* is part of the *National Trust for Historic Preservation*. It created the Main Street Approach to downtown revitalization, and promotes the use of the approach to communities to revitalize their traditional commercial areas. Since 1980, the *National Main Street Center* has been working with communities across the nation to revitalize their historic or traditional commercial areas. Based in historic preservation, the Main Street approach was developed to save historic commercial architecture and the fabric of American communities’ built environment, but has become a powerful economic development tool as well.

Improving economic management, strengthening public participation, and making downtown a fun place to visit are critical. Building on inherent assets—rich architecture, personal service, and traditional values and most of all, a sense of place—the Main Street approach has rekindled entrepreneurship, downtown cooperation and civic concern. It has earned national recognition as a practical strategy appropriately scaled to a community’s local resources and conditions. Because it is a locally driven program, all

initiative stems from local issues and concerns. This means that there must be a governing body or a community organization to run and implement the program locally. With this in place, the National Trust's Main Street Center can offer technical support and individualized training sessions in the following areas:

- ***Organizing the Program***
- ***Economic Development***
- ***Preservation, Planning and Physical Improvements***
- ***Marketing the "Downtown"***

What this means for Powelton is that if the *Mainstreets* program were to be applied, either the city government would need to administer it or perhaps a business association could, as well. Even if the *Mainstreets* program were not adopted, the philosophy behind it is precisely what we are after in Powelton and could be roughly applied to the area. See the website for more on *Mainstreets* (www.mainst.org).

Streets and Sidewalks

Powelton Village would benefit from a uniform appearance in its streets and sidewalks. A business association would be in charge of posting street banners and selecting "street furniture". Attractive streetlamps and signage denoting Powelton as a National Register of Historic Places Historic District would inform visitors as to the existence of a "Powelton" identity. Benches along the commercial strip of Lancaster might encourage street life in that area.

A problem that needs resolution—is Lancaster Avenue the primary commercial zone? As previously mentioned, Powelton Village is spotted with stores and businesses in places other than the "main drag". A unified business association would have to address all commerce in the district while recognizing the prominence of the Lancaster strip. Ideally, businesses outside the strip would agree that a healthy strip brings business to all Powelton and that special attention should be devoted to that area.

Marketing and Promoting an Identity: An International Restaurant District

Lemongrass and *Zócalo*, a Thai and "contemporary Mexican" restaurant respectively, anchor the south side of Lancaster Avenue between 36th and 37th Streets. When interviewed, some members of the Powelton business community have expressed interest in the idea that the area should become the home of an "International Restaurant District".

The *PVBA* could assist in making this a reality. A business association would not only participate in the recruitment of more international restaurants, but more importantly, would be able to market the district. *PVBA* would place advertisements in local papers and on websites like the UCNet site.

A local business association can:

- ***produce special events and coordinate joint promotions between complimentary restaurants.***
- ***distribute a restaurant directory.***
- ***promote members through a website with links to area businesses, restaurants and otherwise.***
- ***collaborate with City staff and others to produce promotional materials.***
- ***develop, distribute, and post marketing materials in areas convenient to visitors.***
- ***partner with the two universities to cross-market athletic and cultural events to attract students, staff and visitors and partner with them to conduct a market study of students and staff.***
- ***implement advertising strategies for the restaurant concept with thematic newspaper ads.***



Come experience
MODERN DINING IN A
HISTORIC ENVIRONMENT

THE NEW RESTAURANTS AT POWELTON!

Lancaster Avenue between 36th and 38th Streets



Paid for by the Powelton Village Business Association, © 2001.



Sushi
Indian Cuisine
contemporary mexican cuisine

Middle Eastern Fare
Chinese
Thai
French
Italian
ETHIOPIAN
German Beer Garden

Penn and Drexel: Encouraging Cooperation

Currently, Drexel University and the University of Pennsylvania do not actively participate in the commercial revitalization of Powelton. Restaurant District". Penn has a great interest in the 40th Street commercial corridor, and shows its support financially through investing in the UCD's stewardship of the 40ABA. Drexel wants to maintain good relations between Powelton residents and Drexel students, but doesn't view incentivizing retail in the neighborhood as a responsibility that it is willing or financially able to take.

Drexel may begin to realize that a vibrant retail zone is an important element of their students' experience of the campus and the neighborhood. Penn may notice that an improvement of this, the border between the campus and Powelton to the north, would benefit Penn students and employees. The University City Science Center and Presbyterian Hospital employees would like to see a lively commercial area in which to shop

and dine. A business association would encourage financial and philosophical support from these institutions towards the betterment of a commercial district. PVBA would recognize that the nearby institutions are major stakeholders in the "Downtown" and will seek every opportunity to partner with Drexel and Penn in such areas as cross marketing, promotion, and event production.

Business Retention and Attraction

A successful business retention strategy is key to a healthy business district. The core of PVBA's Retail Development Strategy will be an effort to attract and retain healthy businesses.

Given that the ground floor vacancy rate is now quite high, there is a need for a targeted approach to business attraction for those spaces. One of the biggest challenges to attracting new retailers is that many of the older retail spaces in the downtown are small and might need restoration or rehabilitation. PVBA should encourage property owners to rehabilitate these spaces in

order to attract these desired tenants. Where redevelopment has taken place, new tenancies have resulted as in the case of the two restaurants previously mentioned who achieved success in part by combining storefronts to create larger spaces. *PVBA* will seek out developers to renovate and join multiple spaces. In addition, the *PVBA* could actively seek solutions for structures like the Monarch Storage Building and Hawthorne Hall, which can and should be anchors on the west end of Powelton Village.

The *PVBA* could also:

- ***advocate for a business friendly City that offers streamlined permitting and effective technical and support services.***
- ***support the use of City grant and loan programs.***
- ***identify opportunity sites for new retail occupancies, encourage renovation and development of the sites, and assist the efforts to attract tenants to these sites.***
- ***help to promote the desirability of doing business in Powelton to brokers, store location specialists, and targeted retailers throughout Philadelphia.***
- ***support the introduction of more indoor and outdoor cafés and restaurants.***
- ***advocate for legislation that encourages arts and cultural uses.***
- ***promote our historic buildings as an asset.***
- ***utilize economic data, market sector analysis, and other reports to inform work.***

Fundraising and Advocacy: Storefront Improvement Matching Grants

The Historic Preservation Studio of 2000 (last year's class at the University of Pennsylvania's Graduate Program in Historic Preservation) studied a different area of Philadelphia, a more heavily commercial district in Center City. Included in their "suggestions" for that area were the following passages:

"We suggest that the City Council appropriates a portion of the parking tax revenues (a 15% tax

on the amount charged to park or store a motor vehicle in or on a parking facility in Philadelphia) into a pool of funds for historic commercial building façade improvement grants...."

"In Philadelphia, a correlation between parking and preservation exists. Historic buildings are being torn down to make way for parking structures or surface lots... To provide some compensation..., a portion of parking tax revenues should be appropriated into the proposed grant fund each fiscal year."

"A... pool could provide up to \$20,000 for professional design assistance and exterior rehabilitation, preservation, and restoration work. These grants would be available to small, independently owned businesses..."

Were an idea like this to be adopted, Powelton Businesses could apply for "Storefront improvement matching grants," and the program could be implemented by the *PVBA*. For example, the fund could match a business-owner's personal investment in their own storefront, up to a ceiling of \$1,000 or more. If a restaurant wished to add a new sign or awning and invested \$500, the improvement fund would supply \$500 towards the cost.

The *PVBA* could:

- ***ensure that City policy reflects Powelton.***

(Currently, the Philadelphia Planning Commission is focusing on other areas of West Philadelphia deemed in greater need of planning and assistance. This is as it should be, but the City should recognize the excellent potential of P.V. to be an important hub for restaurants and the arts.)

- ***support the creation of the above-mentioned Façade Grant Program to encourage renovation of existing retail storefronts and advocate for additional City or other funding for next phase streetscape improvements.***

Funding and Technical Assistance Resources

- ***University City District***
<http://www.universitycitydistrict.org/>

University City District was established in 1997 to build effective partnerships to maintain a clean and safe environment, and to promote, plan, and advocate for its diverse urban community. It manages programs and services that enhance public space, increase public safety, assist homeowners and commercial and rental property owners, and promote University City attractions. Coming up in January of 2002, Business Assistance Seminars for University City business owners will be conducted, one of which will happen at the C.E.C. in Powelton Village. The free business assistance seminar will cover such topics as Loan Programs, Technical Assistance, a Security Update, and an Area Marketing Study Update. This business-assistance program is just one of many programs geared at helping homeowners and businesses stay viable and keep their buildings healthy.

- ***UCNET University City Community Council***
<http://www.ucnet.org/uccc/>

The *University City Community Council* supports neighborhood organizations as they work to maintain and improve the quality of life in University City. They advocate for common interests - to institutions, government agencies and the media; work on projects that one group alone cannot do; foster communication among organizations in University City; promote University City to the City and to the region; share resources; and coordinate efforts.

- ***Philadelphia Association Of Community Development Corporations***
<http://www.pacdc.org/>
- ***The Reinvestment Fund*** (formerly the Delaware Valley Community Reinvestment Fund)
<http://www.trfund.com/>

The Reinvestment Fund is a development finance corporation with a wealth-building agenda for low- and moderate-income people and places through the strategic use of capital, information and market systems/innovation. The Fund accomplishes its mission through financial

support of affordable housing, community service organizations, small businesses, workforce development programs and energy conservation projects.

- ***Community Development Block Grants (CDBGs)***
<http://www.hud.gov/progdsc/cdbgent.cfm>

CDBG provides eligible metropolitan cities and urban counties (called "entitlement communities") with annual direct grants that they can use to revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services, principally to benefit low- and moderate-income persons. Local governments may carry out all activities themselves or award some or all of the funds to private or public nonprofit organizations as well as for-profit entities. A separate component of *CDBG* provides program funds to the States, which they allocate among localities that do not qualify as entitlement communities.

Low- and moderate-income persons (generally defined as members of a family earning no more than 80 percent of the area median income) benefit most directly and most often from *CDBG*-funded activities. Grantees must use at least 70 percent of *CDBG* funds for activities that principally benefit low- and moderate-income persons. This includes activities where either the majority of direct beneficiaries (from the jobs created, for example, or the housing units rehabilitated) are low- or moderate-income persons and activities that serve an area generally (a new community center, for example, or sidewalk repairs) where the majority of the residents of that service area are low- and moderate-income persons.

- ***Pennsylvania Downtown Center***
<http://www.padowntown.org/>

PDC's comprehensive field outreach assists members across the state with training and technical assistance tailored to a community's unique needs. Their field outreach program visits and/or consults with hundreds of communities each year, giving them a broad menu of tools, training and workshops to revitalize their downtown. *PCD* also provides educational resources and advocacy services, analyzing and arguing for the varied legislative,

administrative and budgetary concerns of downtowns.

- ***Commonwealth of Pennsylvania Department of Economic Development (DCED)***
<http://www.inventpa.com/>

Small Business First (SBF) provides funding for small businesses including low-interest loan financing for land and building acquisition and construction, machinery and equipment purchases and working capital, etc. *Pennsylvania Minority Business Development Authority (PMBDA)* provides low-interest loan financing to businesses owned and operated by ethnic minorities. *Pennsylvania Community Development Bank (PCD Bank)* offers financing for *Community Development Financial Institutions (CDFIs)*. Public funds (25%) are matched with private sector funds (75%) to create a loan pool for eligible CDFIs. And, *Community Economic Development Loan Program (CED)* gives low-interest loans for projects in distressed communities, stimulating self-help initiatives and helping people build assets at the individual, family and community levels.

- ***William Penn Foundation's Small Grants Program***
<http://www.wpennfdn.org/>

Streamlined processing for grants under \$10,000; the other major foundations also have grant programs that could benefit Lancaster Avenue. The *William Penn Foundation*, a private grantmaking organization, makes grants ranging from a few thousand dollars to several million dollars in four main categories: Children, Youth and Families; Communities; Arts and Culture; and the Natural Environment. The foundation's website provides detailed program descriptions, application guidelines and restrictions, and searchable grants lists.

Department of Commerce Programs

<http://www.phila.gov/commerce/>

Philadelphia Commercial Development Corporation (PCDC)

PCDC is the City's primary agency for assisting small businesses throughout the City's neighborhoods. PCDC's mission is to revitalize neighborhoods and assist small businesses.

PCDC's financial services include small business lending through such loan funds as the Small Business Revolving Loan Fund, the Housing Contractors Program, the Comcast Loan Fund, and the Small Business Micro Loan Fund. PCDC also manages the City's Neighborhood Commercial Revitalization Program. For more information call: 215-790-2200

Neighborhood Economic Development Unit

The unit promotes economic development, encourages entrepreneurship and provides technical assistance and financing to small businesses. These efforts are designed to improve the economic base of Philadelphia's neighborhoods, provide additional employment opportunities for residents, and bolster the commercial/industrial sector of low-income communities. For more information call: 215-683-2106

The Mayor's Business Action Team (MBAT)

MBAT is the primary point of contact between the Department of Commerce and the business community. MBAT also brings together city departments and agencies to resolve business concerns; ensures full delivery of city services; attracts businesses to expand in or locate to Philadelphia; and maintains a real estate network of local Realtors to provide clients with an extensive offering of available real estate that meets their specific requirements. For more information call: 215-683-2100

External Commercial Improvement Program

The Department of Commerce offers a program that extends resources and services to commercial districts. The program provides grants to businesses in specially designated areas to restore storefronts in neighborhood shopping areas. For more information call: 215-683-2024

Security Assistance Program

The Security Assistance Program provides a rebate on a 1:5 public-private matching basis of up to \$2,000 of public investment per firm for approved security improvements. For more information call: 215-683-2024

Philadelphia Industrial Development Corporation (PIDC)

PIDC administers loan programs to foster job and business growth in the City. PIDC's loans support an array of development needs including but not limited to acquisition, site preparation, construction, reconstruction, rehabilitation,

machinery and equipment acquisition, infrastructure improvements and related projects costs. For more information call: 215-496-8020

Greening and Streetscape Improvements

PURP: The Philadelphia Urban Resources Partnership

<http://www.fs.fed.us/na/briefs/urp99/urp99.htm>

PURP provides grants for treatment of vacant land and for greening, trees and vegetation projects. For example, *Baltimore Avenue in Bloom*, a coalition of neighborhood organizations focused on enhancing the natural beauty of Baltimore Avenue, is a *PURP* project.

TEA-21: The Transportation Equity Act for the 21st Century

<http://www.fhwa.dot.gov/tea21/>

TEA-21 makes federal transportation funds available for projects that benefit pedestrians and bicyclists. Reconstruction of streets and sidewalks, including street trees, lighting and sidewalk furnishings, could be funded through the capital budgets of the State and the City, utilizing federal transportation monies for a major share of the cost since Lancaster Avenue (Route 30) is a state highway and therefore eligible for state and federal funds. Bicycle and pedestrian projects are broadly eligible for funding from almost all the major Federal-aid highway, transit, safety, and other programs. The *Federal-aid Highway Program* allows National Highway System funds to be used to construct bicycle transportation facilities and pedestrian walkways on land adjacent to any highway on the National Highway System, including Interstate highways.

Philadelphia Green

<http://www.pennsylvaniahorticulturalsociety.org/green97.html>

This program, operated by the *Pennsylvania Horticultural Society*, helps communities plan for and tend gardens and trees.

Penn State Cooperative Extension Service

<http://www.extension.psu.edu/>

Penn State's Urban Gardening Program works with communities to build and maintain food gardens.

Philadelphia More Beautiful Committee

<http://www.phila.gov/streets/pmbc.html>

PMBC provides services, materials, programs and contests aimed at supporting block captains and keeping blocks clean. (Streets Department)

Anti Graffiti Program

<http://www.phila.gov/summary/antigrffiti/>

Offering a variety of programs to help residents keep their neighborhoods graffiti-free. (City of Philadelphia, Managing Director's Office)

Mural Arts Program

<http://www.muralarts.org/>

Working with communities and businesses to design and implement community murals. (City of Philadelphia, Recreation Department)

PA Urban and Community Forestry Council Grants

<http://warren.extension.psu.edu/AgNR/UrbFores/PAForest.html>

Providing small grants for "greening partnerships" that seek to beautify community public spaces. (Montgomery County Cooperative Extension Center)

Youth As Resources (YAR)

<http://www.yar.org/>

A non-profit organization providing grants to groups of young people to design and carry out community improvement projects.

EPA Environmental Justice (EJ) Small Grants Program

<http://www.epa.gov/epahome/grants.htm>

For projects involving environmental cleanup, gardens, education and training.

Philadelphia Cares

<http://www.philacares.com/>

A non-profit partnership that mobilizes people to address local social, educational and environmental needs through volunteer action.

Acknowledgements

The ideas for this publication were found in large part on the websites and in the publications of others. Among them—

The National Trust for Historic Preservation

University City District (Philadelphia)

The Downtown Berkeley Association’s “Retail Development Strategy”

Thanks to Diane-Louise Wormley at UCD for getting me excited about this project, and to Nellie Longworth and Gustavo Araoz of the University of Pennsylvania for help and advice.

—Elisabeth Dubin

Graduate Program in Historic Preservation
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University of Pennsylvania

Produced by the Historic Preservation Planning Studio
Graduate Program in Historic Preservation
Graduate School of Fine Arts
University of Pennsylvania

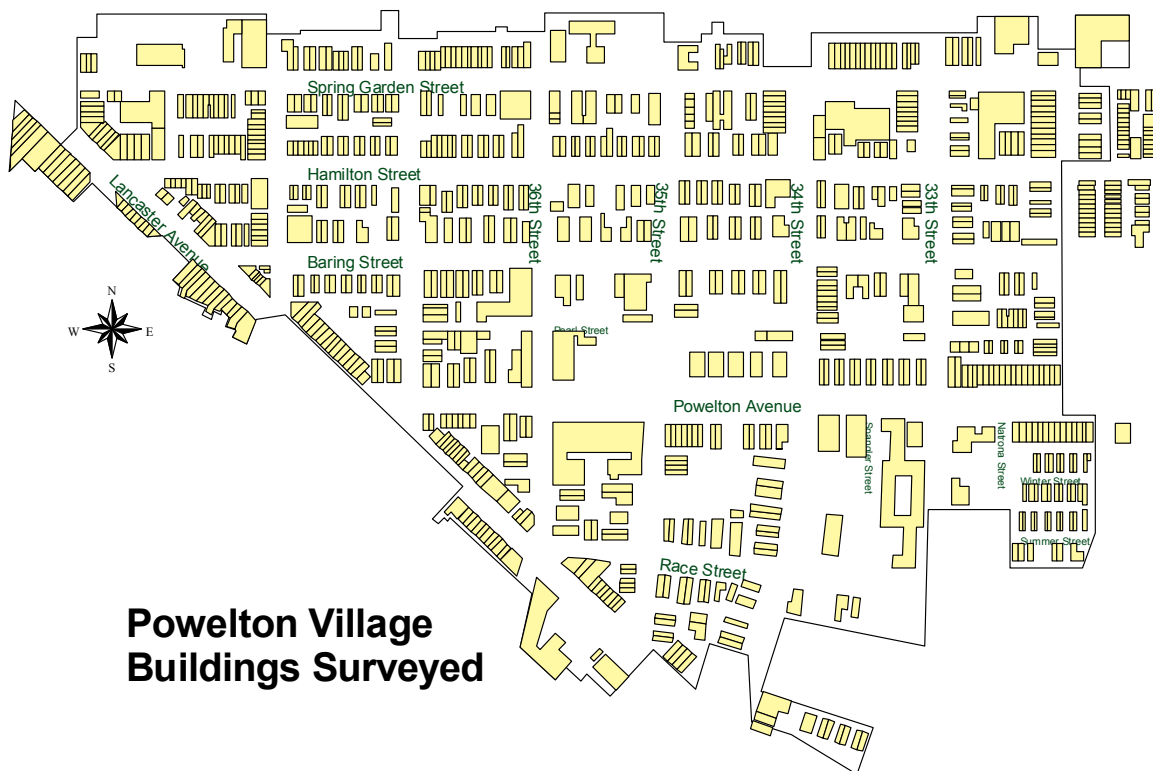
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During this study, survey data was collected on each of the buildings and entered into a database using MS Access® 2000. Using queries, the information could be grouped, totaled and summarized and charts and graphs were made for analysis. For deeper study of the patterns of type, use, condition and deterioration mechanisms, the study area with all individual buildings was drawn in Autodesk AutoCAD® 2000. Using ESRI ArcView® 3.2, the AutoCAD map of the area was linked with the Access database. The following maps show the information that was collected in the buildings and landscape surveys, the condition survey, the sales and tax assessment survey and the National Register Nomination contribution data.

The solid border line represents the limits of the Historic District on the National Register of Historic Places. The mapped survey includes all existing buildings and open space from 31st Street west to 39th, and bounded by Spring Garden Street to the North, Lancaster Avenue to the west and south, and the area just south of Race Street as noted below.



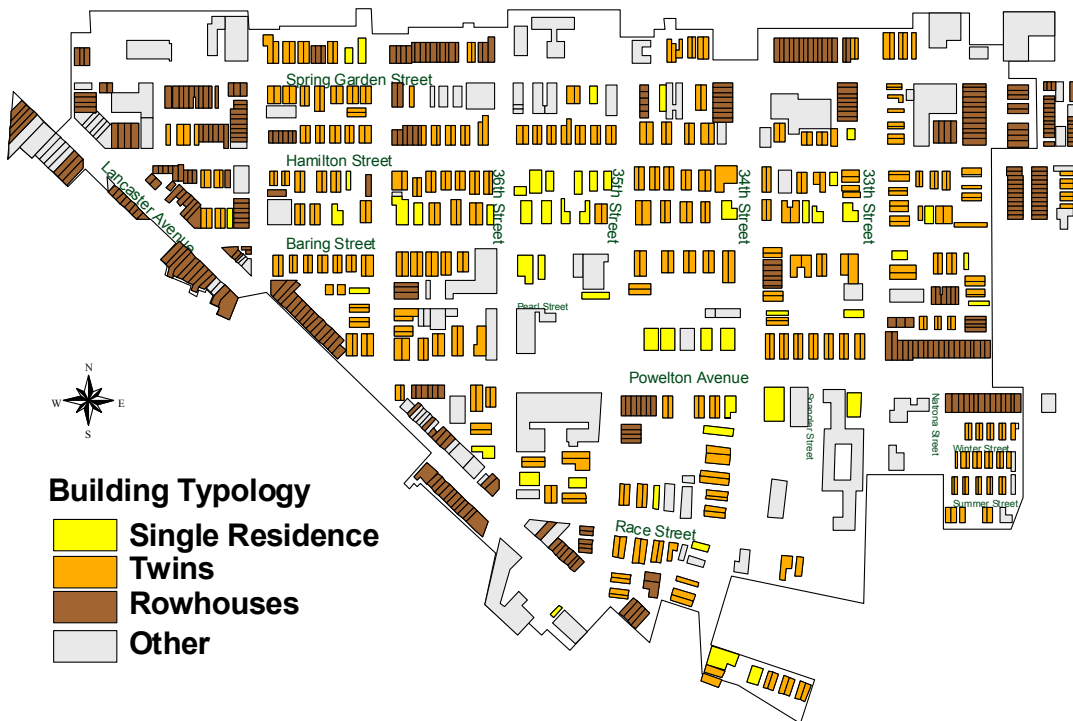
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Buildings by Surveyed “Type”



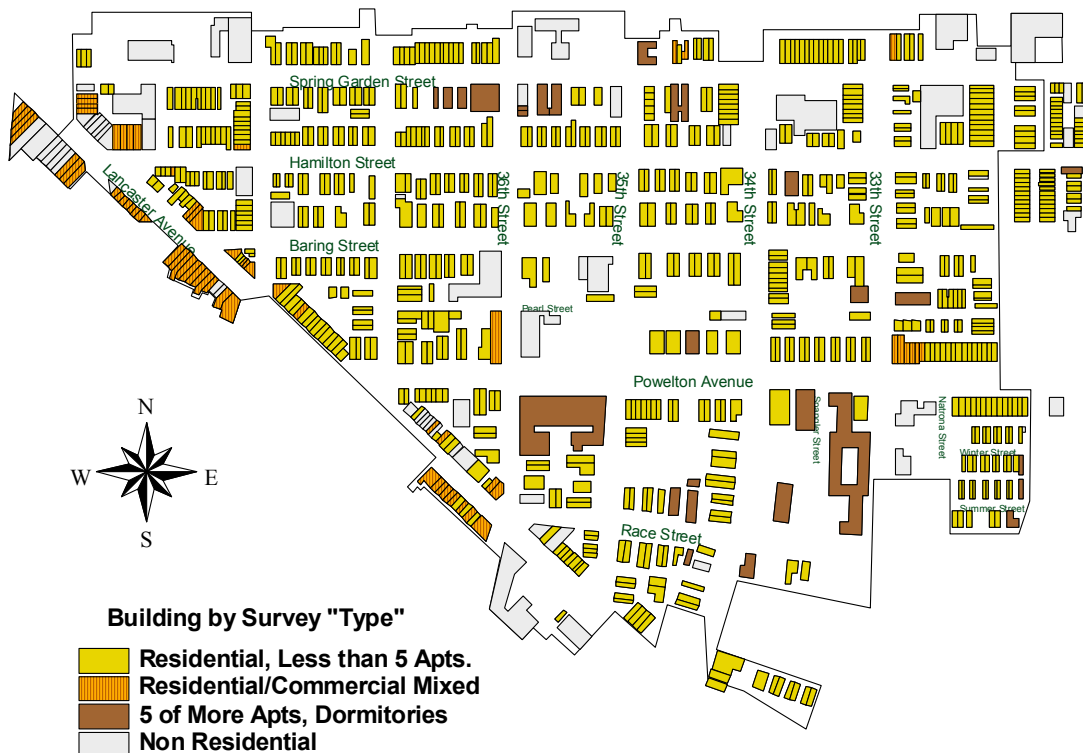
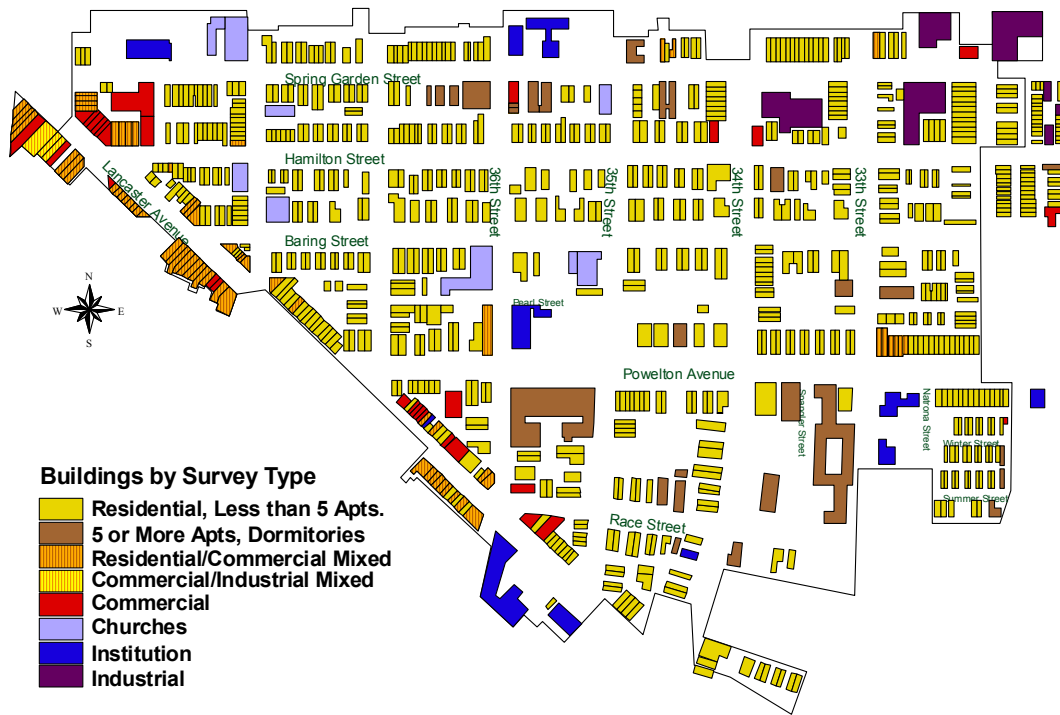
Based on the Survey, most buildings are single residences, rowhouses and twins.



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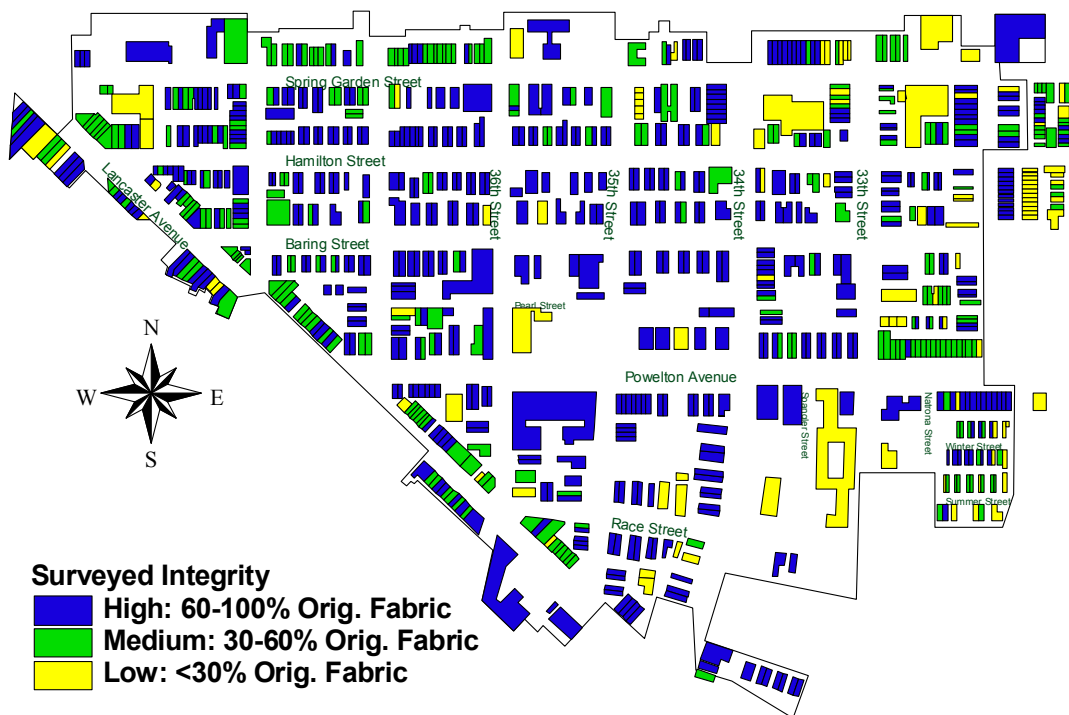
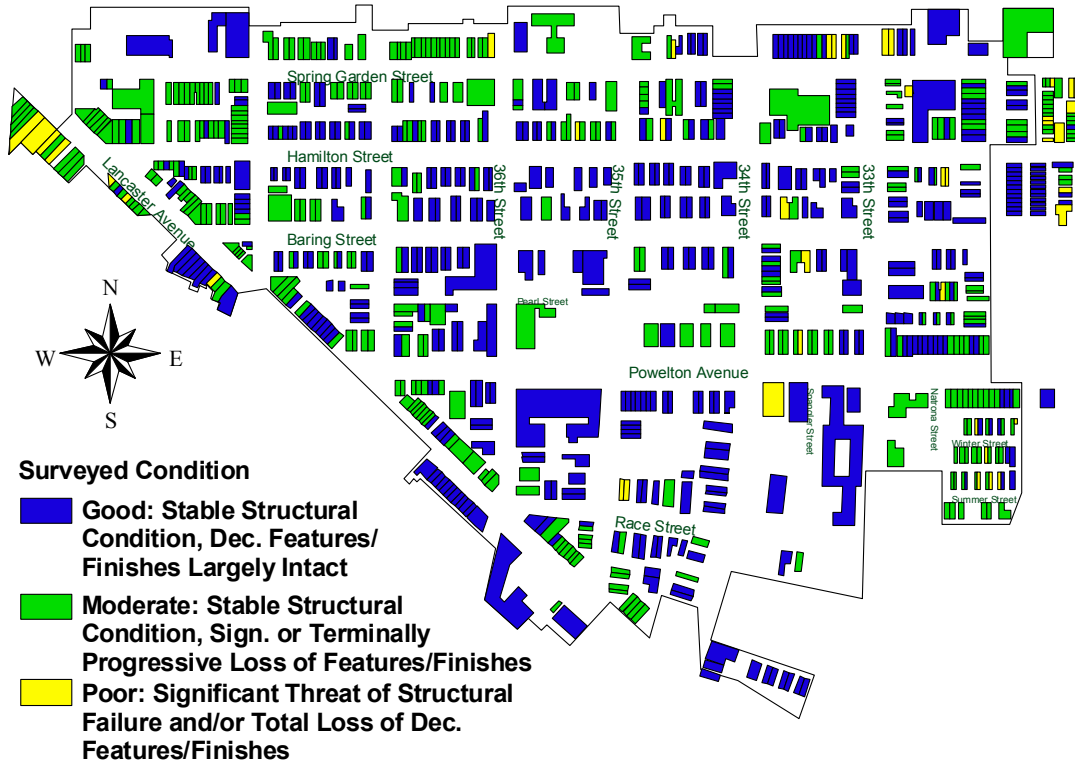
Primarily residential rental buildings.



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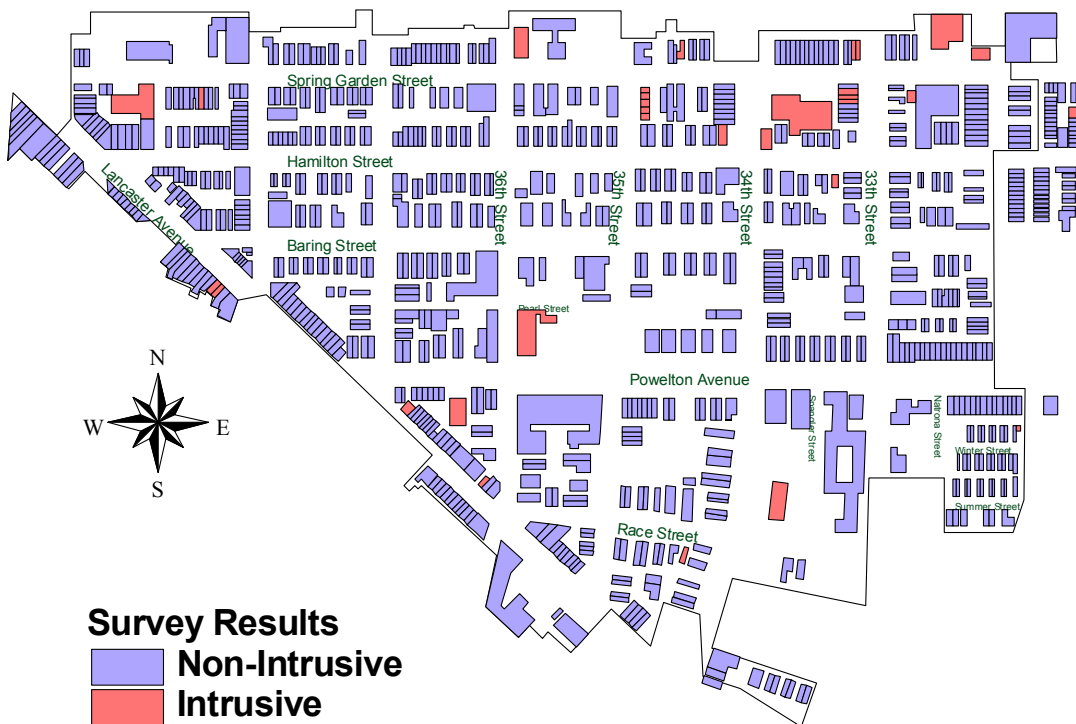
The Survey concluded that the majority of Powelton Village buildings are in Moderate to Good Condition.



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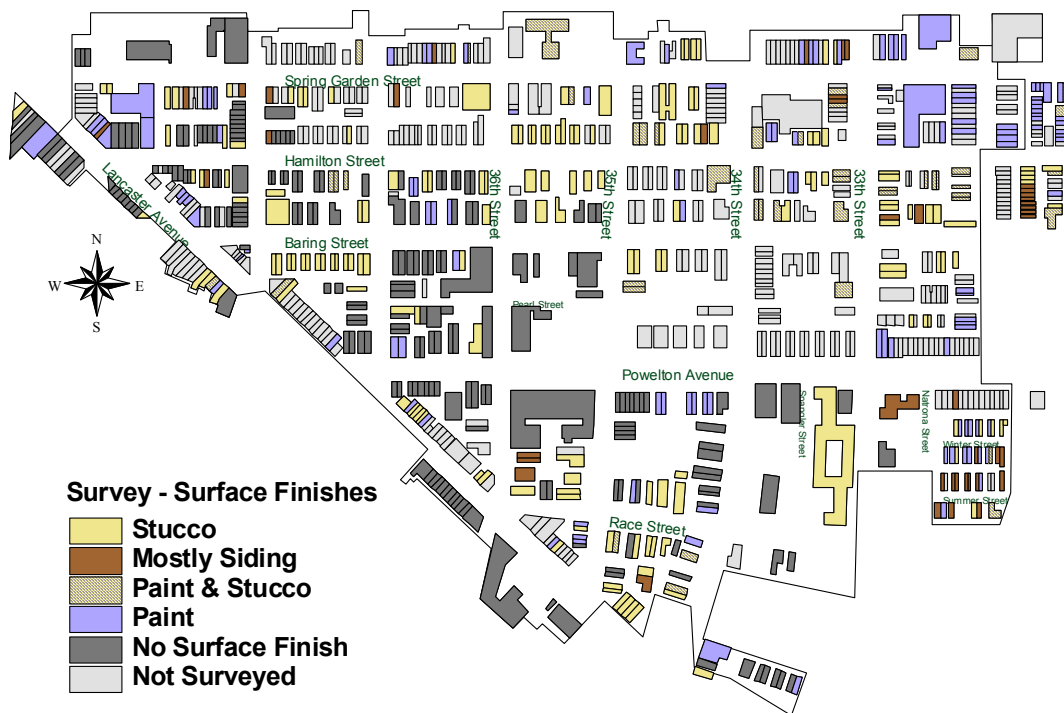
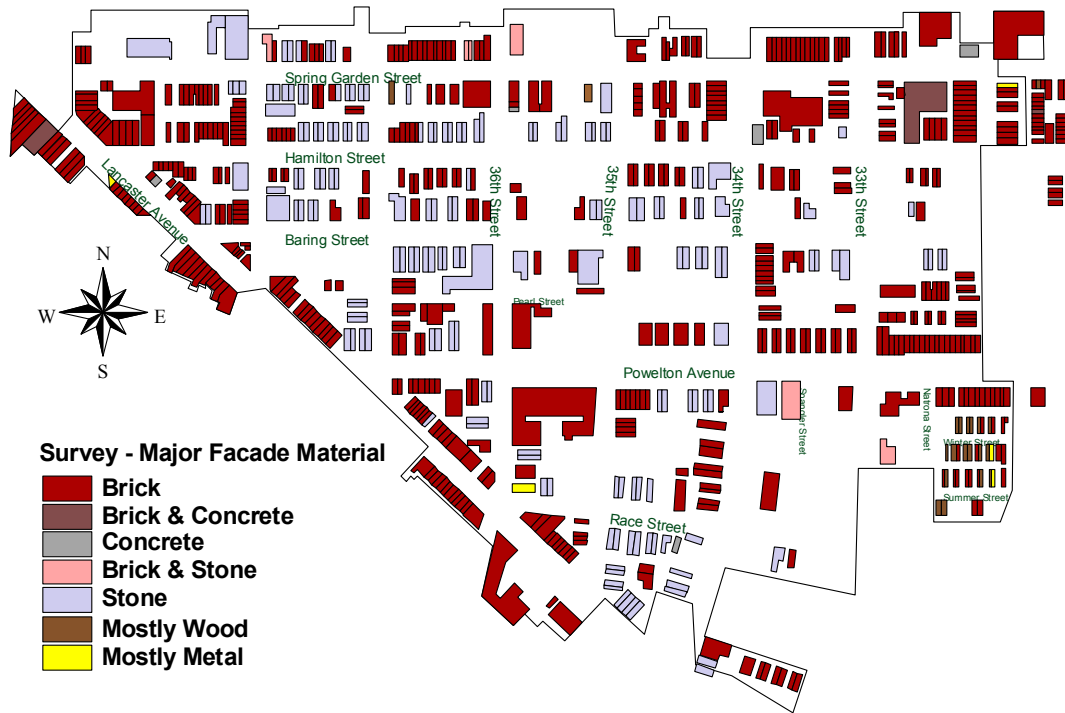
The Survey found a few more buildings to be “Intrusive” than did the survey done for the National Register Nomination.



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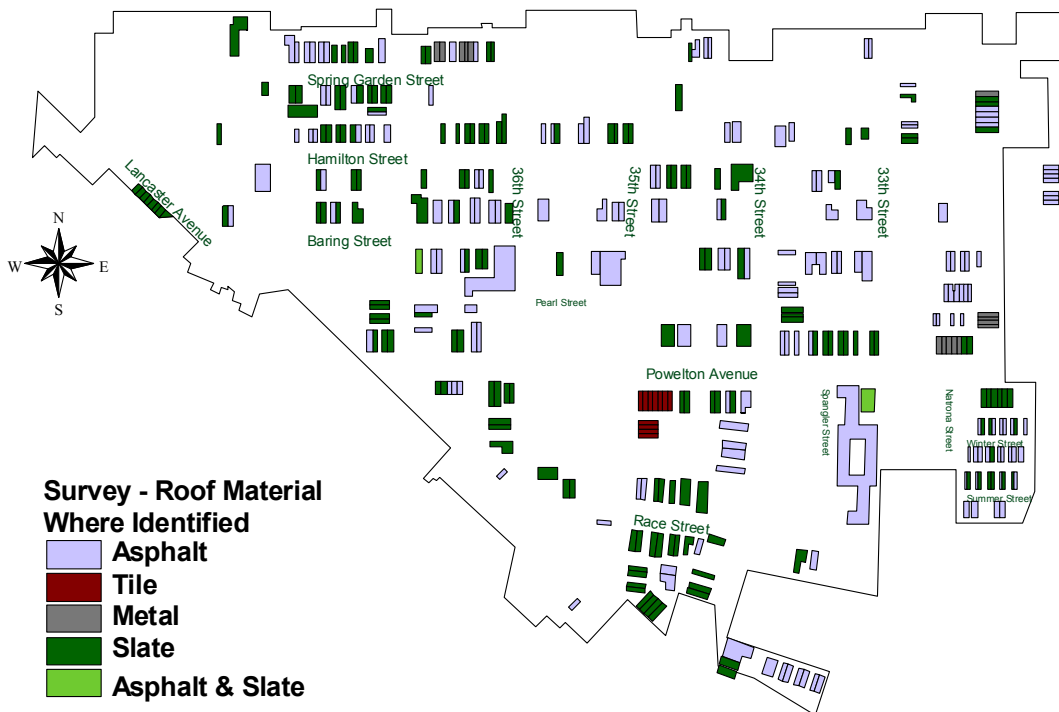
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Materials in Powelton Village



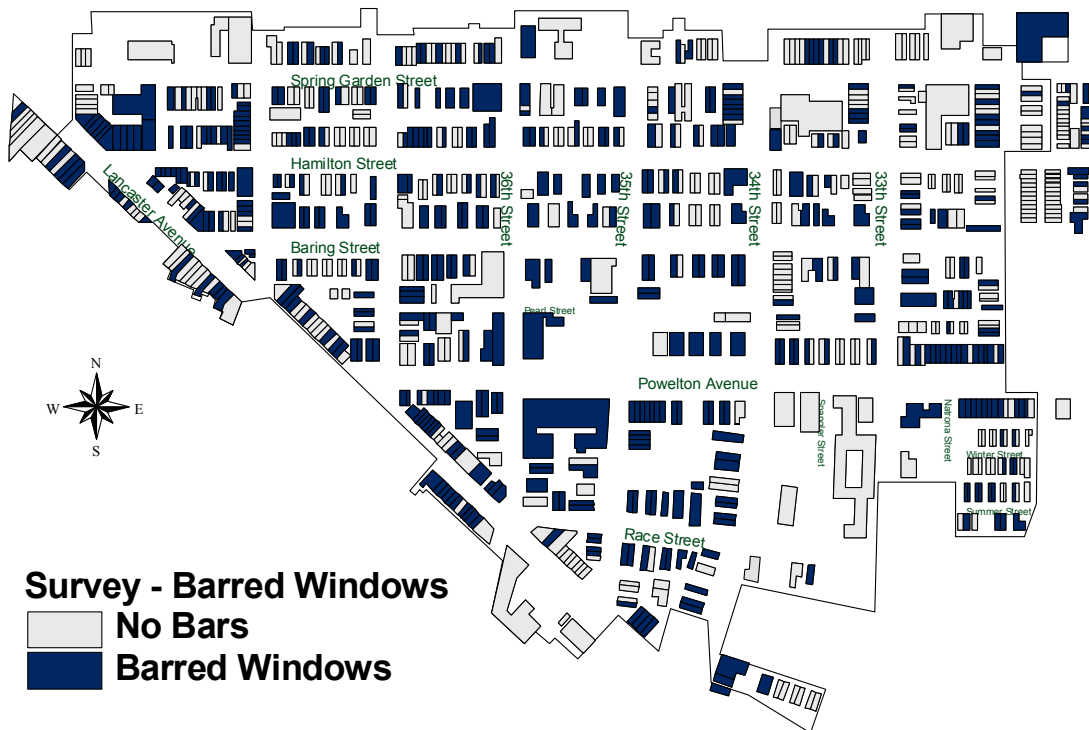
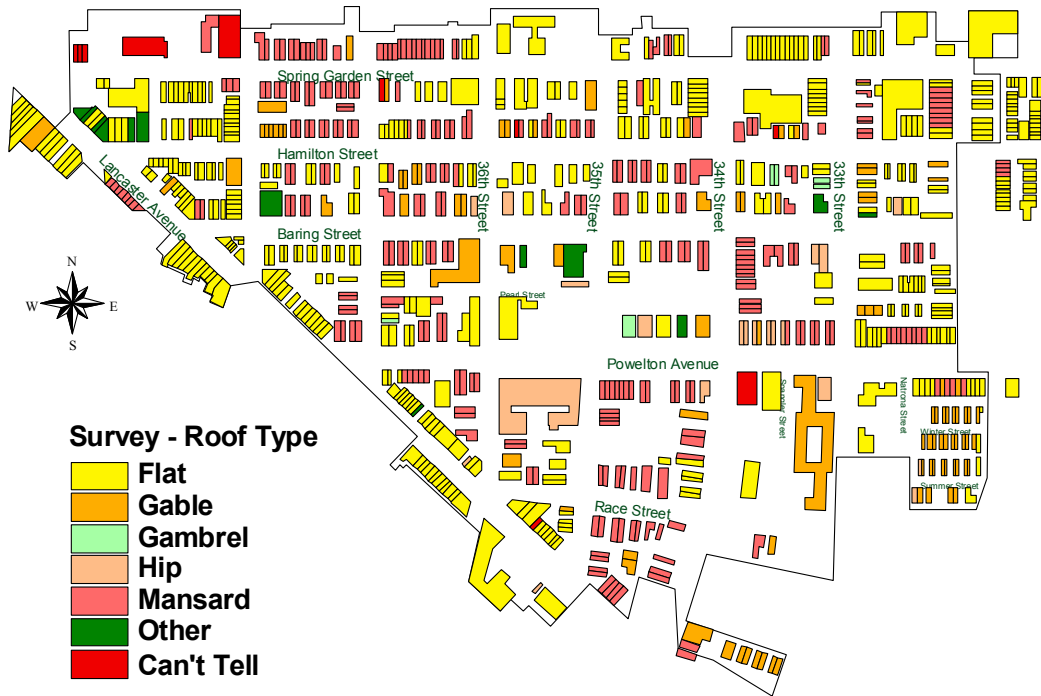
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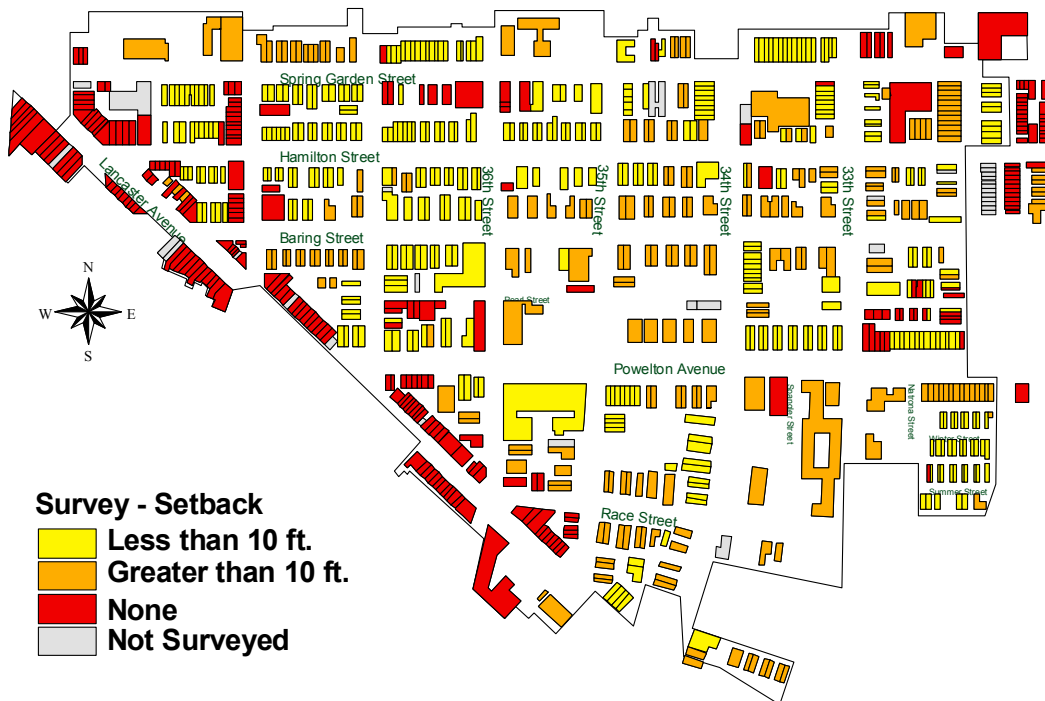
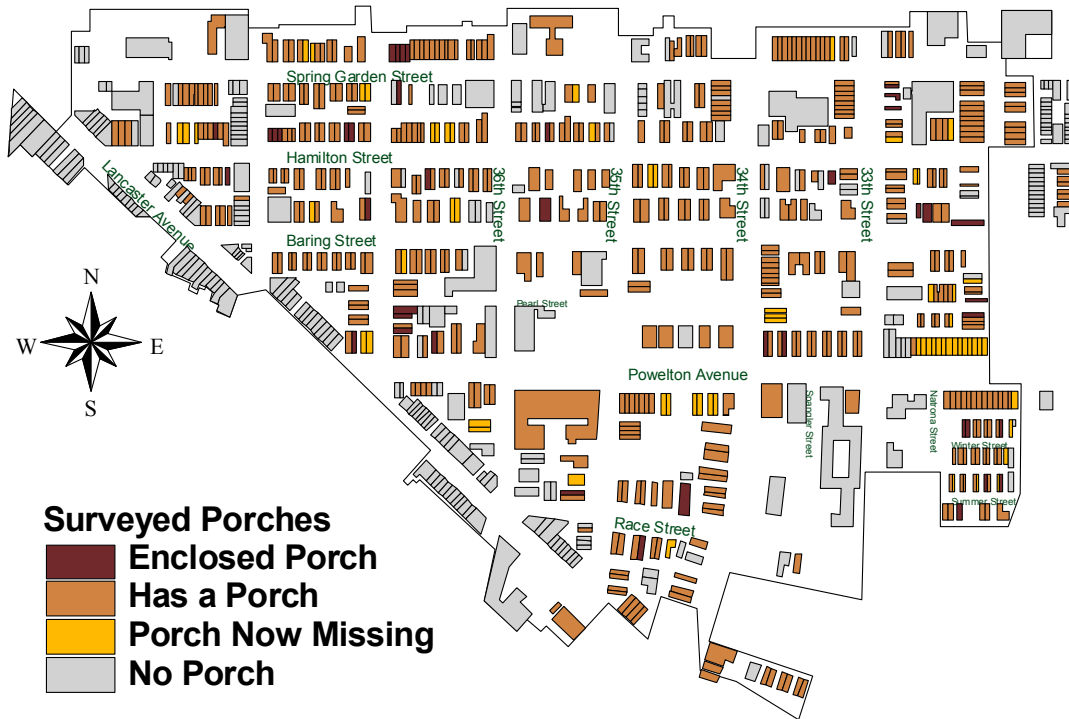
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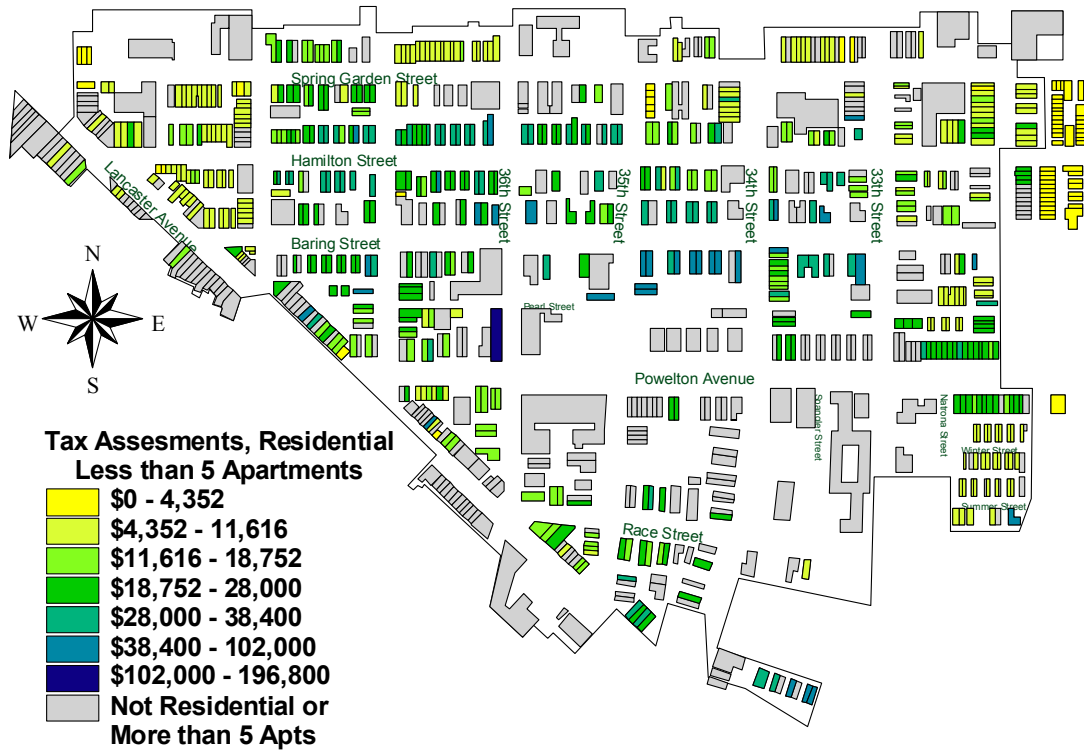
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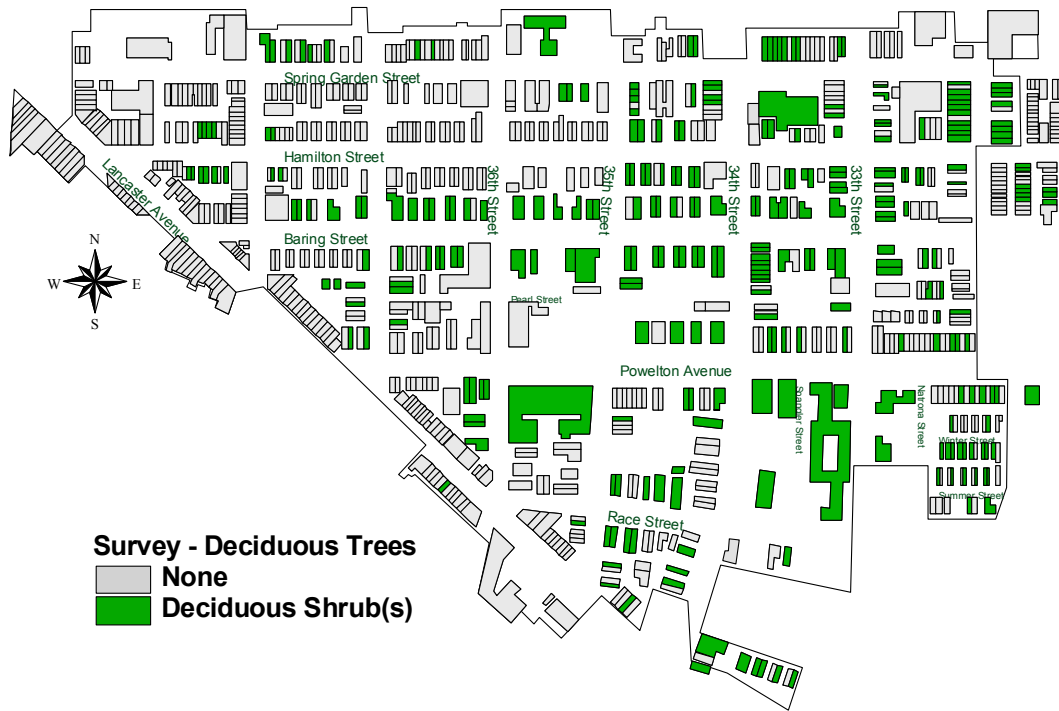
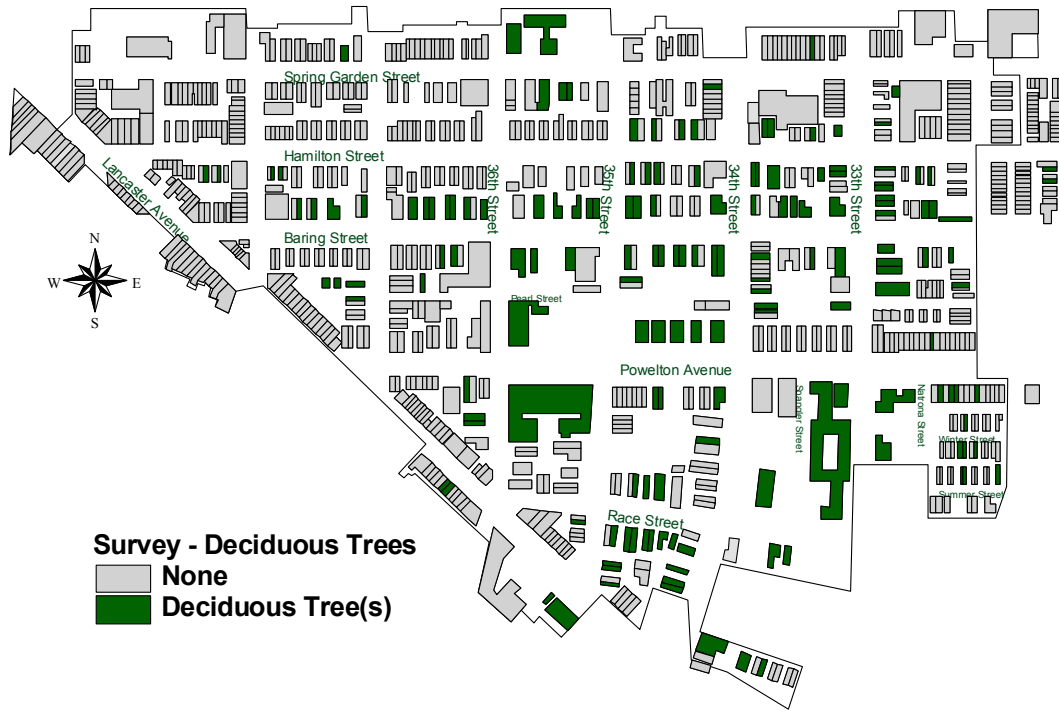
Tax Assessment Data from WSJ Real Estate Journal, dowjones.homepricecheck.com



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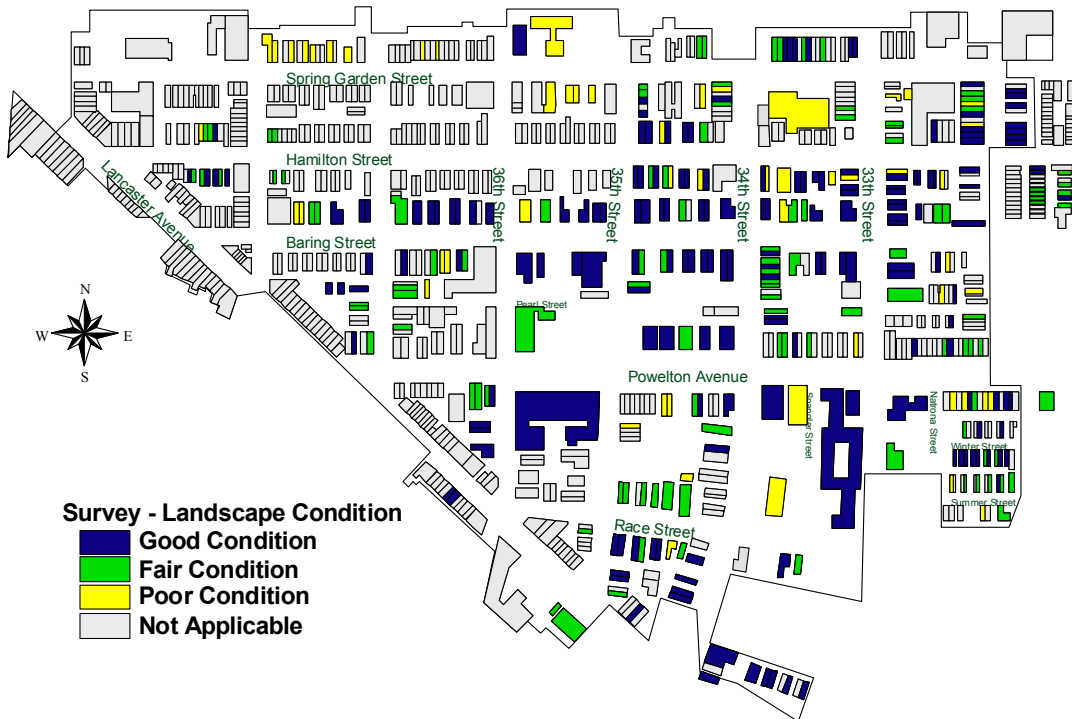
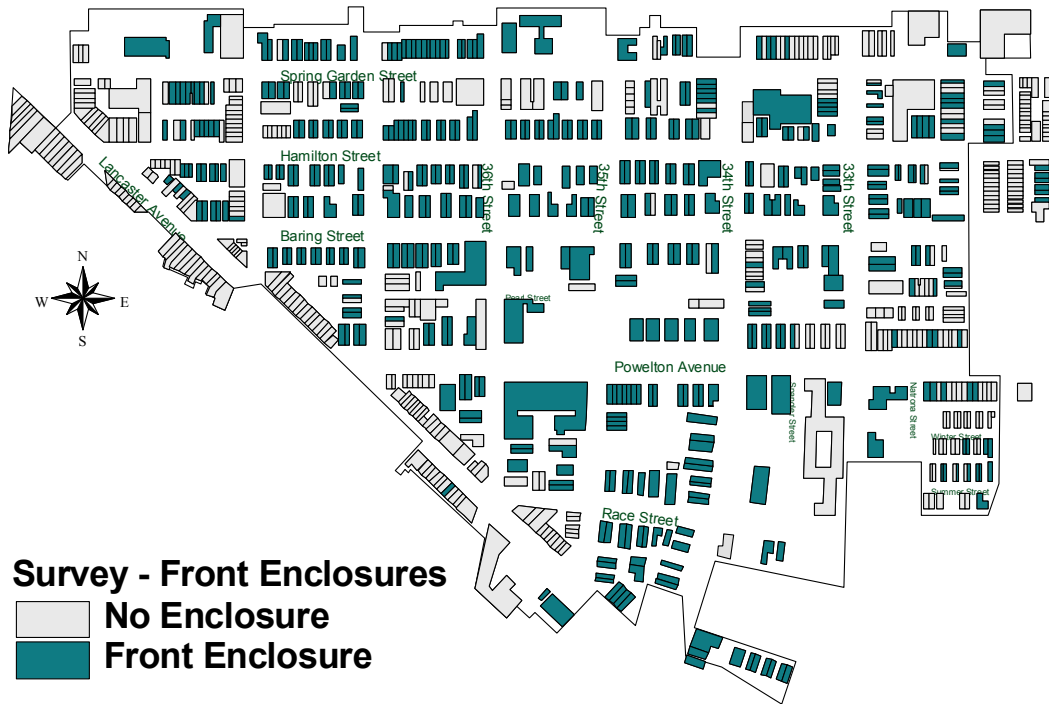
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Landscaping Survey



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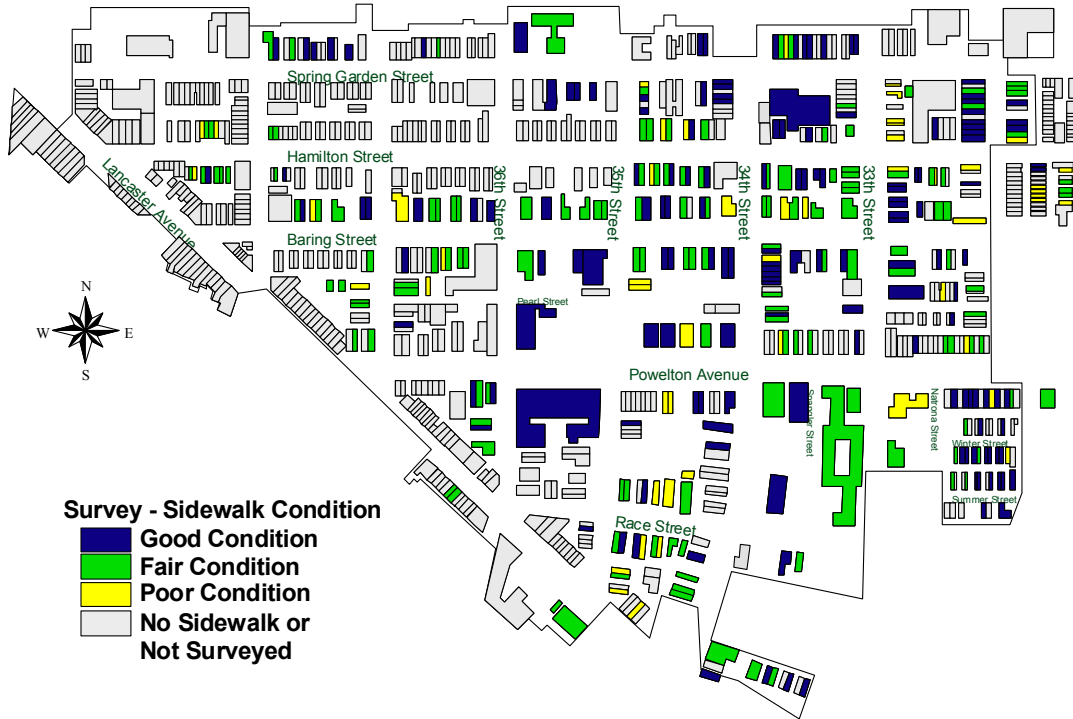
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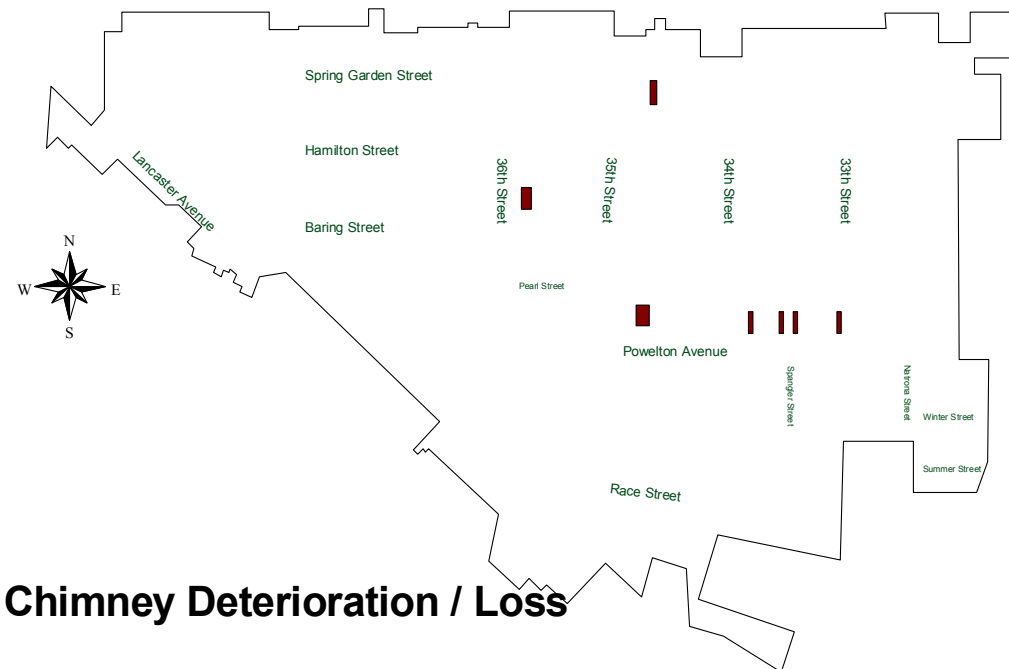
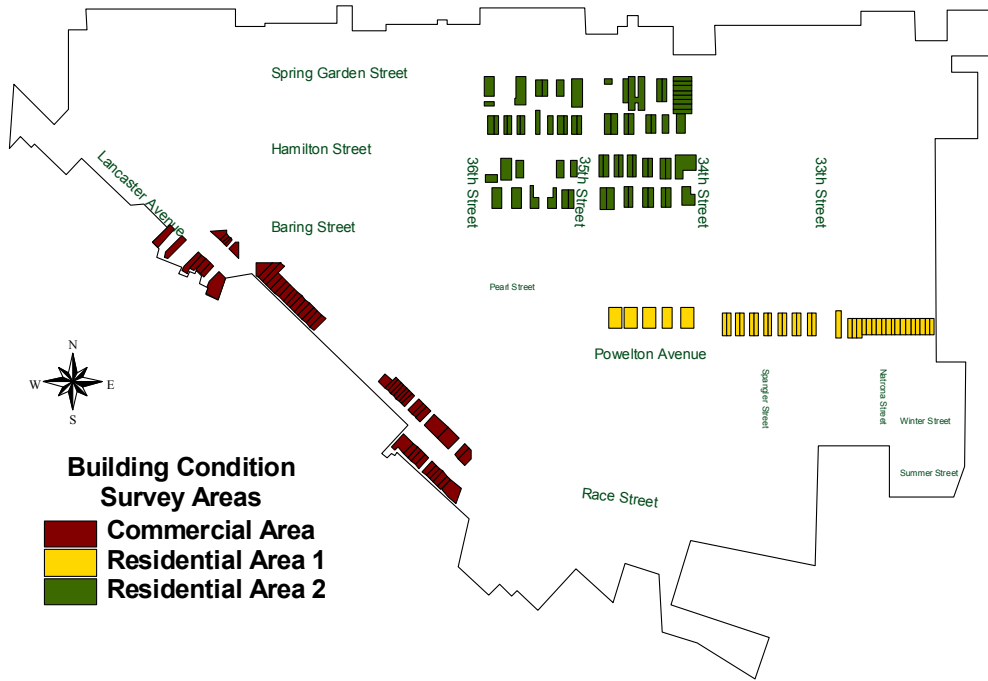
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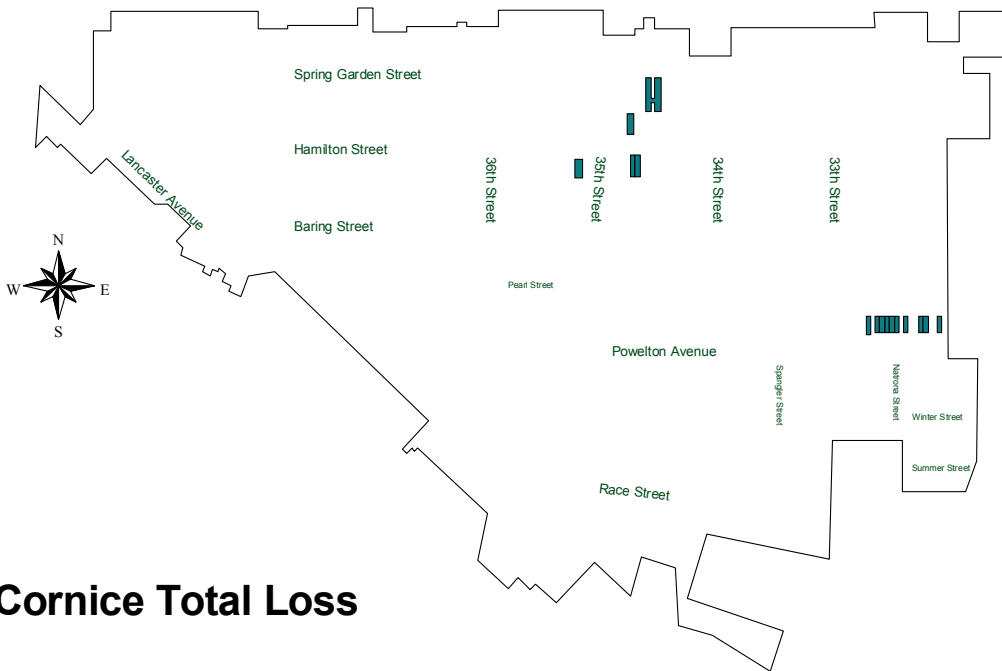
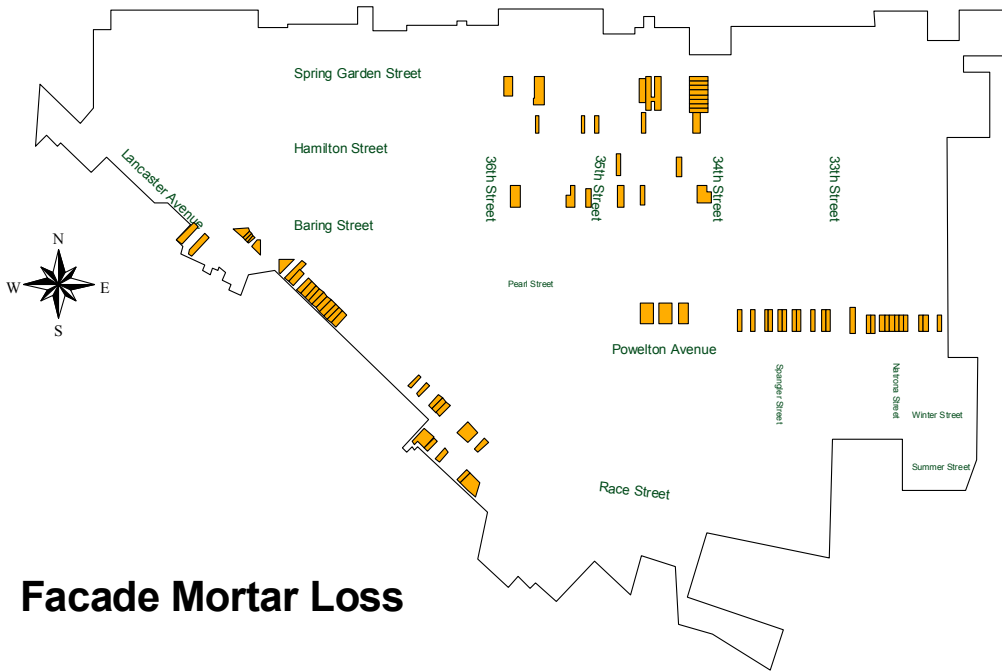
Appendix 14 – GIS Maps

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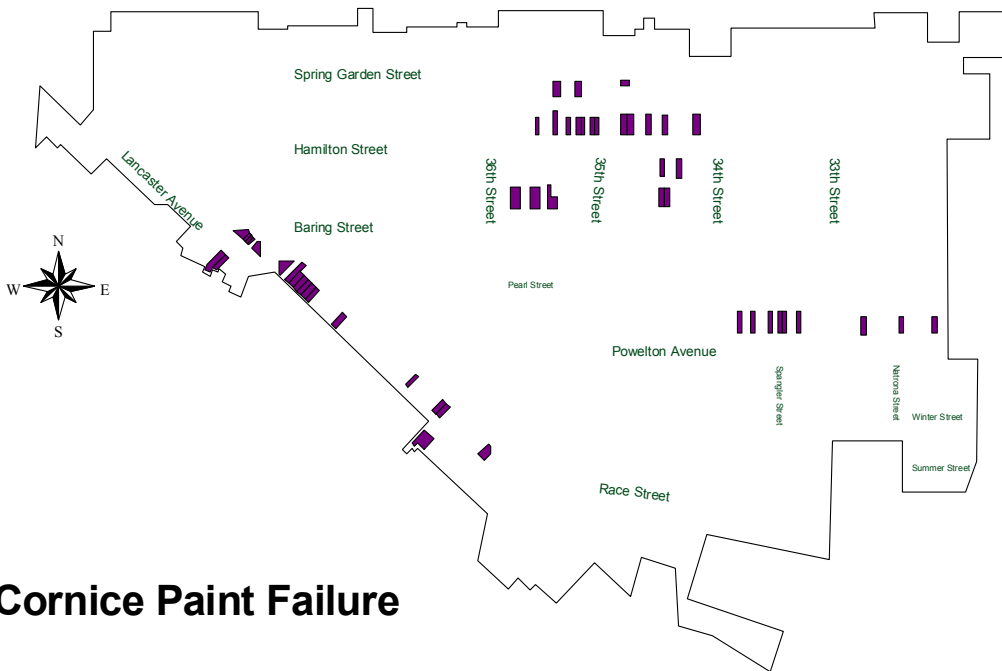
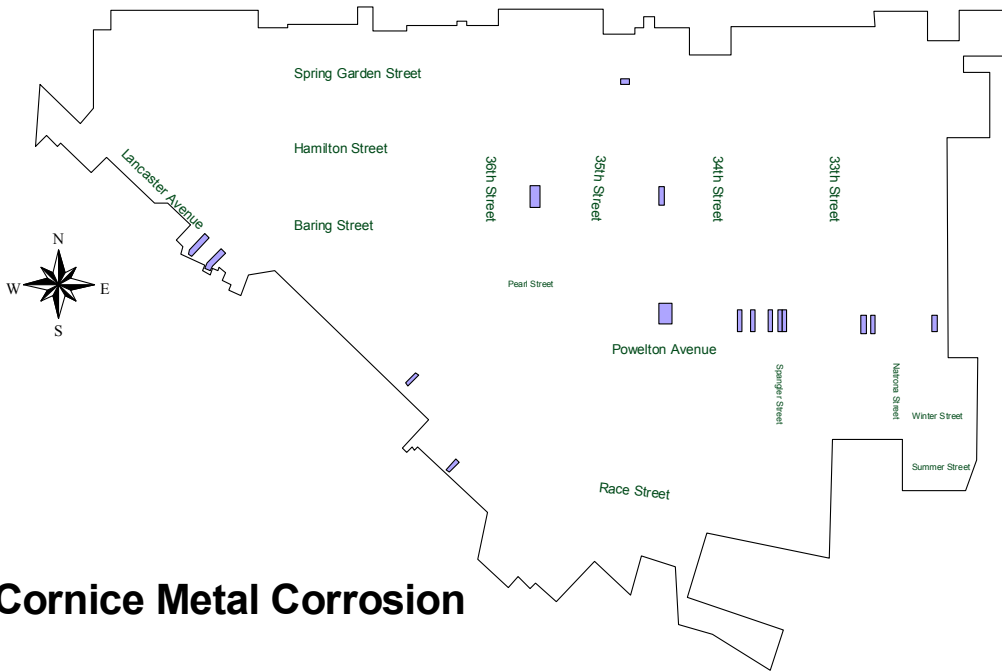
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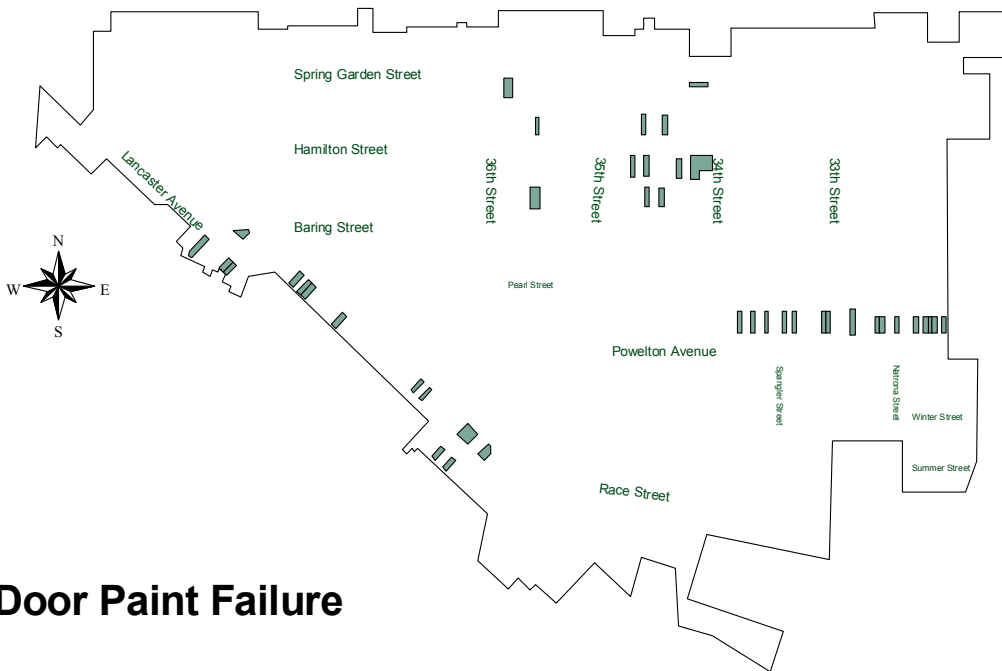
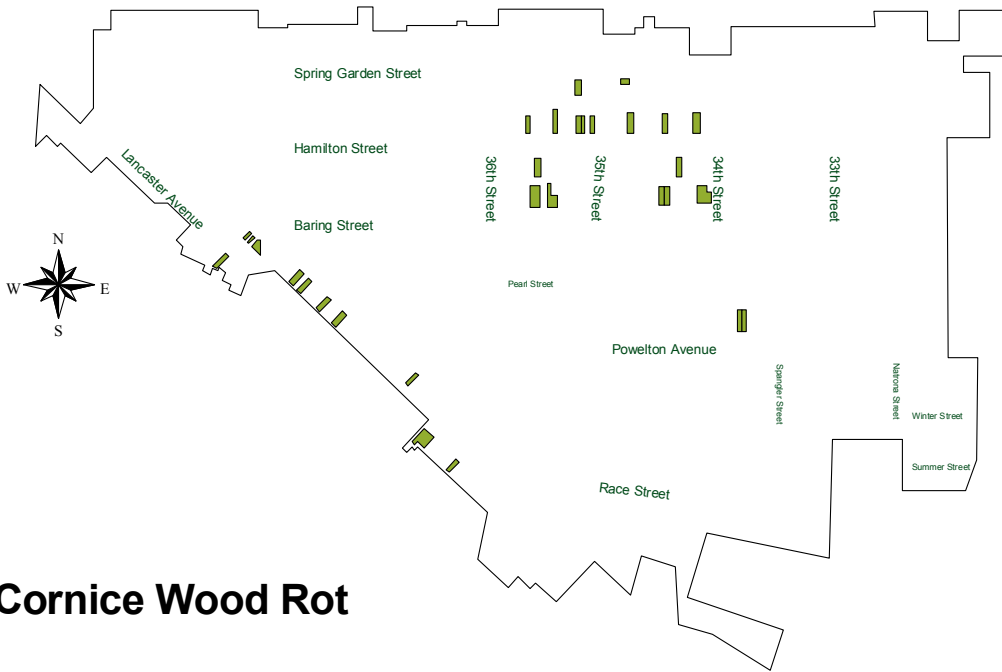
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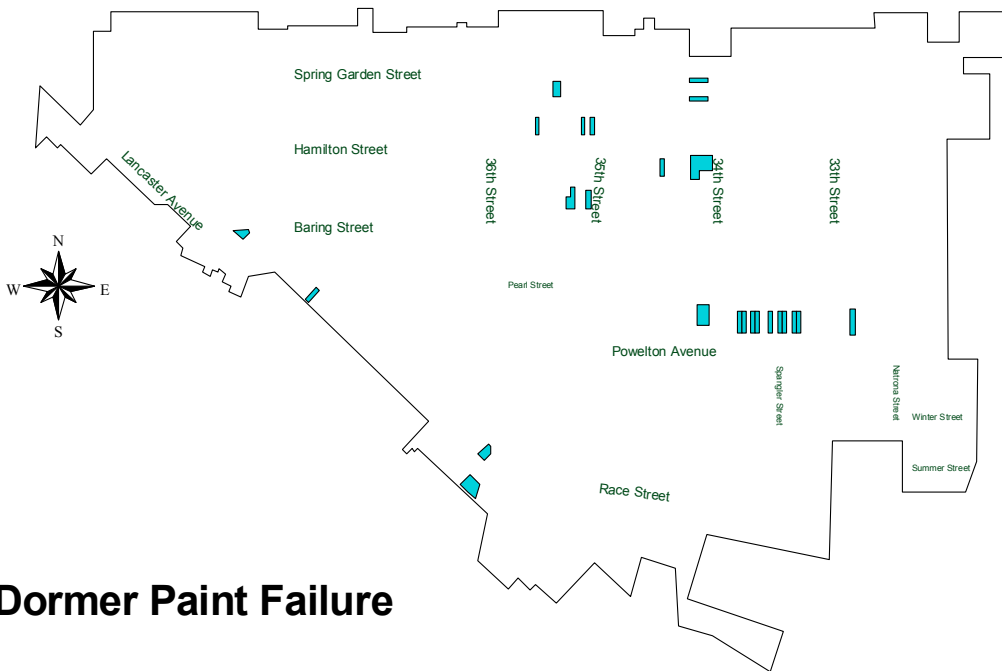
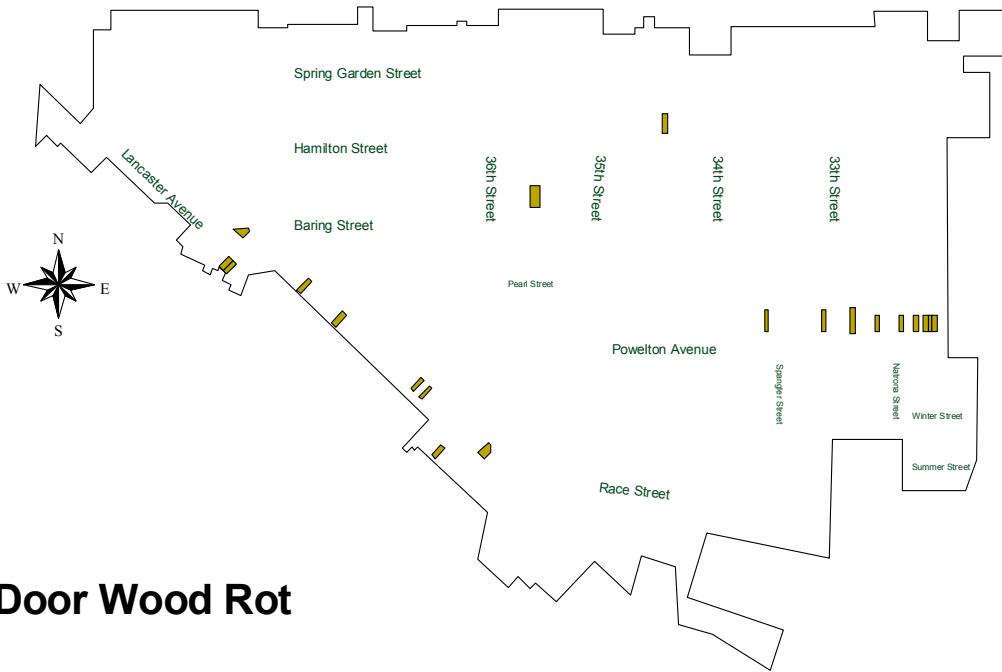
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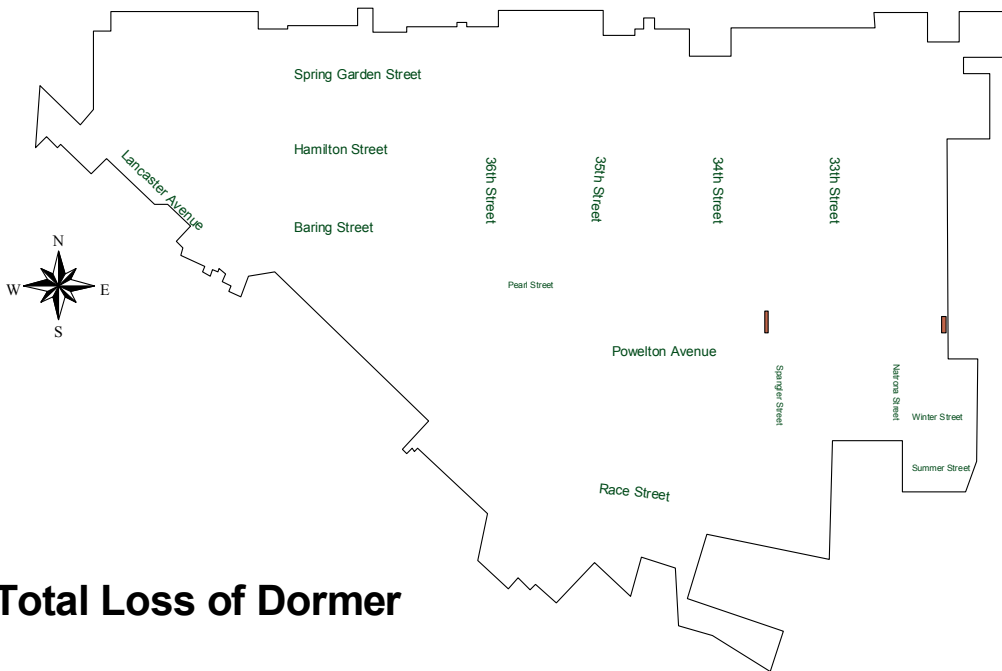
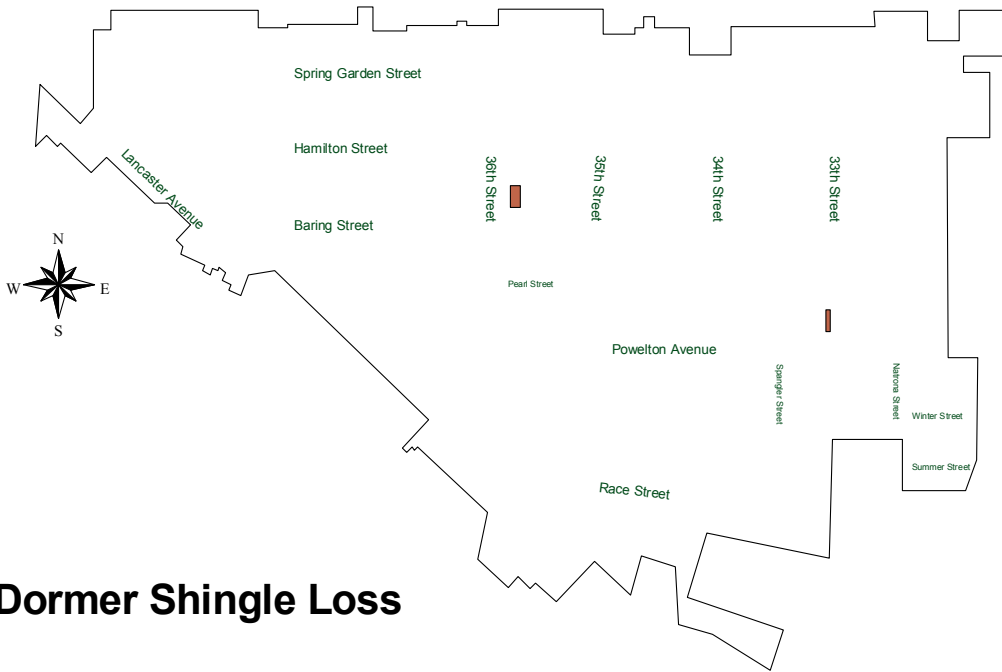
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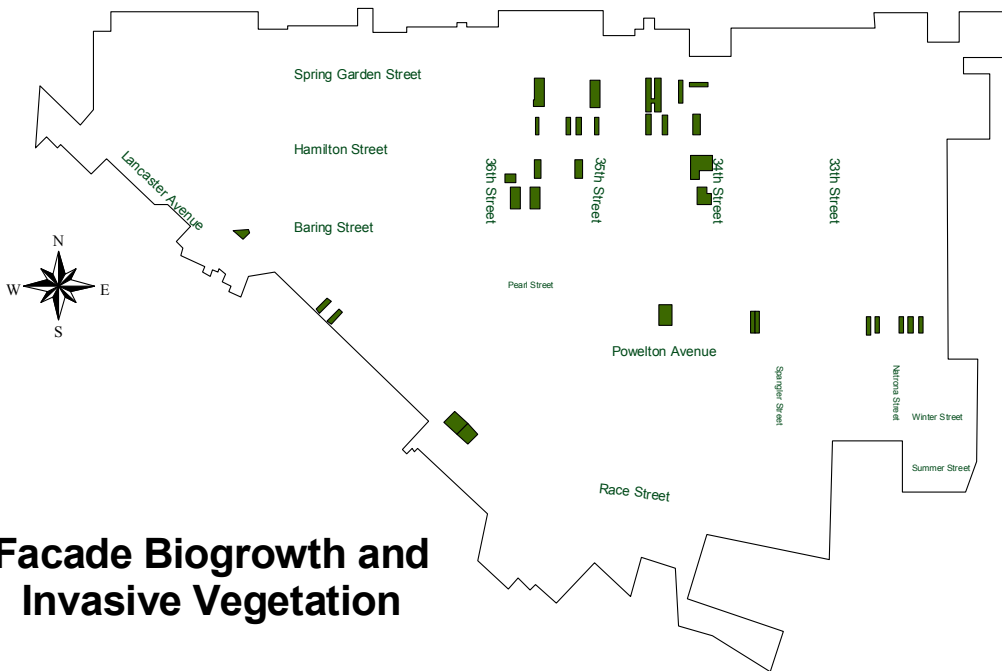
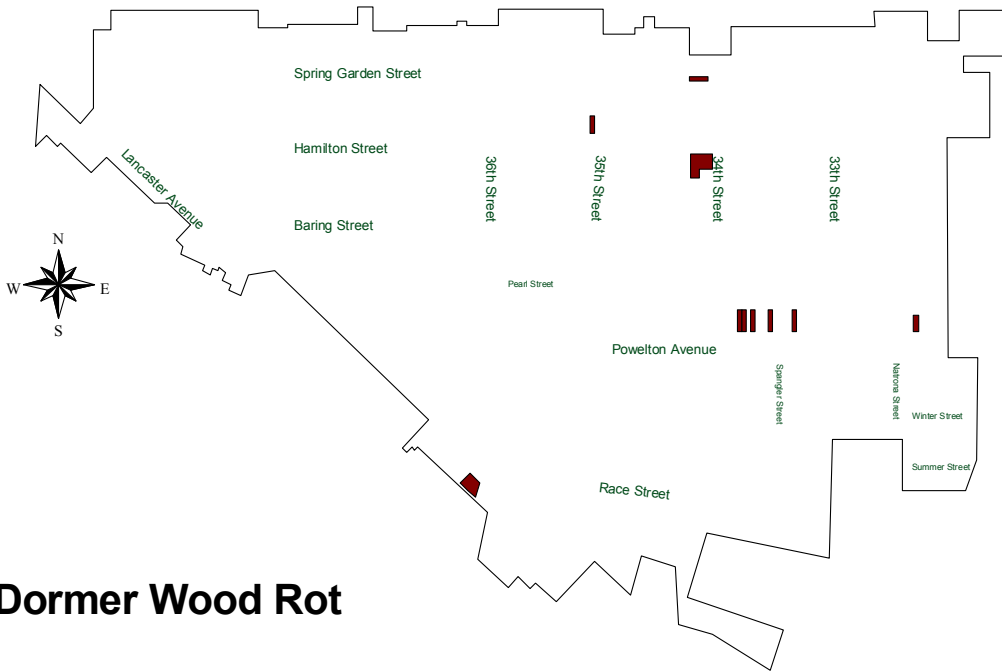
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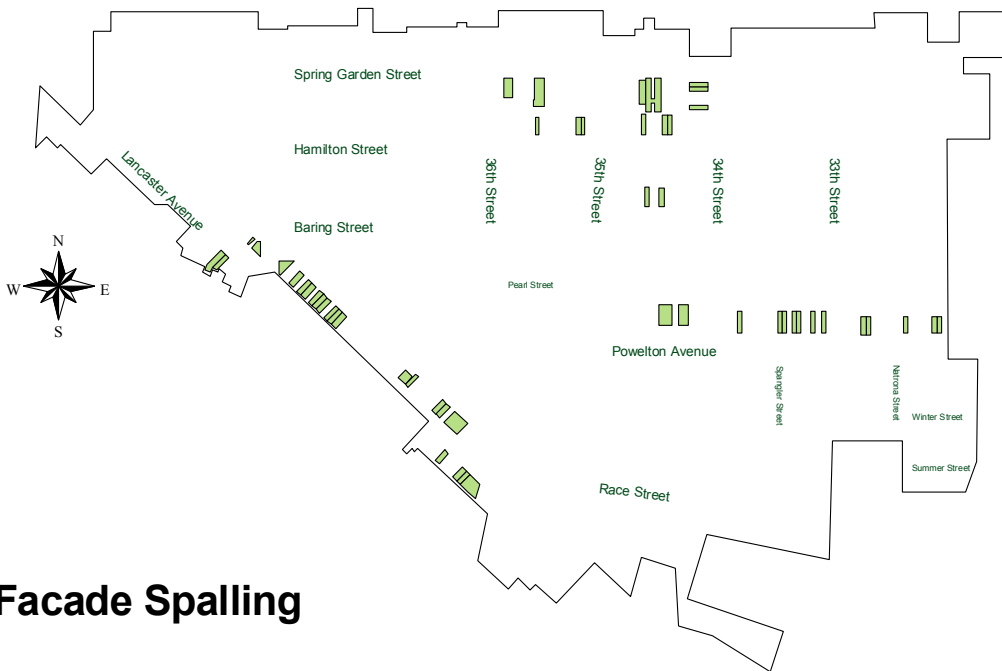
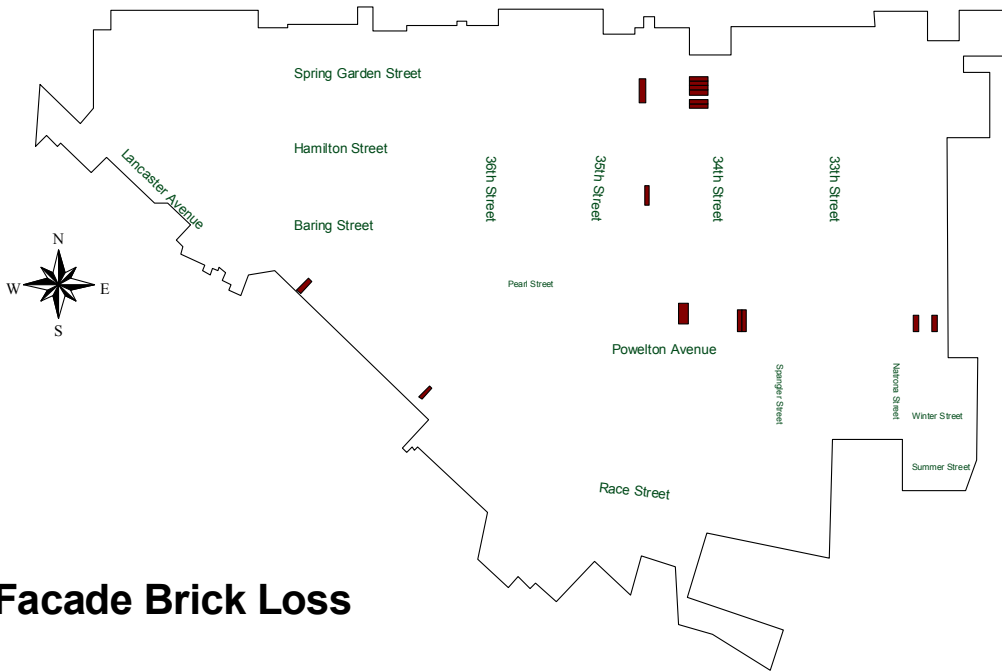
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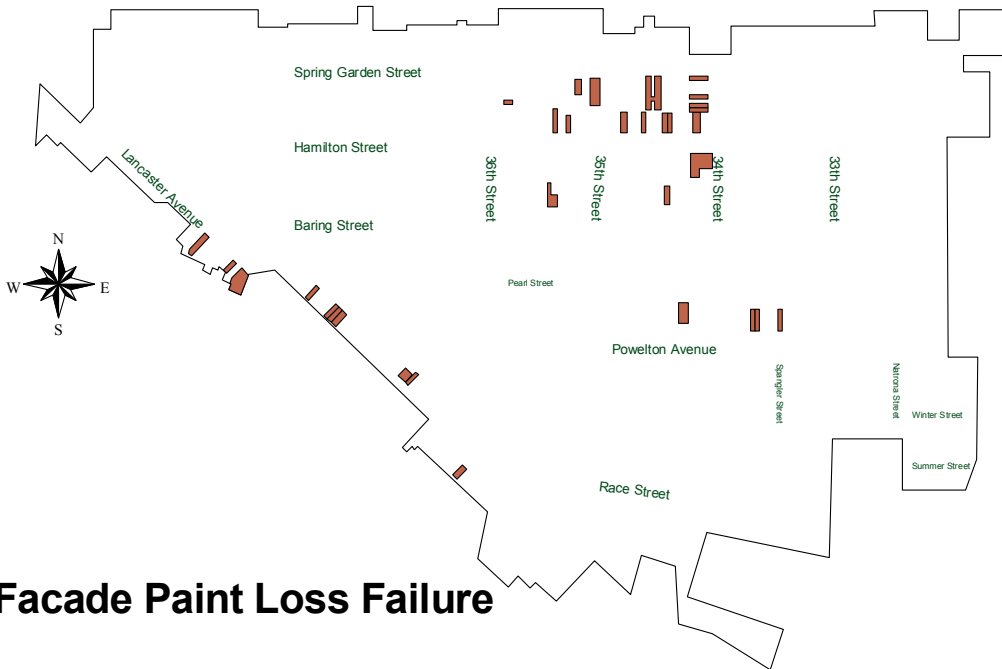
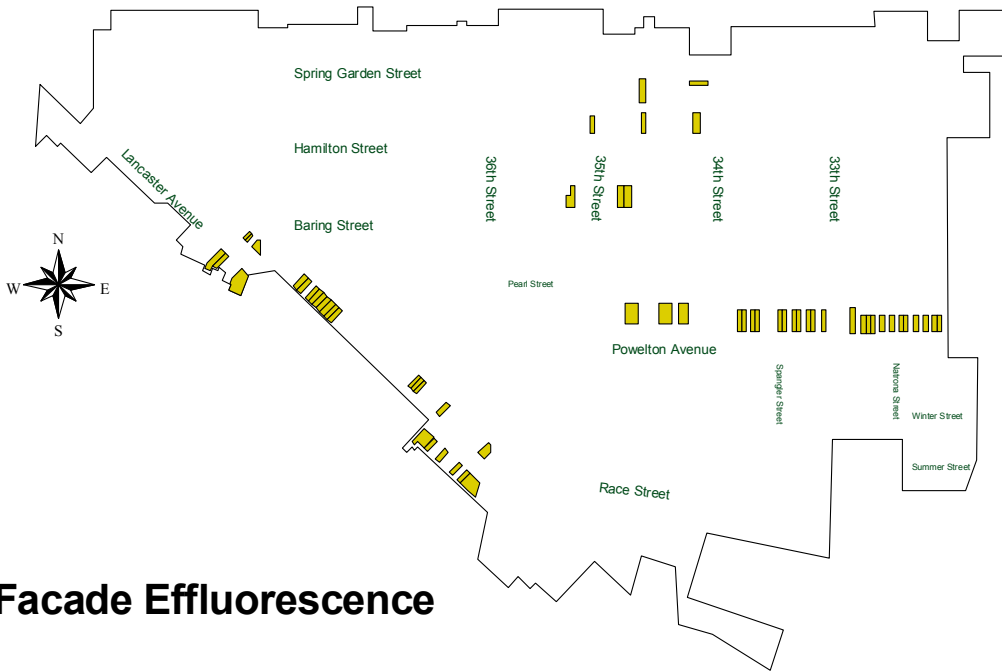
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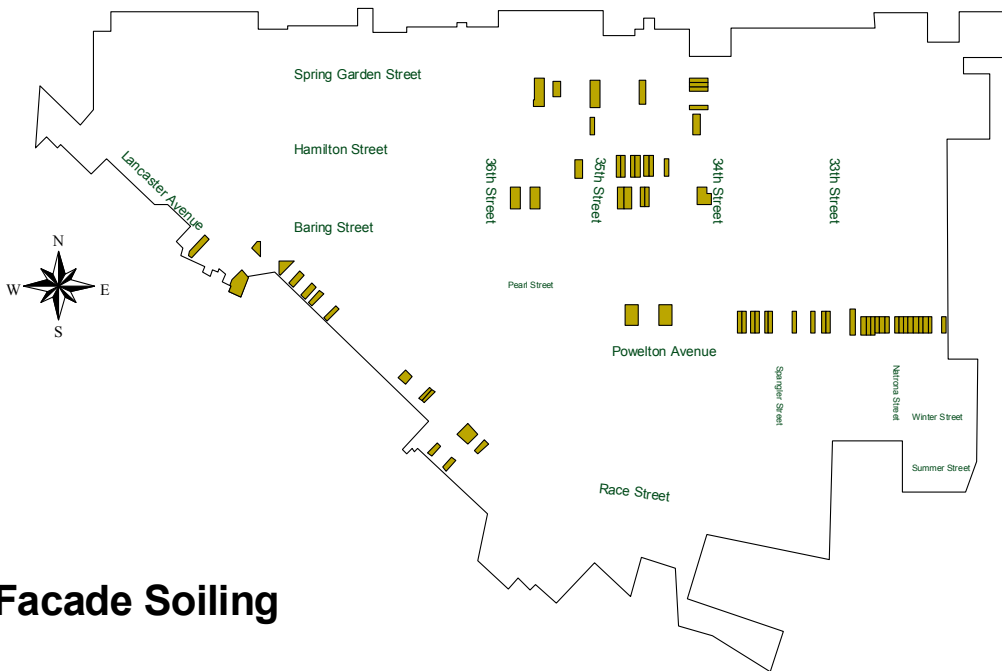
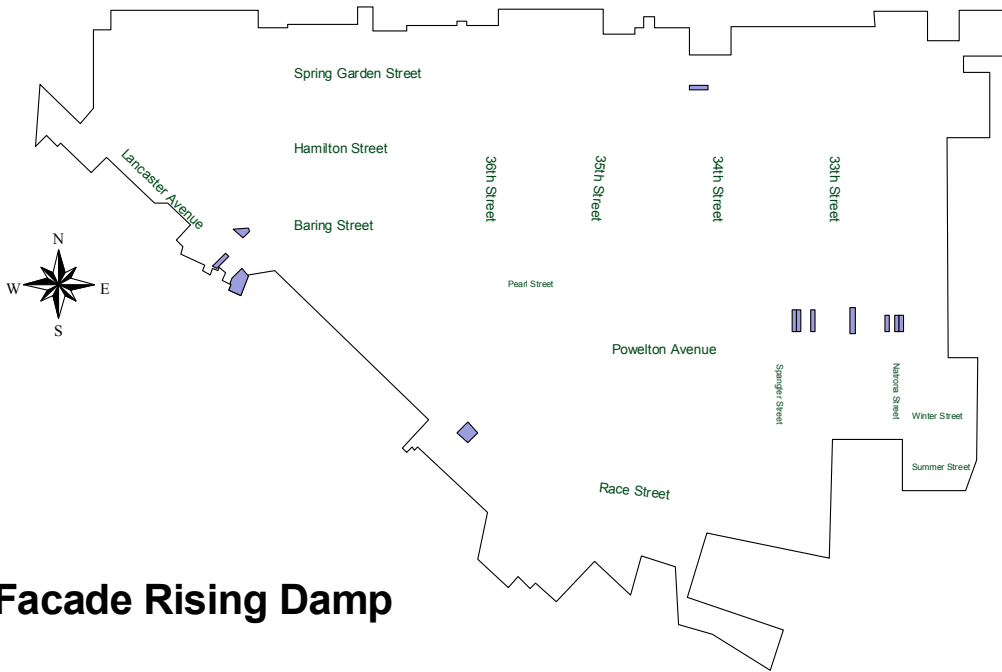
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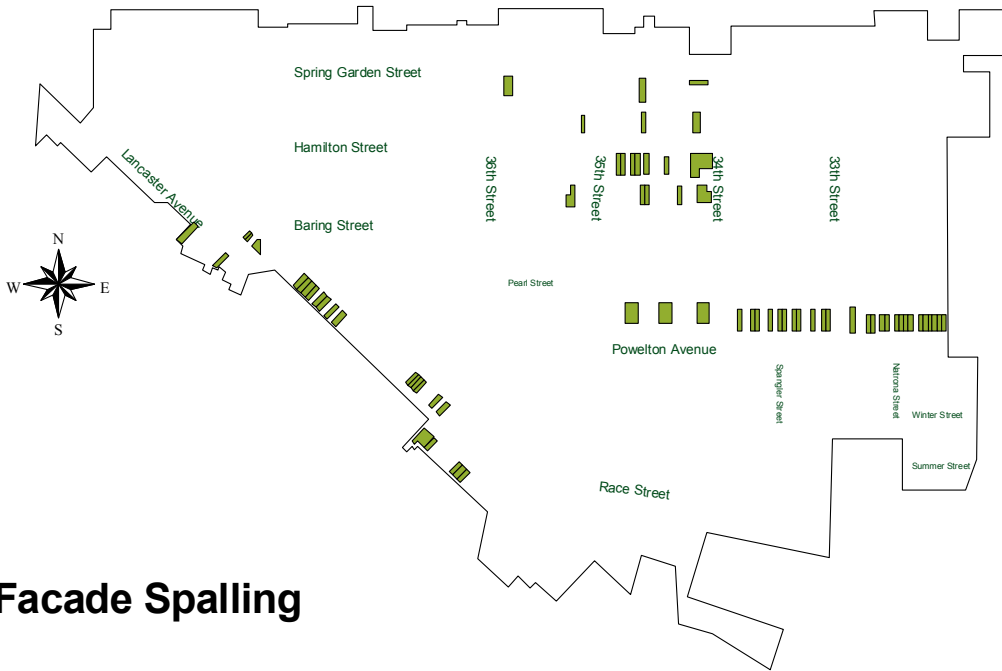
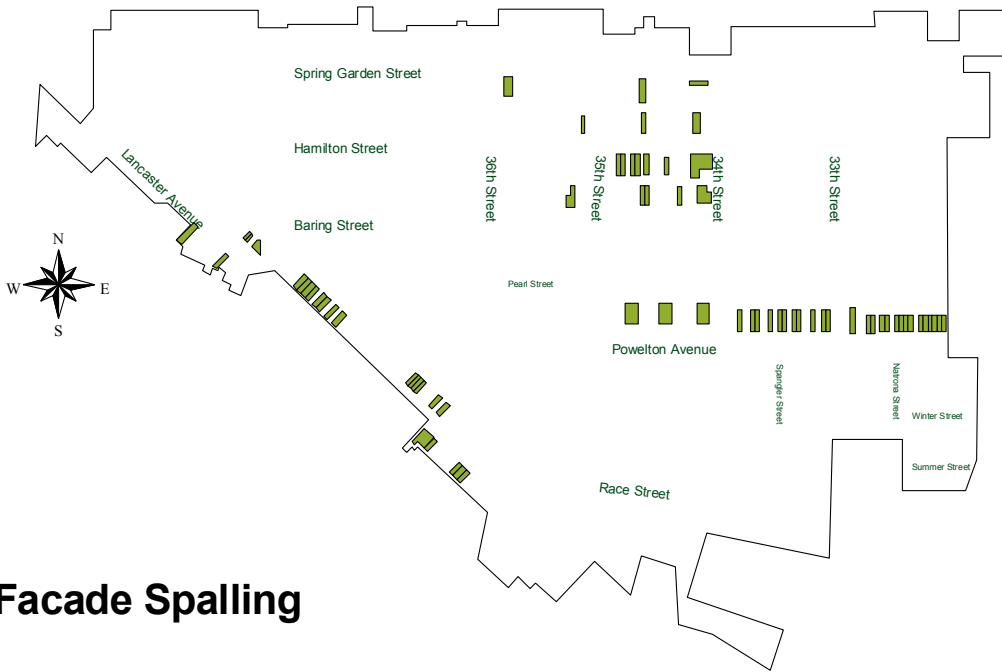
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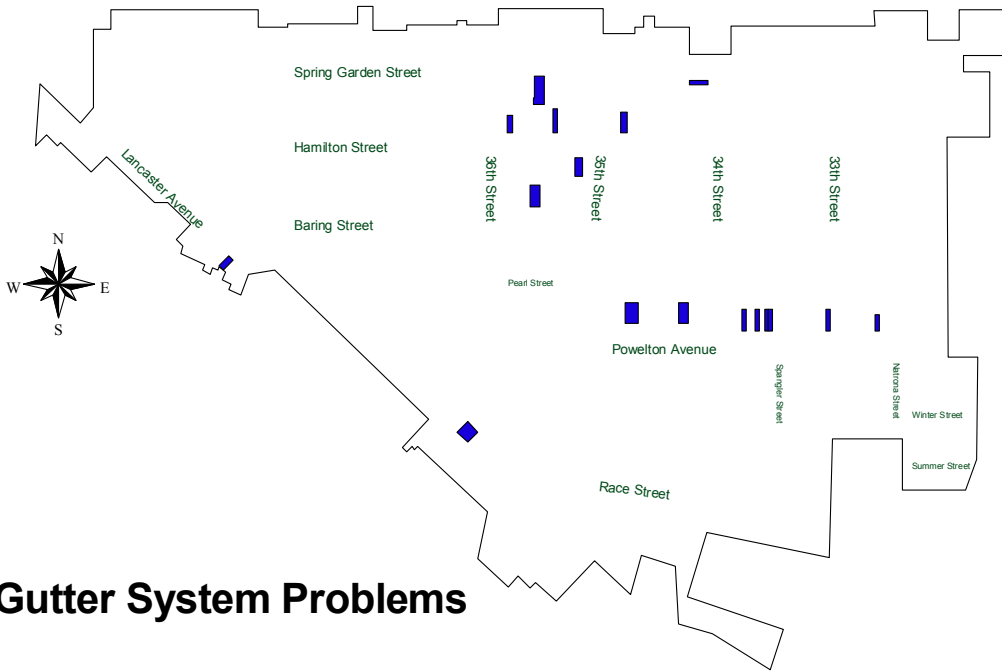
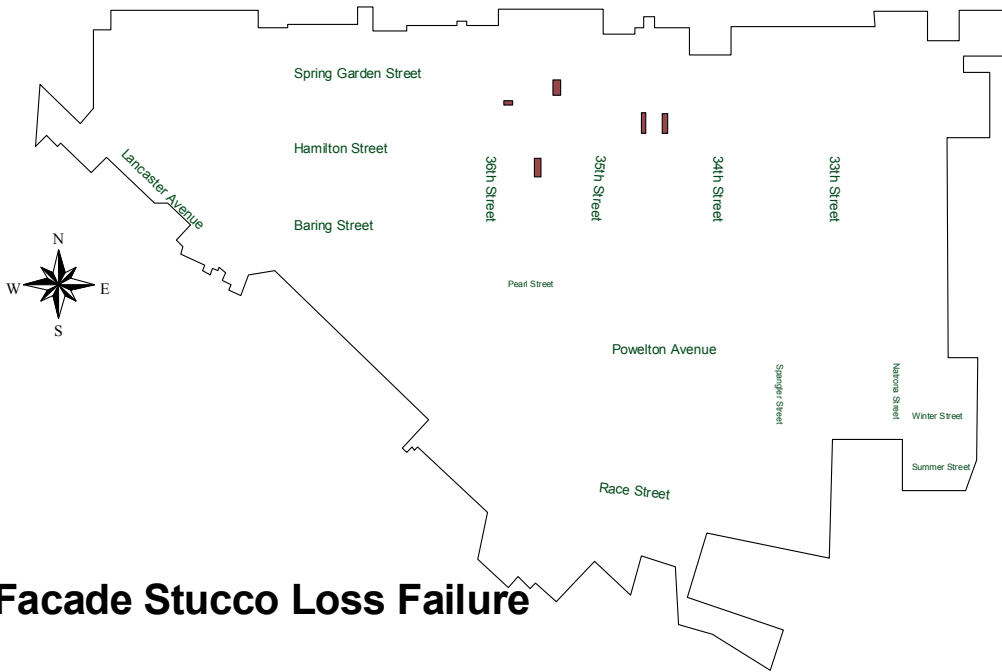
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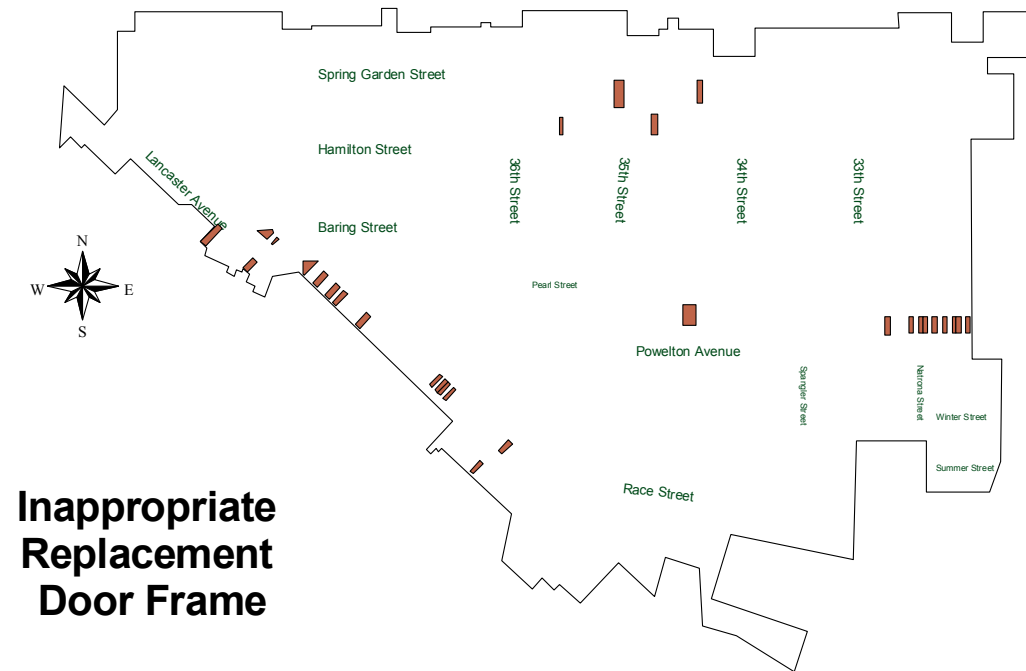
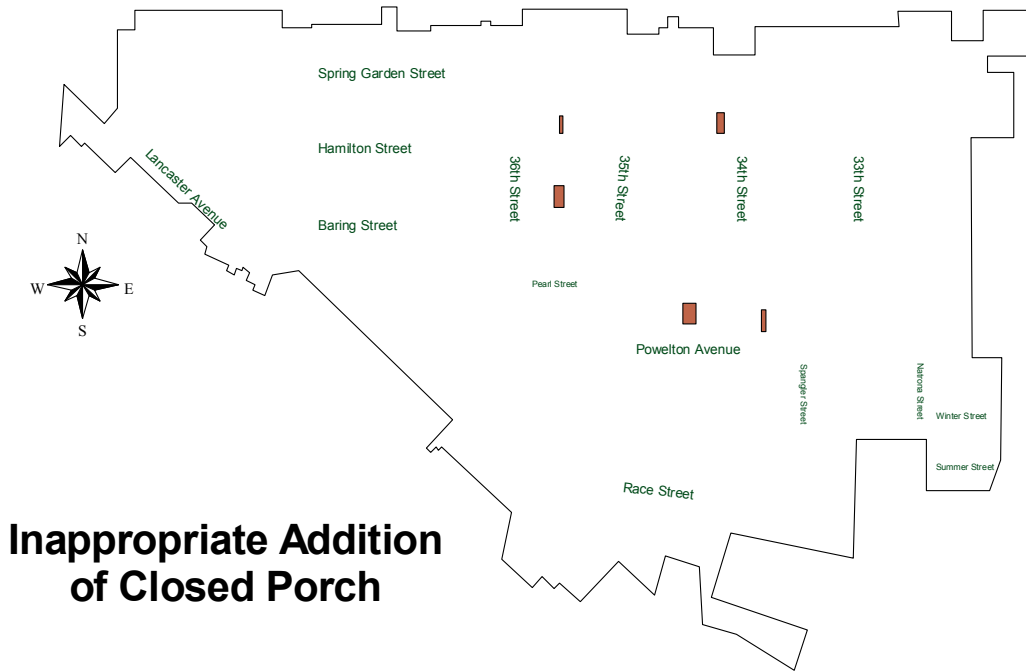
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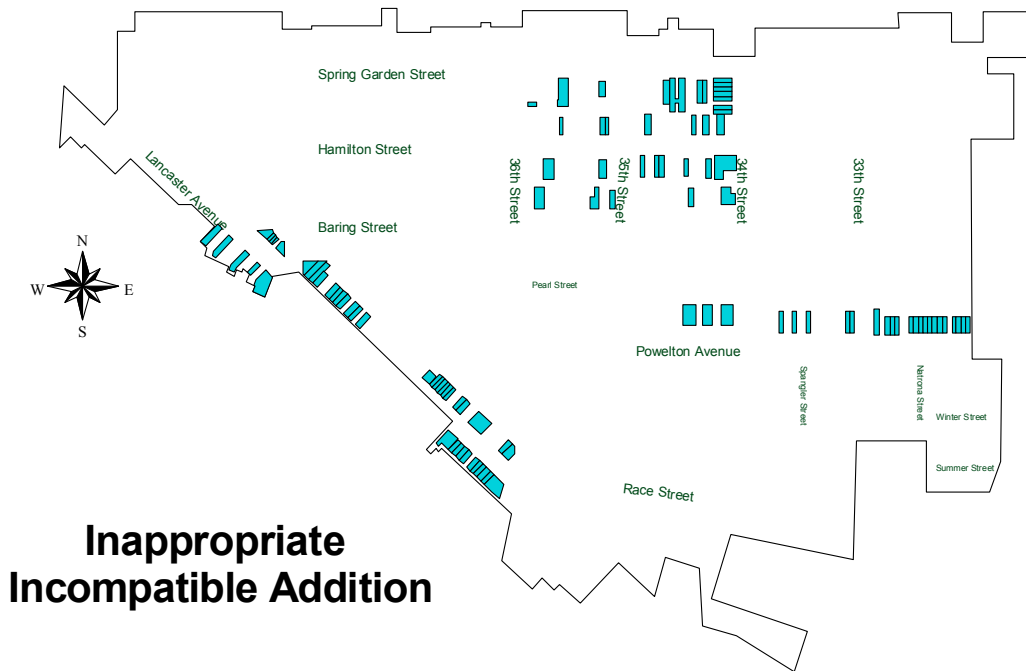
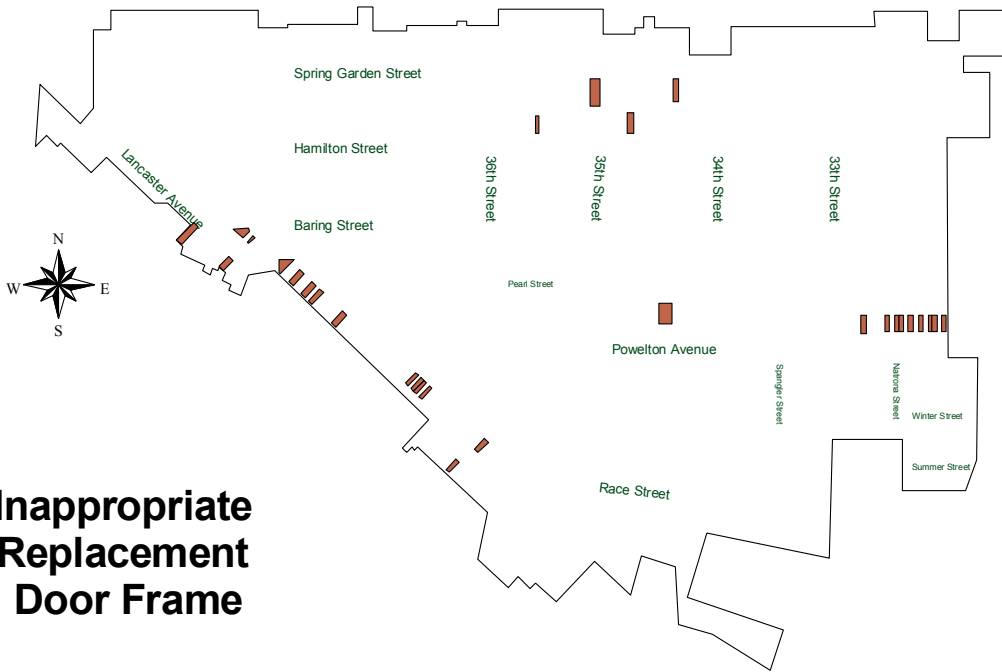
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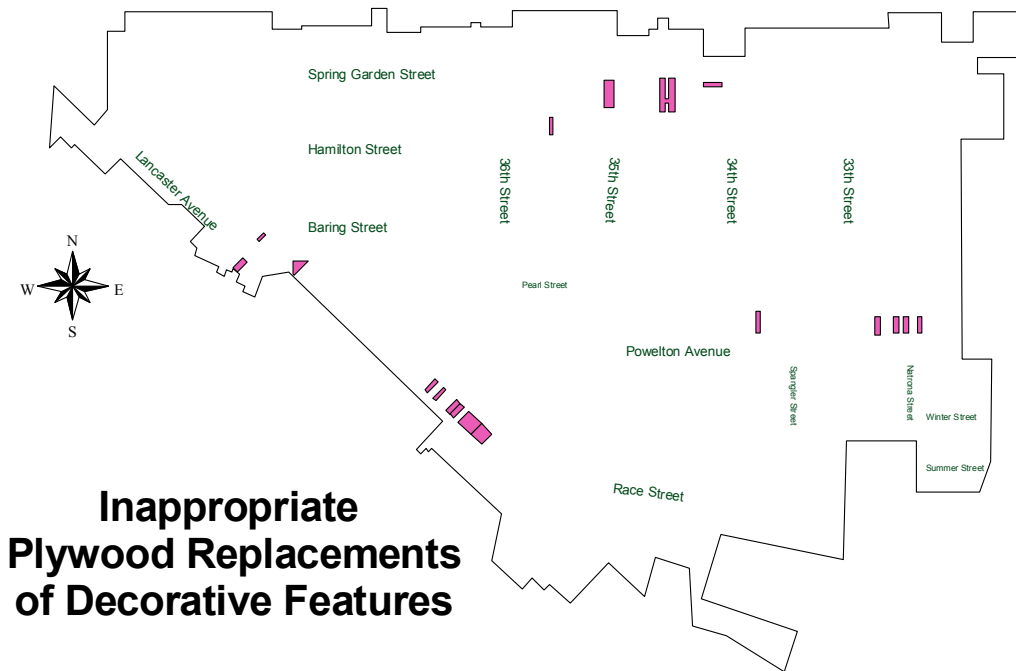
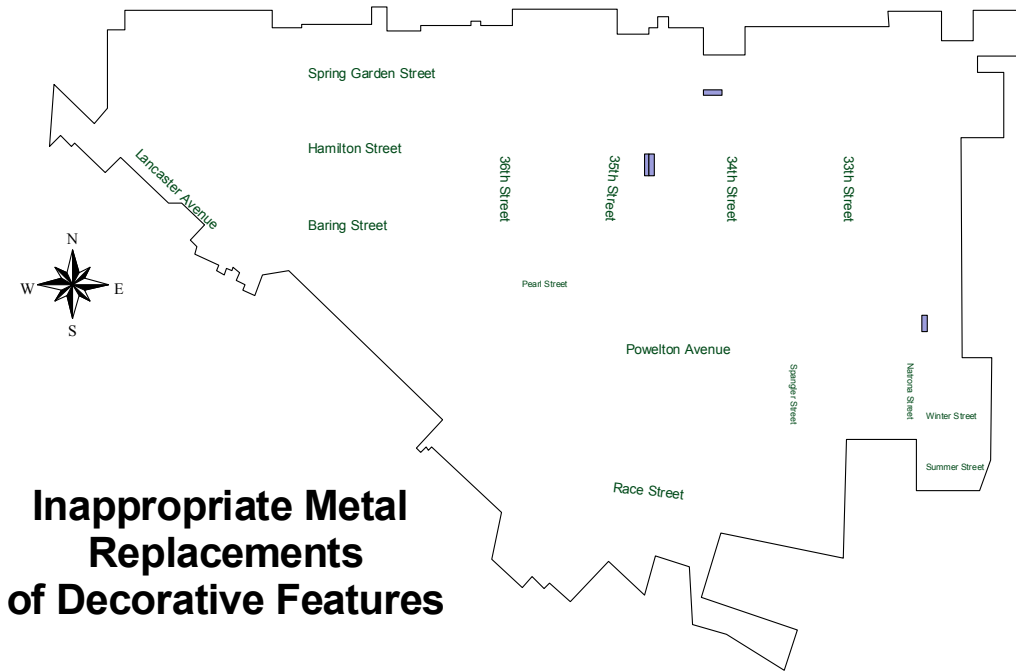
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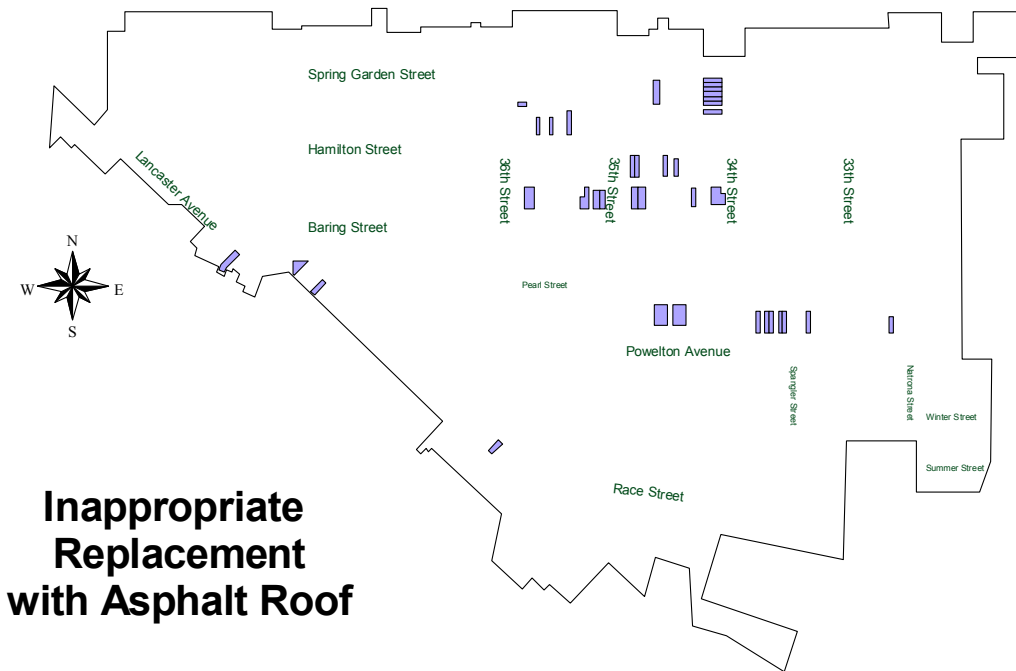
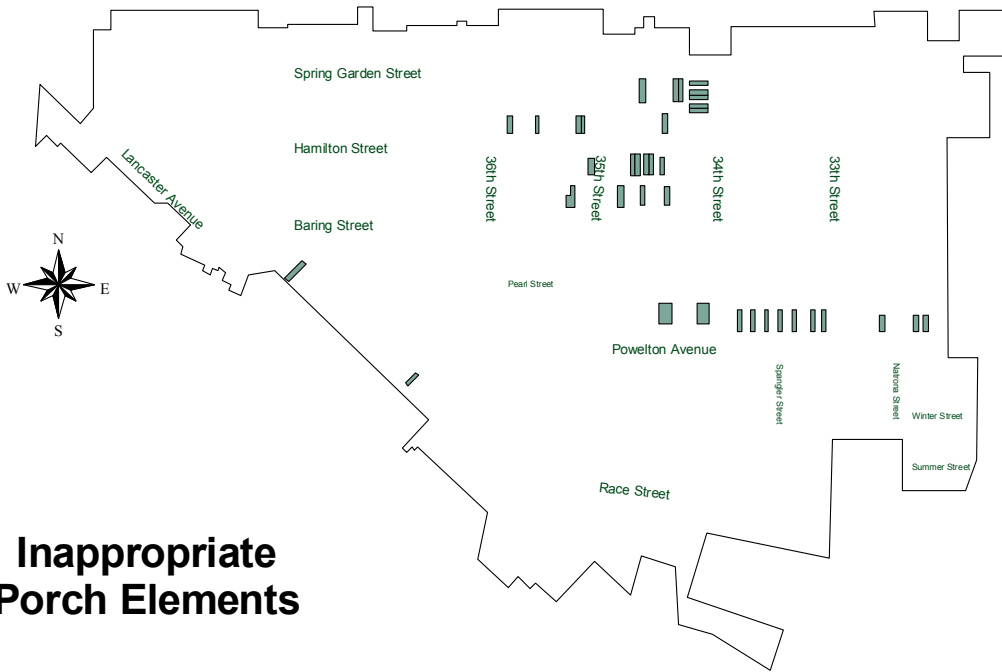
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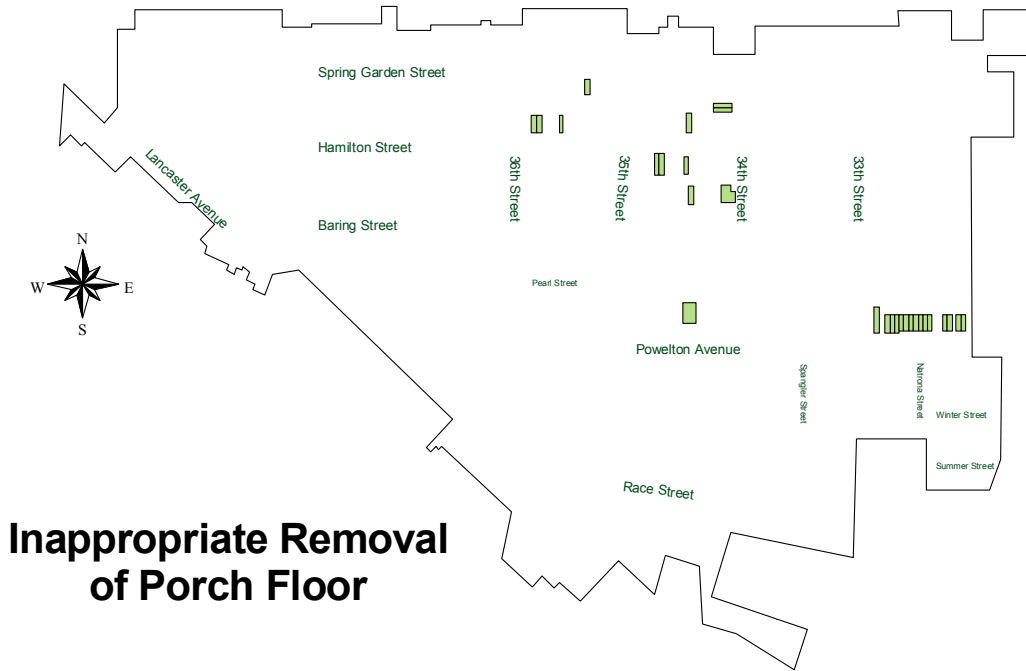
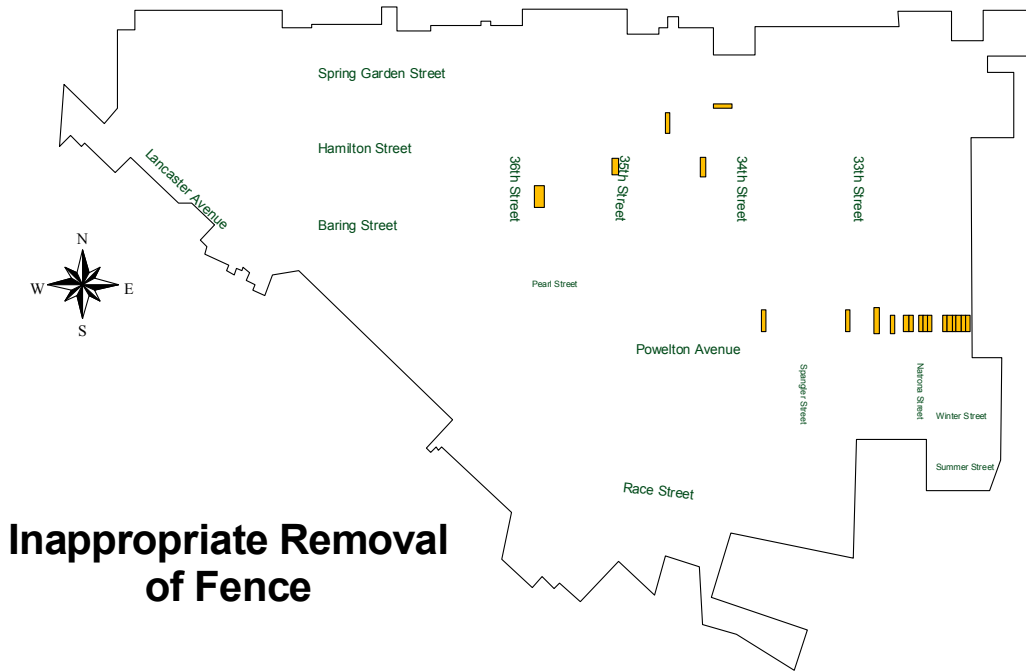
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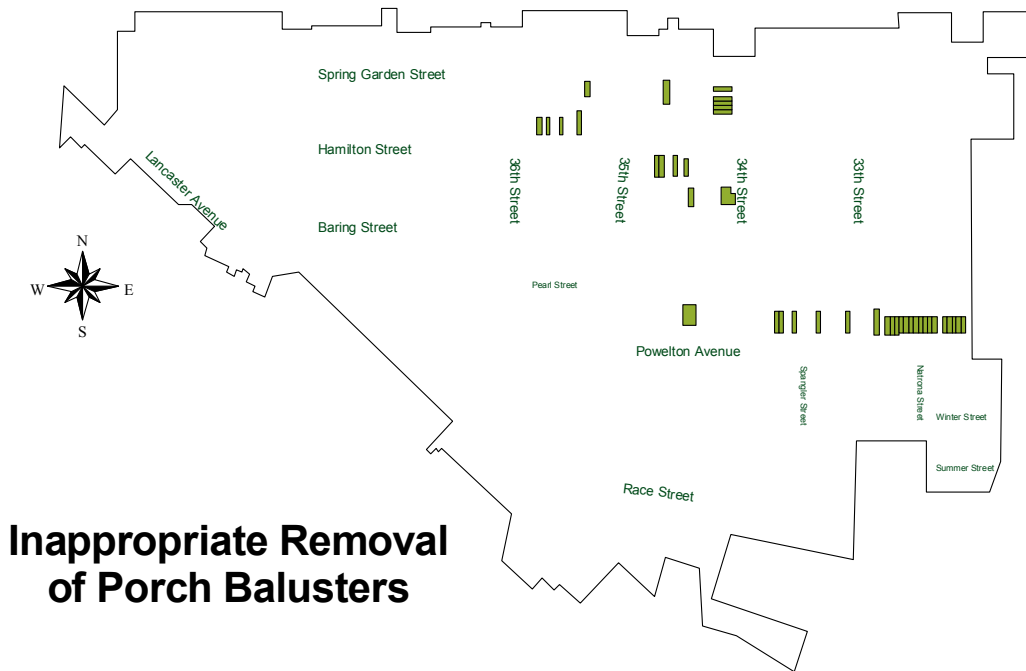
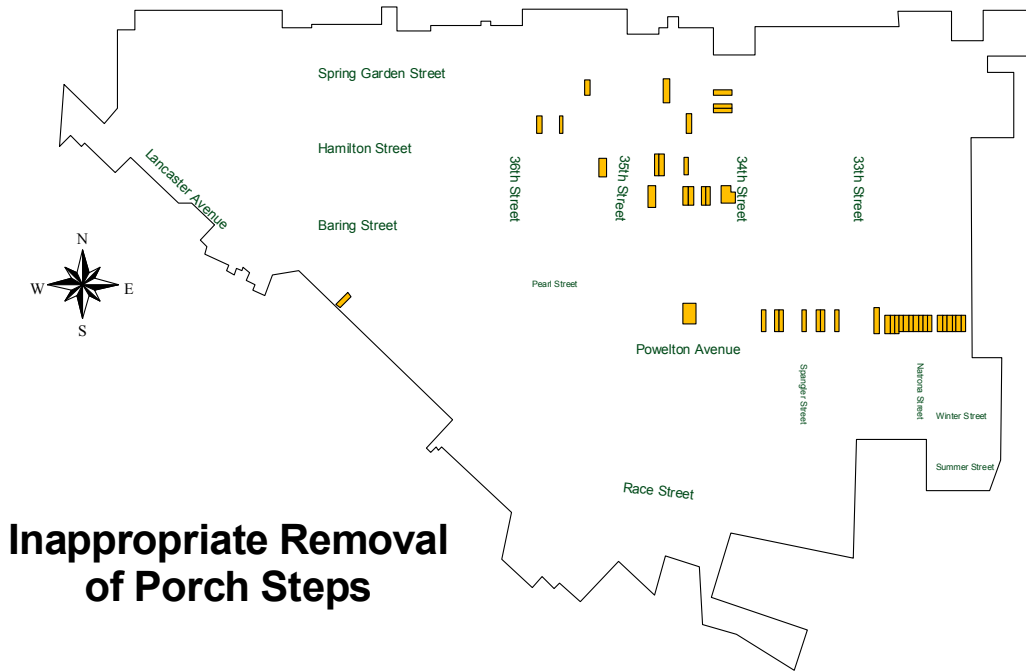
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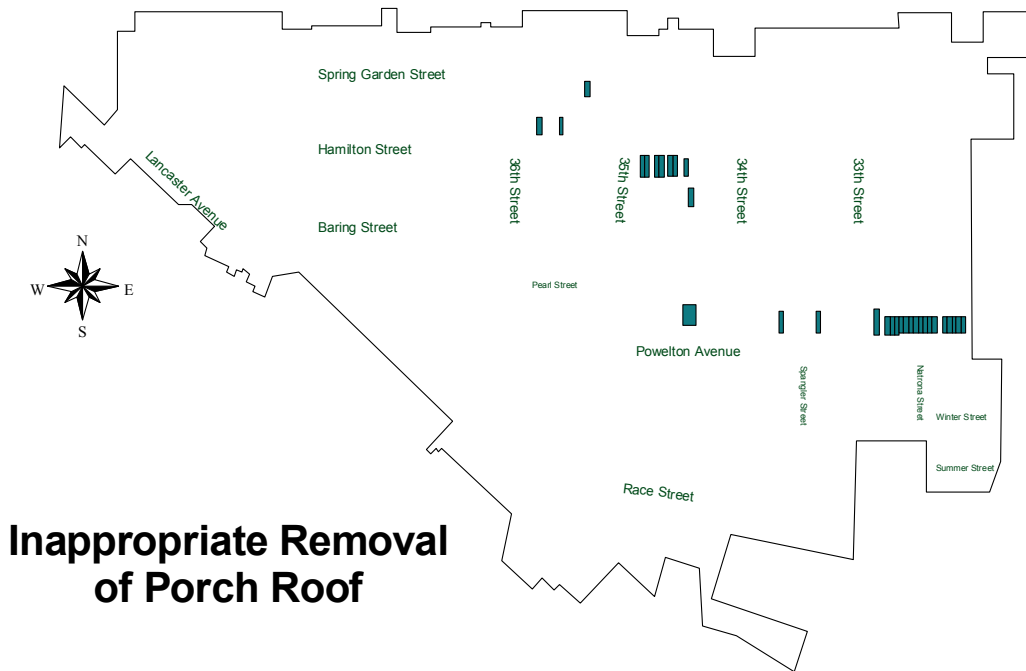
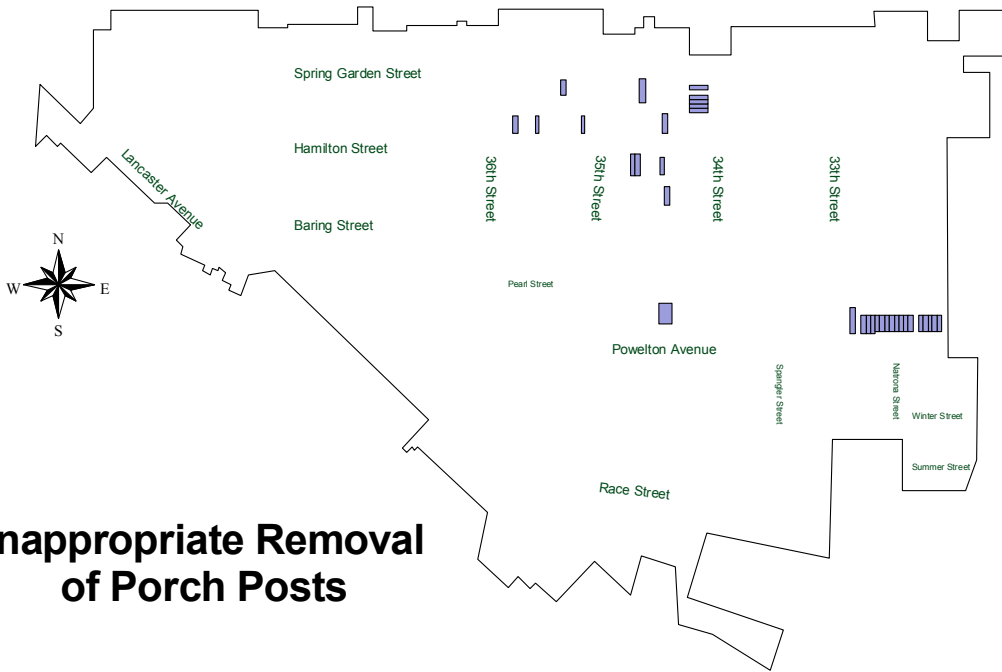
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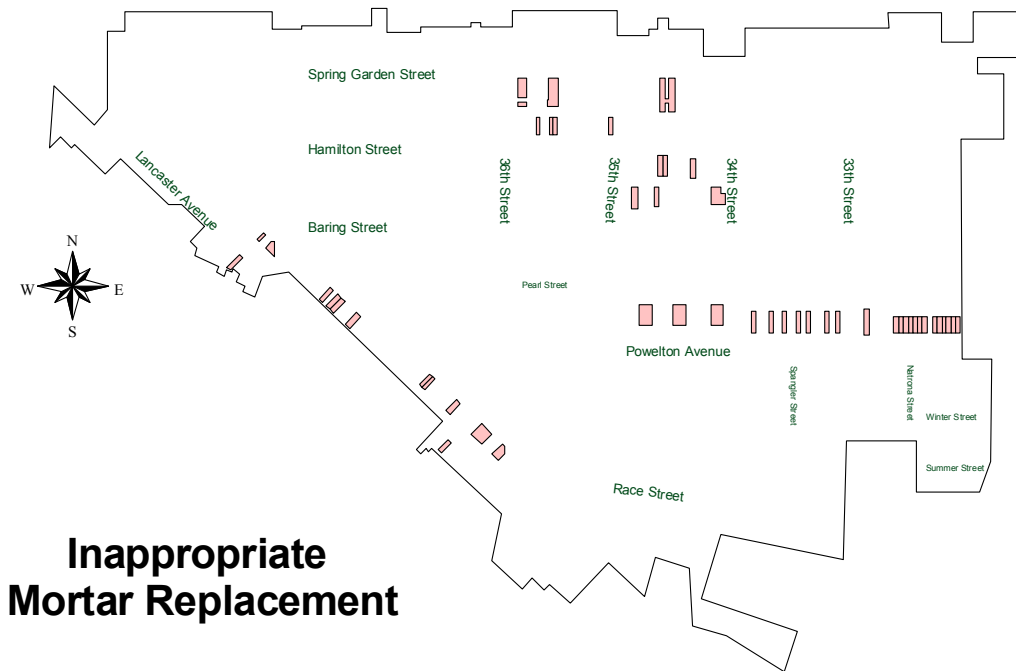
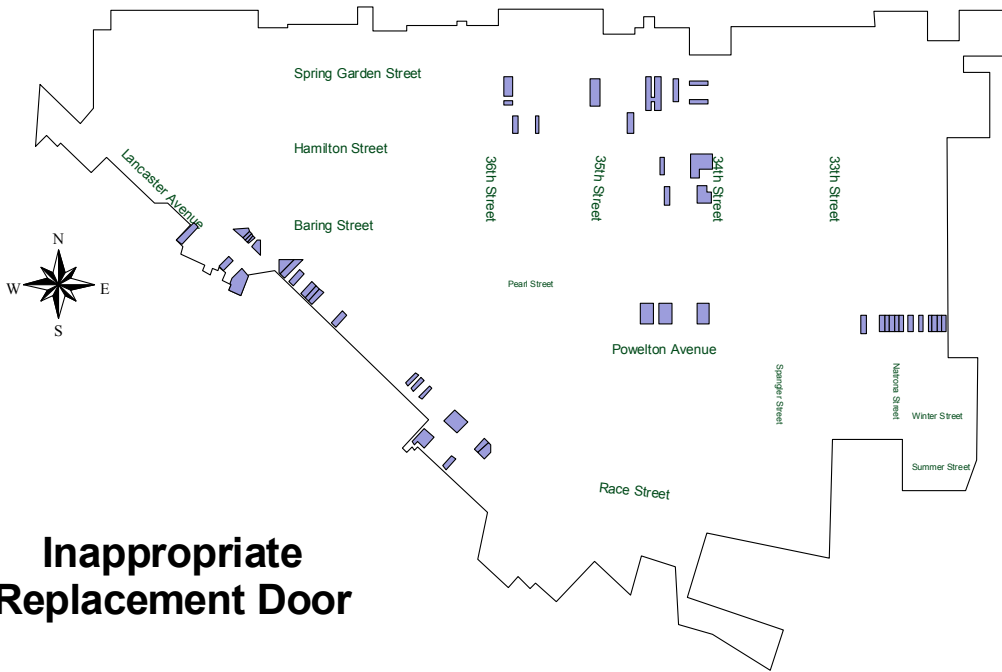
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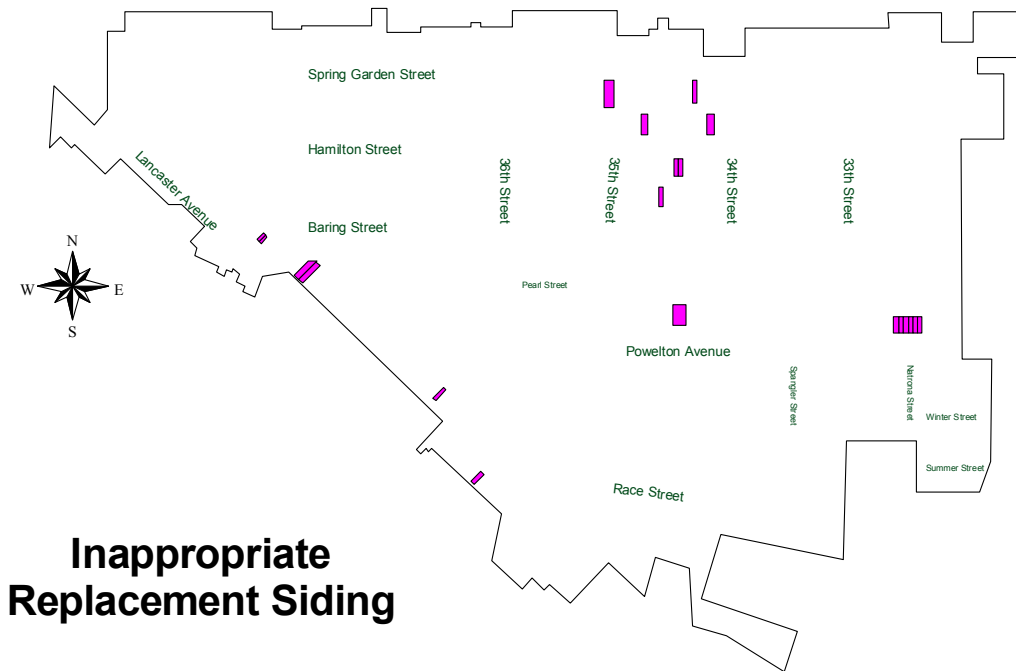
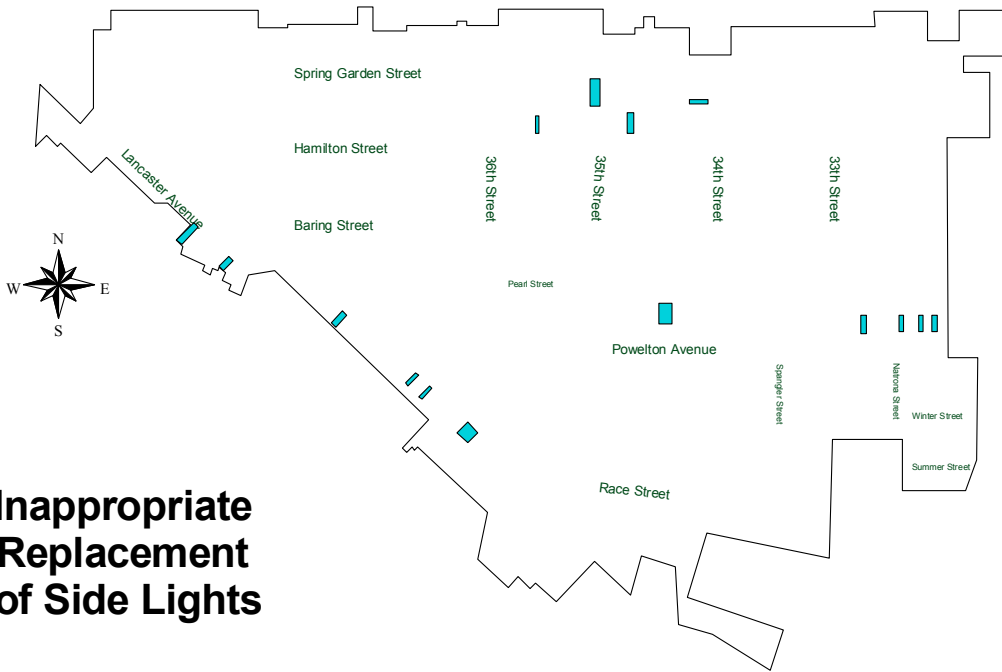
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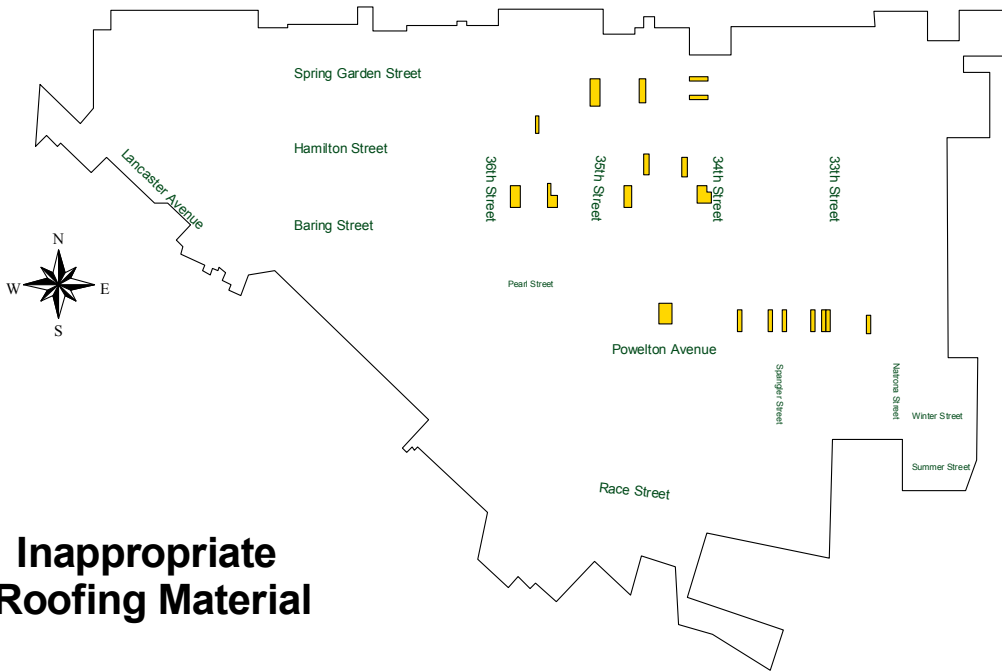
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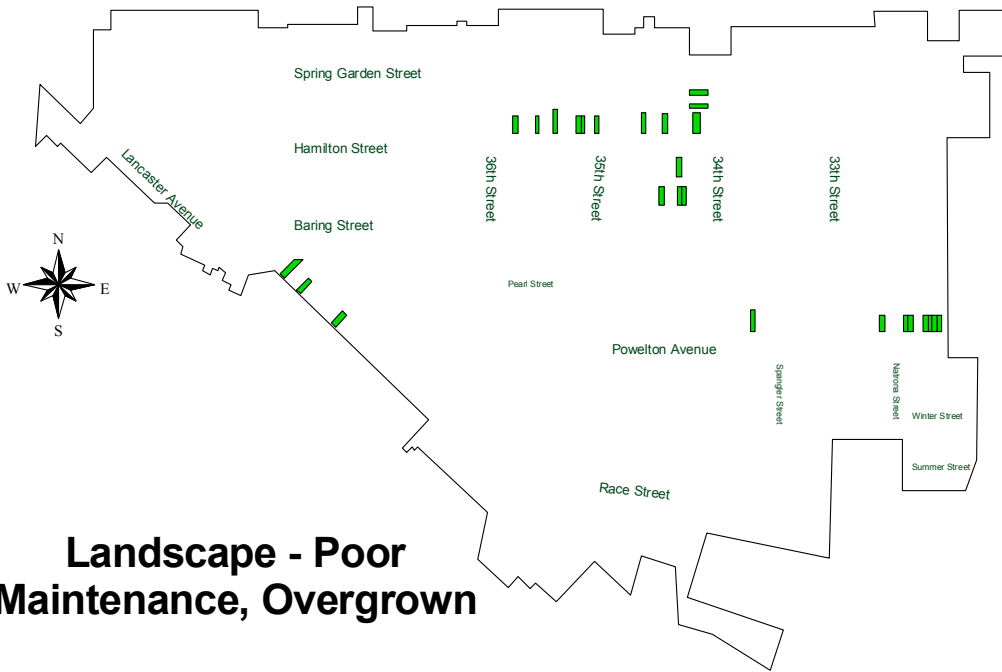
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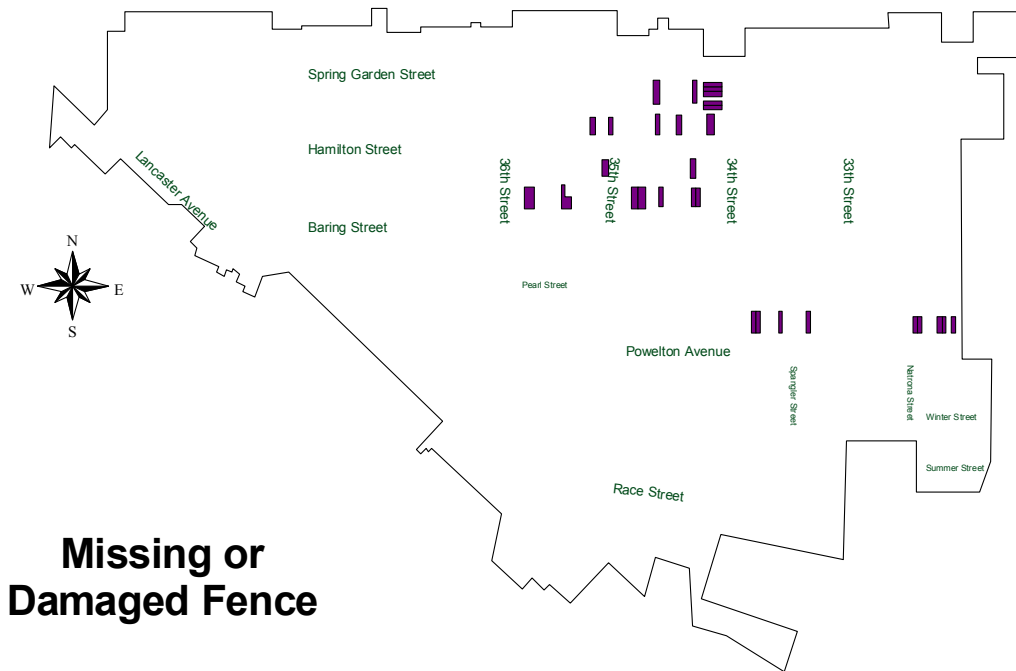
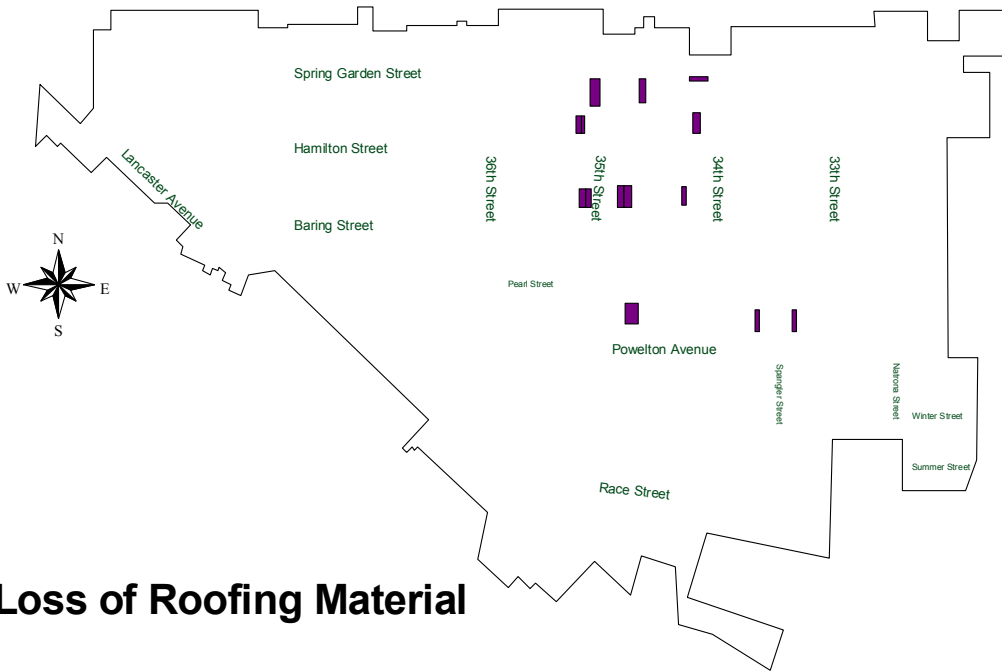
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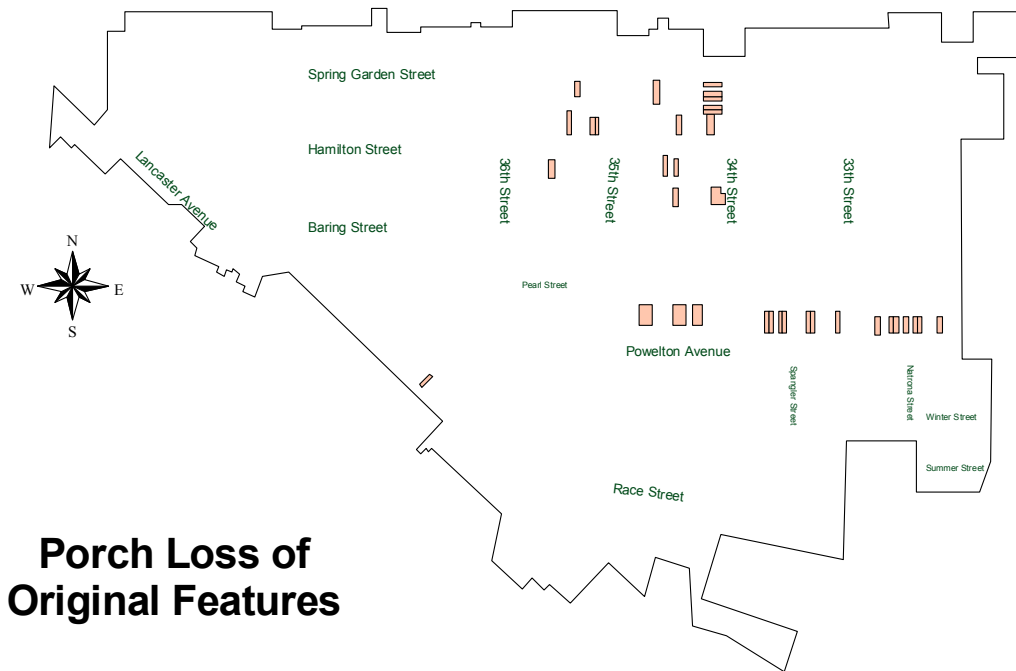
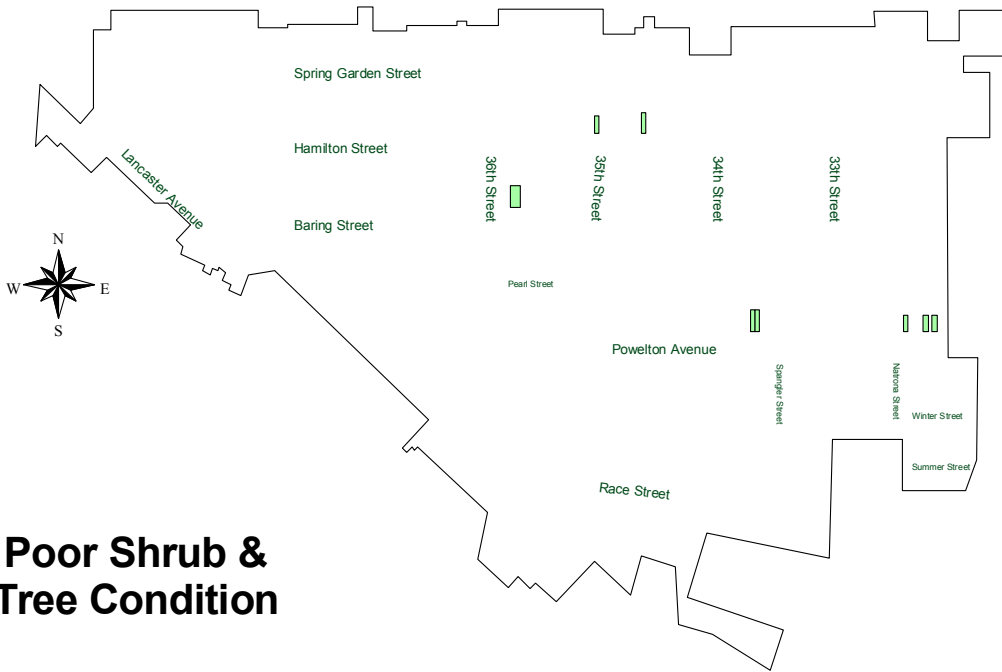
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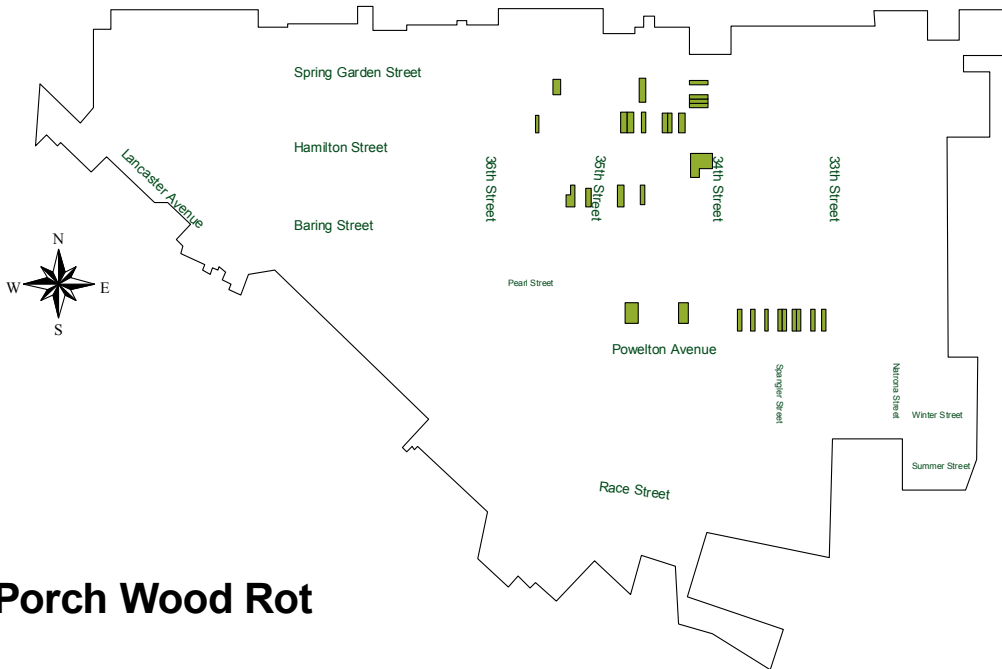
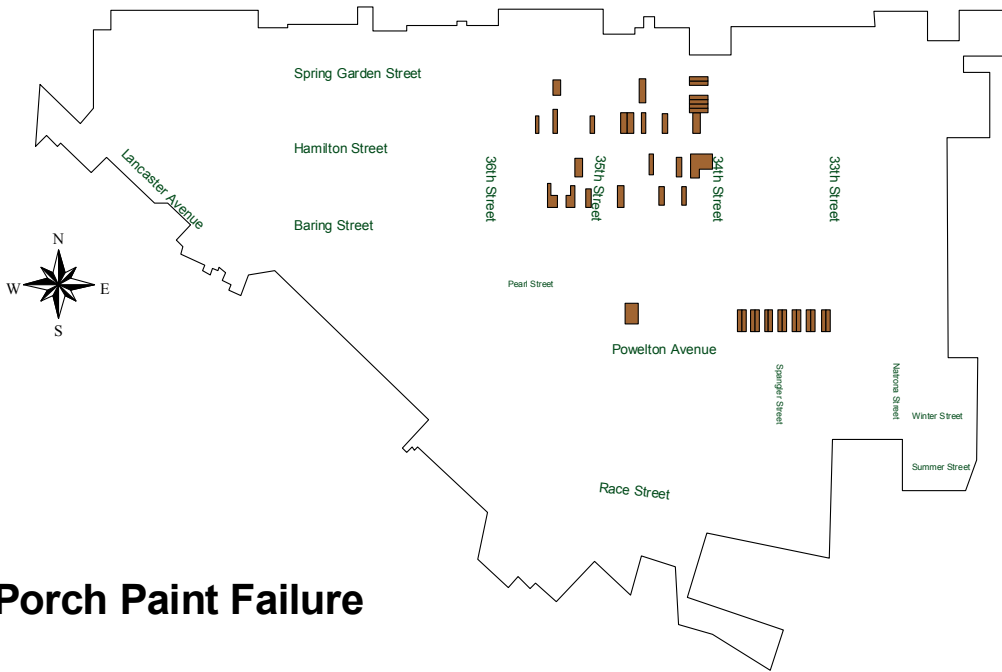
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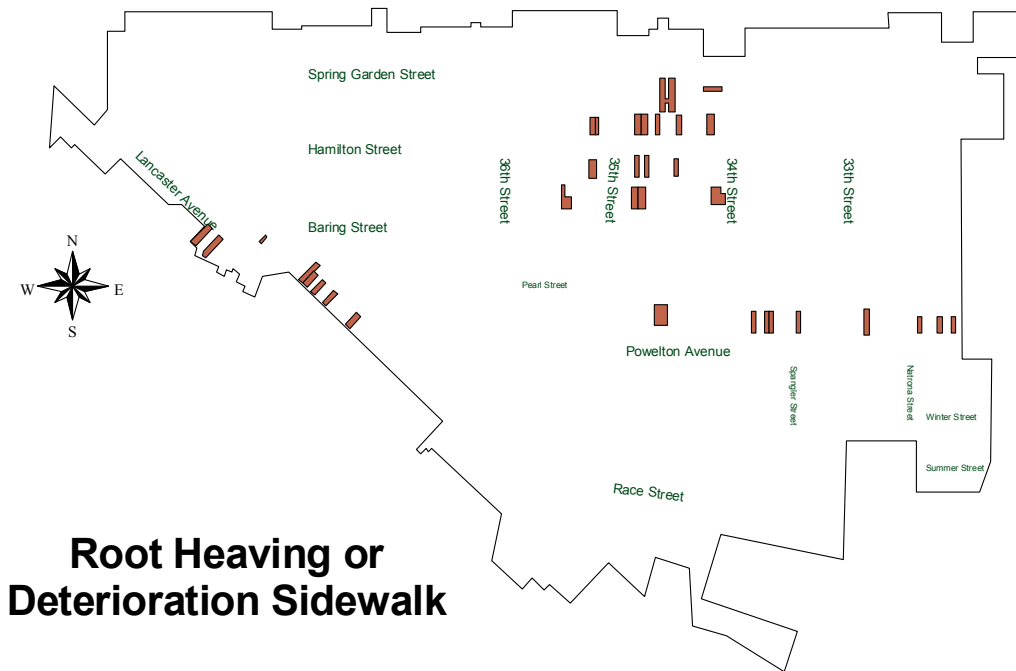
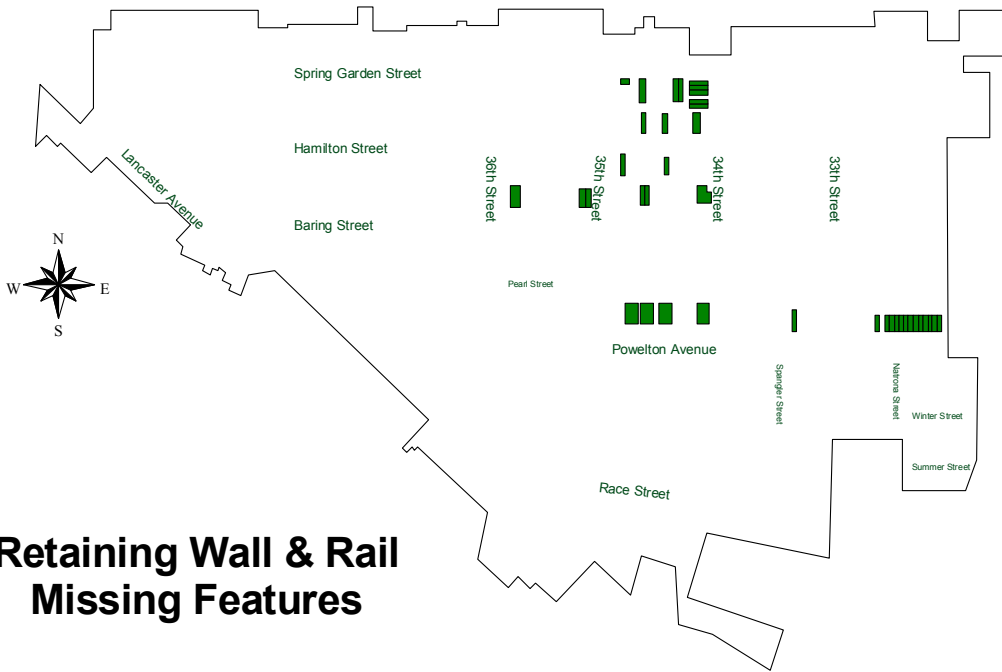
The Powelton Village Plan

Appendix 14 – GIS Maps



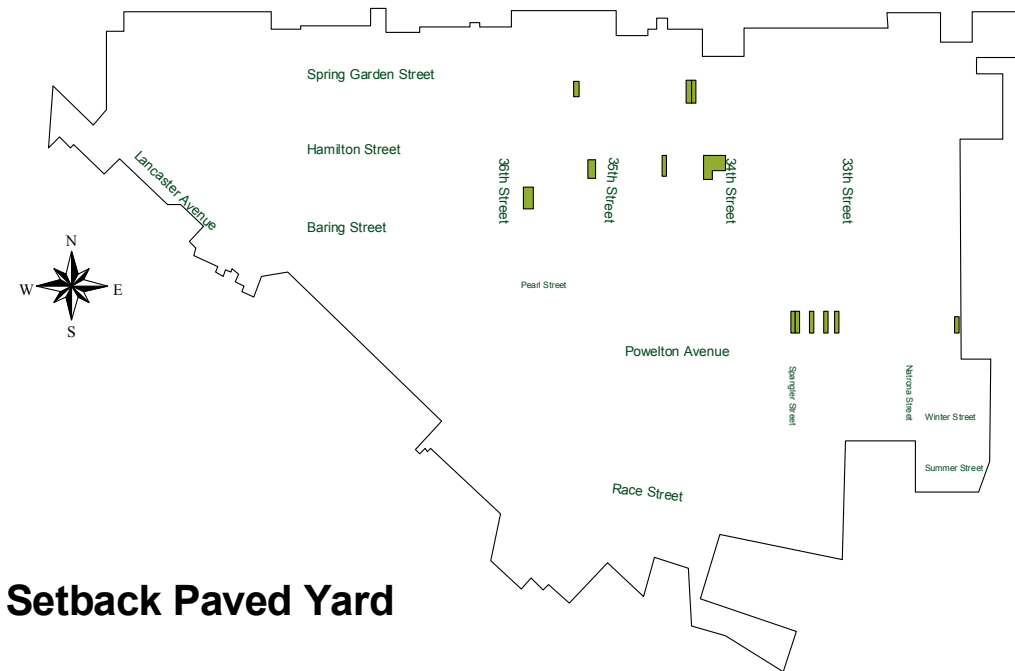
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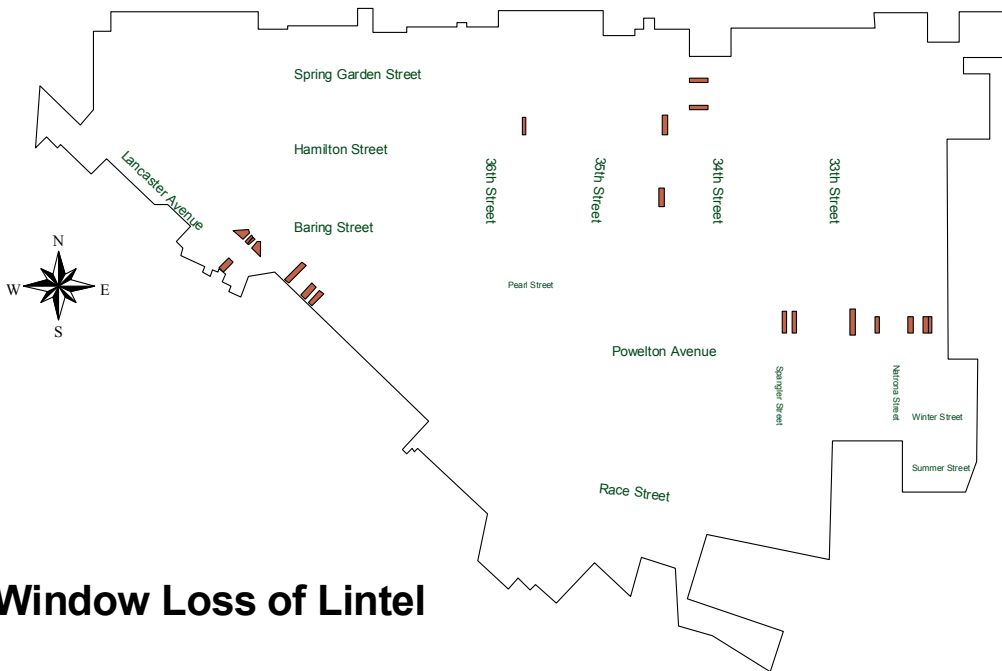
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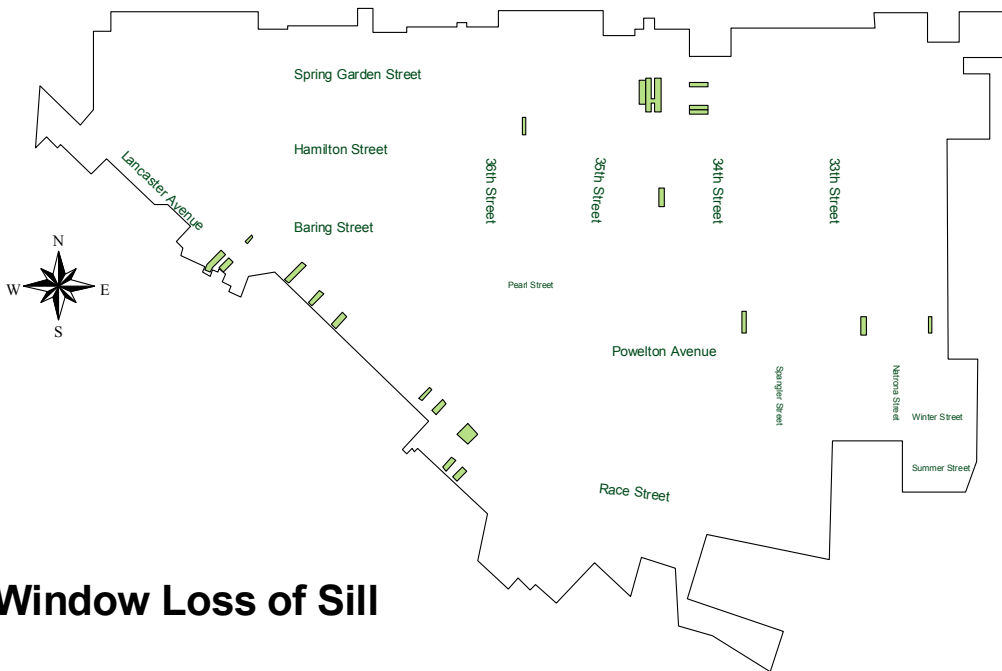
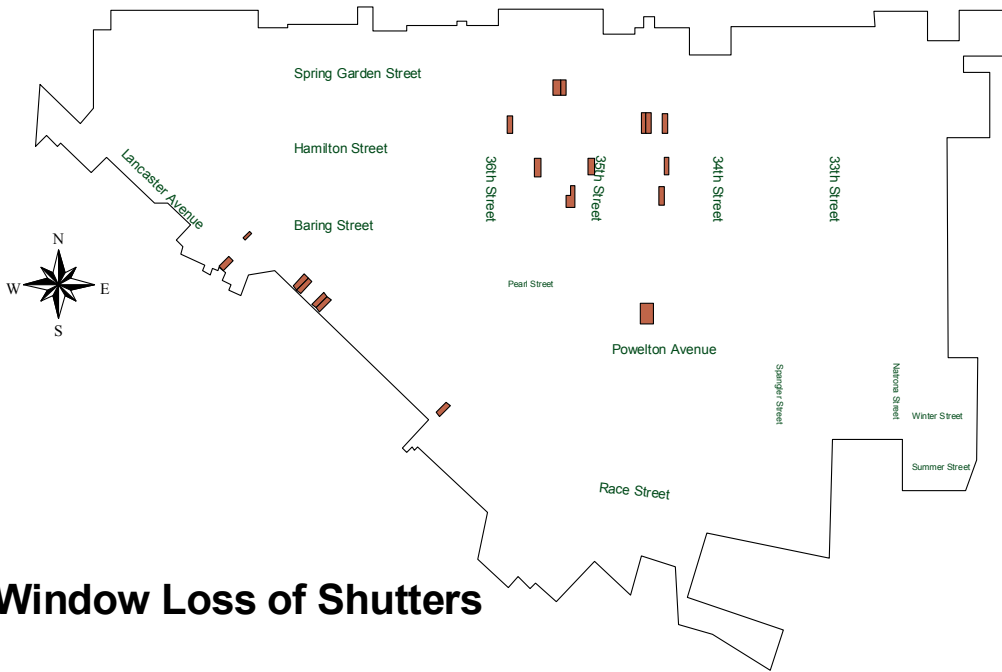
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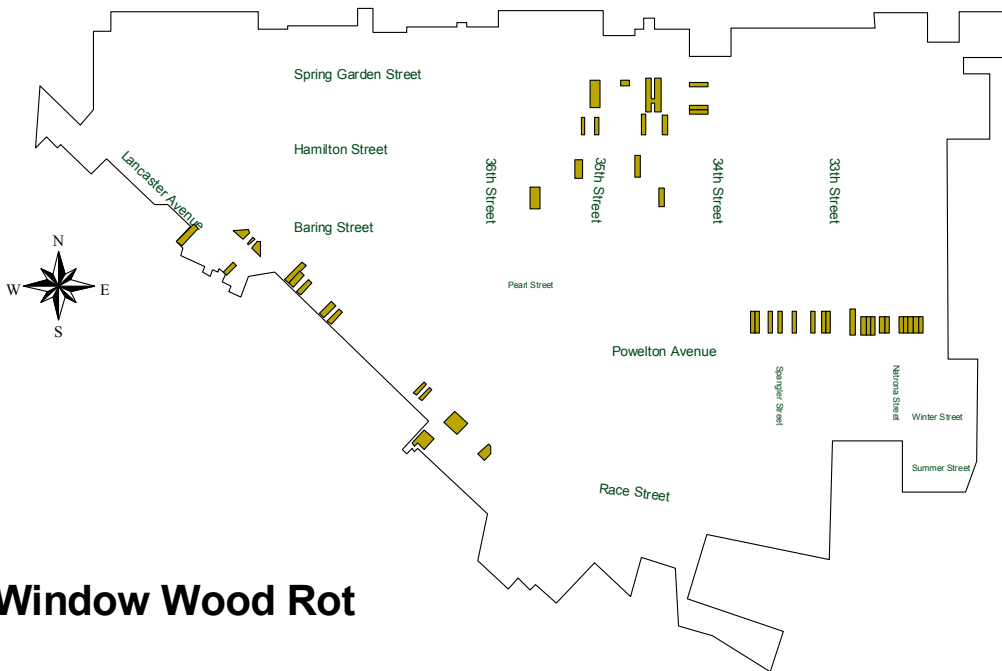
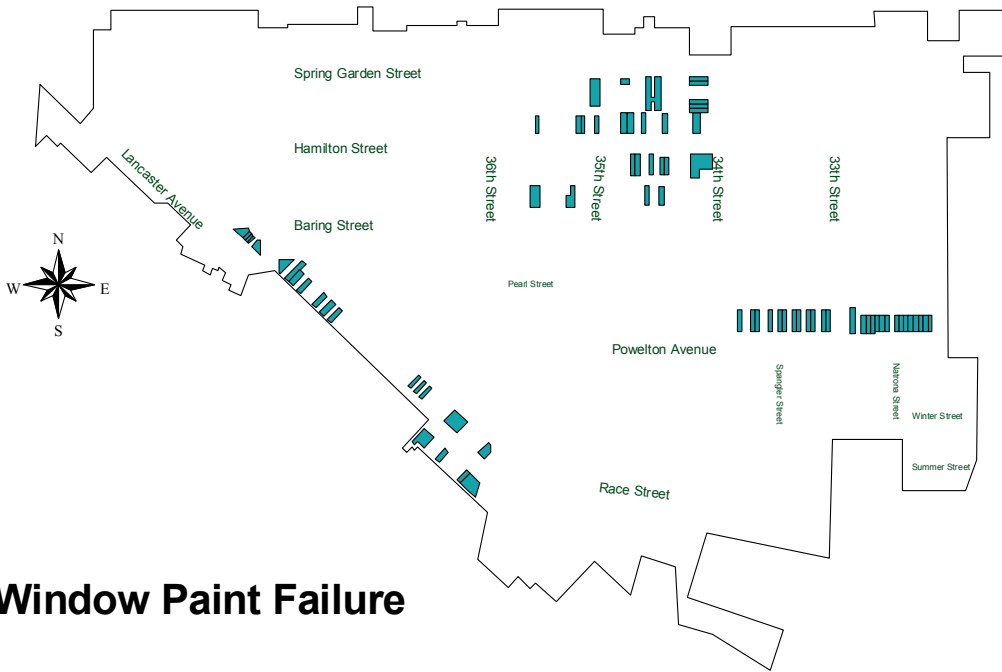
The Powelton Village Plan

Appendix 14 – GIS Maps



The Powelton Village Plan

Appendix 14 – GIS Maps



Powelton Village

Preservation Manual

Powelton Village

HISTORIC ARCHITECTURAL SIGNIFICANCE

The Powelton community that exists in the last twentieth century is the result of three eras of building decisions: one in the early nineteenth century when great mansions were built there, another in the middle of the century when cast-iron and rail iron made it a powerful upper-class suburb, followed at the end of the century by a phase of dense urban building. With the work ethic defined by the presence of Christ on the southeast, commercial and residential buildings extending along Lancaster Avenue, the rail yards of the Pennsylvania Railroad to the east, and the red brick rows of Stanton above Spring Garden Street to the north, Powelton remains visually identifiable as one of the finest urban, post-war suburban suburbs because it preserved a few mansions and their commercial support buildings from the second half of the nineteenth century. Despite the growth of Drexel University and the changing character in the region, Powelton remains a worthy focus of the name of one of Philadelphia's fine families. Of the approximately 200 buildings in the district, 23 are significant, 89 contribute to the district, and 14 are listed as landmarks demonstrating the high integrity of the community.

LEGEND

■ significant

■ contributing

■ recent

University of Pennsylvania
HSPV Planning Studio
Fall, 2001

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Introduction

Powelton Village - Linking the Past to the Present

The diverse architecture and landscapes of Powelton Village reflect the neighborhood's evolution over time from one of the first streetcar suburbs of Philadelphia to a vibrant urban neighborhood. Initially a largely agricultural area with a few estates, Powelton Village opened to development in the 1840s after street and rail lines bridged the Schuylkill River. Though few of the houses built before 1850 survive, there are numerous examples remaining of the Italianate and Gothic Revival twins built at mid-century.

By the end of the nineteenth century, an increasing number of prosperous families had moved to the area and built Queen Anne, Second Empire, and Romanesque Revival style houses on the tree-lined suburban streets. During this period there was an influx of institutions to the neighborhood, and commercial development along Lancaster Avenue expanded. As the population of Powelton Village increased, row houses were built on some of the remaining open lots to house new residents brought to the leafy suburb by improved transportation networks.

Today, freestanding mansions, twins, row houses, and cast iron storefronts represent different eras of residential and commercial development and contribute to the distinctive character of the historic neighborhood. The landscape consists of allées of mature trees, elaborate private gardens, and an overall spaciousness that lends grace to the streetscape.

Preserving Historic Architecture and Landscapes

Each historic building in the Powelton Village National Historic District makes a unique contribution to the streetscape and the neighborhood as a whole. This manual for the Powelton Village historic district recommends appropriate and cost-effective measures property owners can take to maintain and preserve their buildings, and suggests guidelines for property owners planning alterations to historic fabric, additions to historic properties, or new construction.

PRESERVING HISTORIC ARCHITECTURE

Who cares for your historic property?

You do! When you purchased your property, you made an investment in the future. The architectural and landscape details and workmanship represent a bygone era, and contribute to the aesthetic and historic value of your property.

Why do you care? Your property is valuable as a financial investment, but historic structures are also valued as significant for the contribution they make to your community. Maintaining your property helps to maintain the character of your neighborhood. Proper maintenance of your property also contributes to the safety and comfort of its inhabitants.

How do you care? You care through careful attention to the historic details of your property. Through preventative maintenance and repair, you can retain the fabric of your property well into the future. This manual can guide you in choosing methods of repair and preservation that are structurally and economically feasible.

When do you act? Do not wait until it is too late! Take action to protect your property from serious damage. Your building is a system of well-integrated elements that are dependant upon each other in order to properly function. If one element of this system fails, the failure of other elements will quickly follow. Small-scale problems, if not attended to, lead to large-scale issues. By paying attention to small problems and taking appropriate preventative measures you can save yourself time, money, and heartache.

Building owners are encouraged to use this manual as a tool to help maintain the historic character of Powelton Village's architecture and streetscapes. Through prevention, repair, and preservation, the historic properties of Powelton Village will be appreciated by generations to come.

Why Should I Maintain My Historic Property?

Preserving a building that is considered historic because of its design or connection to an important historical event or person is a means of preserving history itself. A well maintained house retains its value, adds an element of aesthetic beauty and historic context to a neighborhood, and stands as a proud representative of its history from the past to the present. The proper maintenance of a historic property prevents the loss of character-defining features of the property and stops deterioration that could otherwise have expensive long-term consequences for the property owner.

How Can This Manual Help?

This manual offers a comprehensive plan for the maintenance and preservation of historic properties. It defines major structural elements and key materials, and recommends a range of economically feasible and readily accessible preservation measures. The intent of this guide is to promote responsible preservation practices that help protect the irreplaceable resources of the Powelton Village National Historic District.

Secretary of the Interior's Standards

This manual is guided by the *Secretary of the Interior's Standards for Preservation of Historic Properties*, which are:

- 1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.***
- 2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.***
- 3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.***
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.***
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***
- 6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.***
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.***
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.***
- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.***
- 10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.***

1. Style and Architecture

The varied architecture of Powelton Village can best be described as eclectic and exemplifies the styles popular throughout the nineteenth century. The neighborhood boasts residential and commercial structures whose designers were influenced by English Gothic churches, Italian country villas, French palaces, and Byzantine structures. What follows is a brief overview of some of the architectural styles in Powelton Village. It is evident from the examples shown here that the majority of buildings exhibit a mixture of elements popular during various periods. For example, some buildings were updated to the “Second Empire” by the addition of a mansard roof on a structure built during an earlier period. Few of the buildings in Powelton Village fit perfectly into a single style. The characteristics of each style should therefore be read not as strict definitions, but as design elements from which the architects and builders selected and combined in unique ways to create the eclectic streetscapes of Powelton Village.

Gothic Revival

By the 1830s, America’s growing taste for the romantic and dissatisfaction with the restraints of classical architecture popularized the Gothic Revival movement. Often used for churches and other public buildings, but also employed for houses and cottages, this style continued long after the Civil War. The picturesque external silhouettes of the Gothic Revival are distinguished by combinations of the following elements:

- pointed arches
- towers
- crenellation
- steep gable roofs
- lacy bargeboards
- verandas
- clustered columns
- foliated ornaments
- bay and oriel windows
- tracery
- leaded stained glass
- contrasting colors of brick and stone to produce bold polychromatic patterns
- asymmetrical house plans



Italianate

The architecture of northern Italian villas inspired the Italianate building style that was immensely popular in the decade preceding the Civil War. The style was very adaptable, ranging from restrained to picturesque in its expression in both residential and commercial structures. Italianate buildings are typically characterized by:

- flat or low pyramidal roofs
- overhanging eaves with decorative brackets
- entrance towers
- round headed windows with hood moldings
- corner quoins
- arcaded porches
- balustraded balconies
- cupolas and lanterns



Second Empire

The popularity of the Second Empire style in the 1860s and 1870s reflects America's continued interest in the picturesque characteristics introduced to this country through the Gothic Revival and Italianate styles. Borrowed from France, the Second Empire style is most easily identified by the mansard roof, a double-pitched roof with a steep lower slope and often pierced with dormers. Second Empire buildings are typically characterized by:

- mansard roof
- projecting and receding surfaces
- classical pediments
- balustrades
- windows flanked by columns or pilasters
- paired columns supporting entablatures



Queen Anne

The Queen Anne style was widespread in American residential architecture in the 1880s and 1890s. The informality and eclecticism made the style popular for summer cottages, but also changed urban rowhouse design with its picturesque effects. Queen Anne buildings are typically characterized by:

- contrasting exterior materials, such as first floors of brick or stone and upper stories of stucco, clapboard, or decorative shingles
- huge medieval-type chimneys
- gabled or hipped roofs
- second-story roof projections and corner turrets
- gable ends with half-timbering or relief decoration
- molded or shaped bricks as decorative accents
- banks of casement windows, often with stained glass
- verandas and balconies
- free, asymmetrical plans



Romanesque Revival

Popular in the late nineteenth century, the Romanesque Revival style in American emphasized horizontality, heaviness, and texture. This style was adopted for commercial and public buildings and large houses. Some of the elements of the style are evident on masonry rowhouses as well. Romanesque Revival buildings are typically distinguished by:

- broad round arches
- squat columns
- eyebrow dormers
- towers
- carved, intertwining floral details
- rough textured stone in contrasting colors
- deep window reveals and door openings



Adapted from John Poppeliers, et. al., *What Style is it?: A Guide to American Architecture*, (Washington , D.C.:The Preservation Press, 1983).

2. Masonry

Definition & Function

Masonry is one of the most significant and character-defining elements of a historic building. Masonry, or masonwork, involves the shaping, arranging, and joining of stone, brick, terra cotta, and other masonry units to form walls, chimneys, and various building features.

Masonry walls or assemblies serve multiple functions. They act as structural elements providing stability and support to the building. Masonry features can also act as barriers to the external climate, providing a comfortable interior space protected from the weather. Masonry is built to withstand a wide variety of continually changing, and potentially harmful, conditions throughout the year. Appropriate maintenance and routine surveying are important aspects of a proper preservation program.

Problems & Their Symptoms

The majority of buildings in Powelton Village are masonry structures. The key to successfully maintaining your building's historic masonry is to understand the original materials and methods of construction. Careful evaluation of the cause and extent of any deterioration or material failure requires specific knowledge of the masonry type. Well-intentioned but unsuitable repairs to exterior masonry can often cause more problems than they solve. Skilled professionals should be consulted and hired for any significant repair or intervention.

Well-constructed masonry walls, in general, are very durable. If properly maintained, a building's masonry can last indefinitely. Most problems associated with masonry construction involve the effects of weathering, the presence of excessive mois-

ture and pollution, and improper maintenance or repair.

Water penetration is the most significant cause of deterioration and damage in masonry walls. Every effort should be made to keep walls as dry as possible. Attentive maintenance and periodic cleaning of drainage systems, including roofs, gutters, and downspouts, can help to prevent moisture penetration in masonry walls.

Foundation problems are often associated with rising damp, or the tendency for ground water to rise up in porous masonry material. Rising damp problems can manifest themselves as open joints and missing or deteriorating mortar.

Efflorescence, or the recrystallization of soluble salts on the exterior surface of walls, is a distinct sign of moisture infiltration. Naturally occurring salts in the building materials themselves can be dissolved in rainwater and deposited near the surface of the masonry through the process of evaporation. Other sources of salts include airborne pollutants and cleaning solutions. Damaging salts can collect and crystallize both on the surface and beneath the surface of the masonry units accelerating the deterioration of the materials.



The presence of moss, algae, or other microflora on exterior masonry walls can be indicative of more serious problems due to moisture penetration and improper drainage. Other vegetation, such as ivy, can serve to hold water in the masonry, which over time can lead to significant damage of the masonry.

Cracking in masonry walls does not always indicate a significant problem. Some cracks are evidence of minor settlement or shifting that has since become stable. Cracks should be monitored to determine how far, how wide, and how quickly they continue. Sudden or large cracking, however, may indicate a more serious problem. All cracks should be evaluated as indications of possible underlying structural problems. An architect or structural engineer should inspect such cracks to determine their severity.



Key Materials

Brick

The most common building material in Powelton Village is brick. Bricks are made of molded clay that has been baked in a brick kiln and hardened. Bricks used in historic buildings can vary greatly in their appearance and durability. Before machine-made bricks became available in the second half of the nineteenth century, bricks were molded by hand. Hand-molded bricks are typically irregular in shape and color, and are relatively soft and porous. As technology improved, pressed bricks and extruded bricks became more readily available. Machine-made bricks are more consistent in their shapes and sizes and are generally harder and less porous than hand-made bricks. The firing, or baking, process can affect the hard-



ness of the outer surface of the brick and contribute to its overall durability and resistance to moisture.

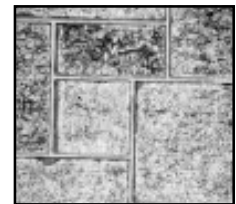
In historic construction, the best quality bricks were typically reserved for use in a building's primary and exposed façades. The less durable and less desirable bricks were used in places with minimal exposure to weathering, such as interior faces and the party walls that separate attached houses.

Bricks that are routinely exposed to moisture are particularly susceptible to deterioration. Moisture infiltration and the effects of freeze-thaw cycling can cause surface deterioration including flaking or spalling. The crystallization of salts on the surface of bricks and inside the baked clay material can also accelerate deterioration and cause fragments of the surface to break off.

Sandblasting and other abrasive cleaning methods destroy the hard, protective surface of the brick formed in the firing process, making the bricks even more susceptible to moisture infiltration and subsequent damage.

Stone

Building stones vary greatly in their appearance, composition, and durability. In order to assess and address the condition of a building's exterior masonry, it is important to recognize the type of stone used and to understand the specific properties of that material. Granites, for example, are very hard and durable stones, valued for their high resistance to weathering. Sandstones, on the other hand, are relatively soft and porous. Sandstones, and brown-



stones in particular, are especially susceptible to the erosive forces of wind, water, and harsh chemicals. Limestones and marbles are particularly sensitive to the effects of acid rain in environments of high pollution. An understanding of a material's unique properties may help to diagnose a problem with that particular stone.

A variety of building stone can be found in the historic buildings of Powelton Village. Many of the houses have foundations of Wissahickon schist. Wissahickon schist is a locally quarried stone that can be identified by a sparkling, silvery cast, due to its high mica content. Schist can often display signs of friability, or a crumbling, gritty surface as a result of weathering. Another common stone in Powelton Village is sandstone. Sandstones are sedimentary rocks that exhibit visible bedding planes that were formed by geological processes. These bedding planes are often points of inherent flaws in the material. If moisture is present in sandstone, freeze-thaw cycling can cause the layers or outer levels of the stone to flake off along these planes of natural weakness.



In general, stones deteriorate relatively slowly compared to the other materials in a building. It is important, however, to routinely examine exterior stone masonry for signs of significant loss. Cracks in stone should also be closely monitored. Serious cracks may be a sign of a significant structural problem. An architect or structural engineer should be called in to inspect any serious stone failure.



Mortar

Mortar is typically a mixture of lime or cement with water and sand. It is applied in a plastic state and hardens after it is set to form the mortar



joints between individual masonry units. Mortar functions to join and cushion individual masonry units and to keep water out of the masonry.

The most common form of deterioration of a masonry structure occurs at the mortar joints. Mortar that is moist or crumbling indicates excessive water infiltration into the masonry. Excessive moisture can cause mortar to lose its cohesion, allowing masonry units to move freely and potentially become unstable.

Repointing is the process of removing deteriorated mortar from masonry joints and replacing it with new mortar. Repair or replacement mortar must be compatible with the masonry units. Mortars for repointing should be softer and more permeable than the masonry units, and no harder than the original mortar in order to prevent potential damage to the masonry units. New mortar should match the original mortar not only in appearance, but also in strength, porosity, and vapor permeability. The mortar rather than the masonry units must relieve the stresses within a wall caused by expansion, contraction, moisture migration, and settlement. Mortars that are harder or stronger than

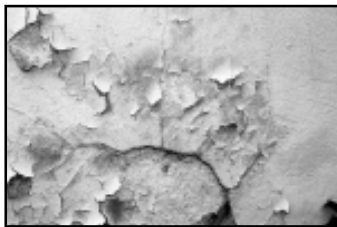


the masonry units they join can cause damage by not allowing for the subtle movements and changes that constantly occur in a masonry wall.

Although careful maintenance will help to preserve mortar joints, it is important to remember that mortar is intended to have a shorter useful lifespan than the masonry units it supports. A masonry wall will likely require repointing at some time. Good repointing practices can greatly increase the longevity of masonry walls. Successful repointing depends upon the skill and care of an experienced mason.

Stucco

Stucco is a type of exterior plaster applied as a protective and decorative coating. Historically, stucco was made of lime, water, and sand, mixed with straw or animal hair as a binder. After 1900, portland cements were commonly used in stucco mixtures, adding strength and durability. Stucco is generally applied in three coats – a scratch coat, a brown coat, and a finish coat – directly over brick or rubble walls. Stucco finishes can be smooth, scored to resemble stone coursing, or rough-textured.



Many houses in Powelton Village are covered with exterior stucco. Historically stuccoed surfaces should remain covered with stucco. The removal of stucco to expose the underlying brick or stone for aesthetic purposes exposes masonry that was not intended to be exposed to harmful weathering conditions. Stucco needs to be maintained and re-

paired routinely. Successful stucco repair usually requires the skill and experience of a professional plasterer.

Terra Cotta

Terra cotta is a manufactured clay product that is formed much the same way as brick. It is fired at a higher temperature than brick, however, making it more resistant to moisture due to the hard outer surface, or fireskin, that is created in the process. This protective layer is nearly impermeable to moisture because of its extremely low porosity.



Terra cotta is normally very resistant to weathering as long as the outer protective surface remains intact. Pollutants and abrasive cleaning materials, however, can dissolve or break the impermeable fireskin, exposing the softer, more porous, inner material to water infiltration and other harmful weathering processes. Chipped, cracked, or broken pieces of terra cotta are at risk of further damage and deterioration where the fireskin has been compromised or lost and water is able to penetrate.

Terra cotta has traditionally been used as a decorative element in architecture, and examples of this can be found among the buildings in Powelton Village. Terra cotta has also been used as a cladding or veneer for entire building façades. It can be glazed with a ceramic coating and is available in a variety of colors from white to reddish brown.

Replacement of Historic Masonry

Powelton Village is comprised of many buildings that are characterized by their well-crafted masonry façades and trim. These distinctive features help to unify the streetscapes as well as define the individual structures. The masonry features of the neighborhood also show the varieties of the craft, from the formal appearance of hard-fired brick separated by thin butter joints to rusticated serpentine construction. The types of masonry construction represented in Powelton Village are varied, and exhibit a multitude of colors, textures and patterns. It is important to retain these historic materials wherever possible. By retaining these elements, along with their bond patterns and joint profiles, through appropriate maintenance and sensitive repair and replacement, continued readability of the structures and the streetscapes can be preserved indefinitely.

Take care to identify, retain and preserve the character-defining features of your building, including masonry type, size, bond pattern and mortar joint profile, as well as specific details of the building in the form of stone sills, terra cotta detailing, etc. Refrain from replacing entire façades or covering them with inappropriate materials instead of repairing or replacing deteriorated historic masonry features in kind.

Retain the historic finish of masonry. Masonry that has been unpainted historically should remain so, as painting constitutes a significant change to the character of the structure and the streetscape. Masonry that was originally finished should also remain so. Masonry that was originally painted or stuccoed should be sensitively maintained with appropriate materials. Do not cover masonry

façades, cornices, details or other significant features with siding. The use of vinyl, wood or metal siding to cover masonry severely detracts from the character of an historic building and can damage original elements beneath. Incompatible replacement is an inappropriate alternative to maintenance.



Use appropriate materials for all repair and replacement. Pointing mortars and stuccos not only enhance the appearance of an historic structure, but serve many important functions as well. Mortars and stuccos were designed as protective materials that are sacrificial to the masonry, and therefore, have to be renewed on a periodical basis. Repair mortars must match the strength, porosity, color, texture and detailing of the original to insure that deterioration of the masonry and loss of historic character does not take place. It is important that a masonry contractor be sensitive to historic masonry and recognizes the specific needs of the building and its materials before repairs, repointing or restuccoing take place.

Replace masonry units in kind when repair is not an option. The replacement materials must match the original in color, type and dressing. An exception to this is the replacement of serpentine stone, in which case cast stone may be substituted if it matches the original in color, texture and dressing.

In the event that an attached or semi-detached structure is demolished leaving a party wall to act as an exterior wall, a finish should be applied to the masonry to make it structurally sound.

Exterior Masonry Dos & Don'ts

Do keep exterior masonry as dry as possible.

Do routinely survey and monitor masonry for signs of accelerated deterioration and cracking.

Do have mortar joints repointed when mortar has failed or has been lost.

Do use appropriate and compatible materials for all repairs.

Do identify, retain and preserve character-defining features.

Do retain the historic finish of masonry.

Do use appropriate materials for repair.

Do replace masonry units in kind when repair is not an option.

Don't sandblast or use other abrasive cleaning methods on exterior masonry.

Don't use salt or chemical deicers near exterior masonry. Salts are damaging to masonry.

Don't expose historically protected masonry to weathering processes by removing stucco or paint.

Don't paint or otherwise seal historically unfinished masonry. Inappropriately sealed masonry can trap moisture and cause damage. Masonry needs to 'breathe.'

Don't cover masonry facades, cornices, details or other significant features with siding.

3. Roof System

The roof is one of the most important features of a building. Functionally, a roof prevents water from entering a building by channeling this water and directing it appropriately away from the exterior walls. Regularly scheduled maintenance and proper repair are therefore critical to keeping the structure watertight and to protecting the building materials and systems from the elements.

Visually, roofs, cornices, pediments, parapets, dormers, chimneys, and other features contribute to the historic and architectural character of individual buildings, of two or more attached buildings, and of the entire streetscape. Shape, details, and materials help define the appearance of a building. If a roof is historically and architecturally significant, it is important to preserve its form and appearance while maintaining its function.

Definition and Function

There are two primary types of roofs in Powelton Village: flat and pitched. Flat roofs are typically not visible from the street. However, a cornice, parapet, chimney or other feature may be visible, and these elements contribute to the building's overall appearance. Pitched roofs are found in a variety of shapes, including gable, cross gable, gambrel, hipped, mansard, and shed. These roofs, which are visible from the street, can be one of the most important



design elements of a building, featuring cupolas, turrets, finials, crestings, and decorative shingles. Property owners should familiarize themselves with the function, expected lifespan, effectiveness, and proper installation of materials used to construct the roof system and related elements. If not properly monitored and maintained, any of these features will fail and eventually cause structural problems for the entire building.

There can be long-term consequences to covering over, removing, or replacing character-defining features with inexpensive, alternative materials. Lesser quality materials may allow damage to the existing system and cause more expensive subsequent repairs. They may also have shorter lifespans than more expensive historic materials, may require more frequent repairs and replacements, and ultimately incur greater expense to the property owner. The maintenance of the original system and use of compatible materials is often the most viable and cost-effective option.

Because a roof is designed as a complete system, the replacement of a single component must be considered in context of the entire system. Such replacements often lead to significant maintenance problems. After all, if a roofing system has proved effective for 50 - 100 years, an inexpensive "improvement" with an expected lifespan of 15 - 20 years may not be the best alternative. It is important to consult with contractors who are familiar with the roofing system of the particular building before making any major maintenance or alteration decisions.

The deterioration of a roofing system is predominantly caused by exposure to water and ultraviolet light. It is often assumed that application of a seal-

ant and added insulation will extend the life of roofing materials. However, since many roofing systems are designed to allow for a certain level of ventilation, sealants may lessen the life of certain roofing materials by retaining a high moisture content. Simple maintenance of the roof system, including the regular cleaning of gutters, replacement of cracked shingles, replacement of corroded fasteners, repainting metal cornices, and replacing corroded fasteners will extend the life of your original roofing systems.

Key Materials

The choice of roofing materials depends on the type of roof being covered. Flat or very low-pitched roofs are usually covered with built-up roofing consisting of alternating layers of waterproof membranes and bituminous material. Pitched roofs are usually covered with slate shingles, terra cotta tiles, or sheet metal. Copper, lead, and terne plate (tin) were common metal roof materials in the nineteenth century. In the early twentieth century, zinc and galvanized steel were also used to cover pitched roofs. Asphalt is a more modern roofing material.

Minor flaws in the material of the roof system can accelerate the deterioration of the entire structure if not repaired and monitored for further deterioration.

Membrane Roofing Material

A membrane roof is very effective as long as there is no opportunity for water to penetrate. Therefore, monitoring and periodic replacement are necessary for its maintenance. One common problem with such systems occurs when earlier roofing materials are not removed before new materials are ap-

plied. Added layers of material increase the load on the structure that the structure may not have originally been engineered to withstand. Moisture can become trapped between layers of roofing material or between the membrane and insulation. Without proper ventilation, this moisture can create a microclimate that is favorable for fungus that can damage structural members. Symptoms of deterioration include leaks, cracks in the membrane, holes, condensation on the underside of the membrane, staining, mold, and cracked structural supports.

Slate Shingle

Slate shingle roofs have the longest lifespan when properly maintained. Slate shingles are available in red, green, purple, and gray. Historically, these colors were used to form polychromatic patterns that contribute to the character of historic buildings. The first U.S. commercial slate quarry was established in Pennsylvania in 1785. Production of slate tiles peaked between 1897 and 1914. Slate is a durable, low-porosity material that can last up to 150 years. Yet slate mined from different quarries may have different levels of durability, so it is important to know the source of your slates. Some varieties of slate are susceptible to accelerated deterioration, visible as white efflorescent deposits on the tiles, due to a natural mineral content of gypsum. Other symptoms of deterioration are loose, missing or corroded fasteners, missing tiles, and staining. The skills required for maintaining slate roof construction is limited today to a small number of local contractors.

Terra Cotta Tile

Terra cotta tile was a common roofing material from the early 17th to 19th centuries. Popularly used as a component in Italianate, Gothic, and Romanesque style buildings, terra cotta tiles are often wired, nailed, or mortared in place. As the tile weathers, it becomes more porous. Water enters these pores and expands when the temperature drops below freezing. This damages the tile, causing cracks and accelerating their deterioration. The failure of fasteners, cracks, missing tiles and discoloration are all symptoms of terra cotta deterioration.

Sheet Metal

Sheet metal increased in popularity with the development of galvanized metal roofing materials in 1837. Common causes of deterioration include chemical degradation, thermal fatigue, and creep. Metals corrode when in contact with acids produced by lichen, alkali content in cements and stuccos, tannic acids leached from wood, and even by contact with different types of metal through the electrochemical process of galvanic action. Therefore, it is especially important to monitor metal roofs for cracks and pinhole corrosion at the points where they are connected to other materials.

Asphalt Shingle

Asphalt shingle was originally marketed in 1903, after most of the houses in Powelton Village were constructed. Now commonly found in the area, this material is not historically accurate for buildings. Asphalt shingles are a conglomerate of petroleum distillation by-products, felts or fiberglass, and sand particles. Asphalt shingles, which are cheap and easy to repair, require periodic maintenance and are less durable than many of the original materials they replace. Symptoms of deterioration include fail-

ure of fasteners, surface erosion, and cracking.

No roof can be assessed without a consideration of the *fasteners* used to install the roof. Since many fasteners are made of metal, they are also subject to chemical degradation. Symptoms of deterioration for fasteners include metal corrosion, cracking, and embattlement of sealants.

Structural supports can be constructed of many different materials. Wood, a common structural member for roofing, is susceptible to rot. Symptoms of deterioration for structural members include staining, rot, and structural instability.

Roof System Do's and Don'ts

Do monitor the building for blistering or peeling paint near the roof line and for moisture, condensation, biological growth, and staining in the attic

Do remove moss, lichen and ivy that grows on the roof of the building.

Do monitor flashing for cracks, corrosion, and loose connectors.

Do replace loose, missing, flaking, or cracked shingles and roofing tiles.

Do replace missing or corroded fasteners with fasteners made from a metal that is compatible with that of the cornice.

Do periodically repaint the metal cornice and monitor for corrosion.

Do make an effort to repair damaged or deteriorated sections of an original roof with duplicate or compatible shingles, tiles, or metal sections rather than re-

placing the roof completely.

Do replace the entire roof *only* if the original roofing material has deteriorated to the point where little or none can be salvaged. New work should duplicate or be compatible with the historic and architectural character of the building. Original detailing should be saved or replicated.

Do replace loose, missing, flaking or cracked shingles and roofing tiles.

Do repair or replace deteriorated materials with the same type of materials and in the same fashion that they were originally installed.

Don't install insulation directly under the underside of the roof, as this allows the roof to absorb moisture.

Don't install a new roof without first removing the old. This traps moisture between these layers.

Don't paint slate roofs. This limits ventilation thus trapping moisture within the building.

Don't change the shape of an existing roof. If, for compelling functional or economic reasons, the shape of the roof must be changed, do so in such a manner as to retain the historic character of the building.

Drainage System

Critical to the effectiveness of any roof, the system of

flashing, gutters, downspouts (or leaders), and drains collects water from the roof and directs it down and away from the building. The design, materials, and placement of the elements of the system may also contribute to the appearance of the structure. Improper alterations detract from the character of the building and negatively affect the functioning of the system. Gutters may be externally applied or may have been incorporated into the roof design. Either form requires a high level of maintenance, though internal gutters may be more difficult to monitor. The drainage system is easily blocked with leaves and other organic matter. This causes the system to overflow and the individual elements to crack when the temperature drops below freezing.



Drainage System Do's and Don'ts

Do inspect and clean the gutter system regularly.

Do replace or repair specific, individual failed elements as needed. All replacement components should match the profile, materials, and dimensions of the original elements.

Do locate new gutters and downspouts so they are visually unobtrusive, have historically appropriate forms, and do not obscure the architectural detail or character of the building. Any new downspouts should be located at inside corners and on side elevations, rather than the front façade. They should be in a color that blends with the façade or trim.

Don't replace a single component without considering its effect on the entire roofing system.

Don't remove any component of the drainage sys-

tem without then replacing it.

Cornices

Cornices are significant architectural elements, both functionally and aesthetically. Functionally, they make the junction between the exterior wall and roof weather-tight. The presence of these elements contributes significantly to the historic and architectural character of a building, and establishes continuity between adjacent buildings.



On the front elevation of flat roof rowhouses and twins, cornices visually complete the wall at its top. Cornices are commonly made of brick, terra cotta, or wood that is encased in either pressed zinc or steel sheeting. These features are an integral component of the building's design. Functionally, cornices were sometimes used to ornament internal gutter systems and facilitate drainage of water and snow from the roof. More often than not, cornices were primarily ornamental in nature. The corrosion of metal fasteners and the deterioration of sealants that bond one metal panel to the next allow water to penetrate behind the cornice and deteriorate wooden supports. Proper selection of fasteners and a periodic stripping and repainting of the cornice may eliminate this problem. Symptoms of failure include staining and color changes, metal corrosion, cracks, leaks and loose connectors between gutter components.

Cornice Do's and Don'ts

Do select fasteners made from a metal that is compatible to that of the cornice.

Do periodically repaint metal cornice and monitor

for corrosion.

Do replace damaged cornice ornament with the same materials that have been carved or molded to match the original.

Don't cover the original cornice with aluminum or vinyl siding or other material. Covering may trap water between the cornice and the siding. In addition, it will compromise the character of the individual building and can compromise the appearance of the set of twins, row, or entire block.

Don't remove cornices. Removal will expose the façade of the building to excessive weathering and compromise the character of the building. If absolutely necessary, replace the cornice in a style appropriate for the building, using the same material or appropriate alternative materials.

Parapets and Pediments

Parapets are typically less elaborate in design and detail than cornices and pediments. Parapets are almost always built of masonry and are constructed as an extension of the front face of the building.

Parapet and Pediment Do's and Don'ts

Do repoint and repair parapet walls with compatible material. Repair or replace coping stones in kind.



Don't cover parapets and pediments. Covering may trap water between the parapet or pediment and the covering material. In addition, it will compromise the character of the individual building and can compromise the appearance of the set of twins, row, or entire block.

Don't remove parapets and pediments. Removal will expose the façade of the building to excessive weathering and compromise the character of the building. If absolutely necessary, replace the parapet or pediment in a style appropriate for the building, using the same material or appropriate alternative materials.



Dormers and Other Roof Element Do's and Don'ts

Do add new dormers, roof hatches, skylights, decks or other elements to existing roofs in such a way that they do not obscure or otherwise affect existing, original roof elements and do not disrupt the overall historic appearance of the roof. Ideally, they should be located so they are not visible from the street.



Do screen heating, ventilating, and air conditioning (HVAC) equipment from view or locate it so it is not visible from the street.

Do preserve decorative features, such as finials, iron cresting, crockets, ornamental ridge tiles, and dormer brackets, instead of removing them.

Do locate antennae or satellite dishes so they are not visible from the street.

Don't cover roof elements with tar, cement, or stucco.

Don't join adjacent roof dormers to create one large dormer. Maintain the roof configuration and window configuration of existing dormers.

Dormers and Other Roof Elements

Dormers, roof hatches, and skylights contribute to the character of buildings. Removing or altering original or architecturally significant roof details in a way that changes the appearance of an historic building is discouraged.

sash cords or chains, faulty locks, deteriorated weather-stripping, and accumulated paint layers over the seams of the sash and frame.

Moisture penetration and saturation result in Powelton Village's most prevalent problems, which have been noted in a recent site survey (see graph), are paint failure and wood rot. Indications of this problem are peeling and cracked paint, cupping boards, rotting wood, biological growth, and insect infestation. Windows in particular are susceptible to water damage because of their horizontal elements. Water easily collects on flat sills and trim and may amass on the surface and begin to saturate the wood. All surfaces should be positioned so as to disperse water as far away from the building as possible. Also, a drip-line may be cut into the underside of a sill to further direct water away.

Windows and doors by nature require general maintenance. While historic windows are particularly durable, they are not designed to last without periodic attention, especially to their glazing and paint systems. The wood must present a sound paint surface and the glazing around the glass and caulk around the frame must be weather tight. If cracks or peeling expose the wood, moisture will easily penetrate the fissure and become entrapped, beginning a process of decay and rot.

Neglect results also in the loss of elements, particularly in shutters and shutter dogs, the metal units that are pinned into the wall and hold open the shutters. Often because they no longer function as originally intended—to control light and offer security—shutters and their hardware are neglected, replaced, or lost. With simple cleaning and maintenance, historic windows and doors can last a very

long time and continue to serve as both functional items as well as primary character defining elements of the building.

Key Materials

Glass

Glass is a durable material that succumbs mostly to projectiles and impact force. Cracked and broken glass should be replaced to prevent air and water from penetrating into the building.

Wood

The historic windows of Powelton Village are for the most part, made of wood frames and sash. The wood traditionally used for these historic windows is very durable and with regular maintenance, they should provide a long life of service. Water, however, will compromise the wood's condition and durability.

In order to defend against water infiltration, ensure that the paint system is in sound condition. Inspect all of the wooden elements, including any wood trim or surround at the top. If the wood is sound, spot prime and paint. If it is largely decayed, further measures should be taken to stabilize, splice, or replace the piece. A typical homeowner can do this work themselves and save money; information on resources is located in the "Resources" section.

Historic wooden doors are durable as well. The main area of concern is the rot and wear that occurs on the bottom of the door and at the hinges. Monitor these areas carefully and ensure that the

door's paint system is functioning properly. Sometimes, the hardware will have worn into the wood, at which point steel enforcements should be applied inconspicuously.

Putty and Caulk

Glazing putty seals the glass to the frame and muntins, and caulk seals the seams of the window frame to the building. In each case, the point is to provide a solid connection from one element to the other without allowing air to flow between. If any putty or caulk is cracked or lost, it must be repaired. Remove any caulk that is loose and apply a generous bead into the joint. When treating the old putty, remove any that is cracked and loose, clean the crevice, prime the exposed wood with linseed oil, and press in a bead of fresh putty along the seam and cut it using a putty knife.

Hardware

Hardware includes the metal bars, locks, handles and hinges on doors and windows. Through time and exposure to the elements, they may begin to corrode without proper maintenance. Metals are inherently corrosive and without a completely sealed coating, they will oxidize in the presence of water and air. Historically, metal hardware on doors would have been painted and when paint weathers, it chips and cracks, allowing water infiltration that results in oxidation/corrosion.

When such deterioration has occurred, strip paint from all hardware surfaces, removing all rust with steel wool. Any remaining rust will continue to oxidize. Significant losses can be filled with a lead paste and sealer. Seal cleaned hardware with a

metal primer and paint. Reapplication should be repeated annually and should not wait until cracks or failure of the sealant occurs.

Paint

The paint system acts as a both a decorative element and a barrier between the weather and the wood substrate. If paint is peeling and cracking, remove it with a heat gun, chemical stripper, or a wire brush and putty knife. Consider treating the wood with a wood preservative. Always prime surfaces before painting.

Paint color is an important part of the overall architectural design. Paint colors should be compatible with the district and appropriate for the style of the particular building.

Stained Glass

Stained glass windows, like all windows, are susceptible to water, abrasion, and neglect. The glass is a durable material and should outlast even the lead cames (the lead strips that hold the glass pieces). In general, cames should be replaced every 100 years. If the glass has decorative paint on it that is flaking off, it should be treated by a professional stained glass conservator familiar with painted glass. The putty used to seal the glass in the cames will dry and crack due to solar radiation and water exposure, and will require periodic replacement. The windows as a whole should be carefully examined as per their glass, glazing, cames, and decorative paint. If white powder is noticeable on the leads, glass is missing or cracked, or the window as a unit is severely bowing, a professional stained glass conservator should be con-

tacted for further consultation. When looking for professional help, be sure to contact a studio with practice in stained glass *conservation* (see “Resources”). If the window has protective glazing, it is absolutely necessary that the exterior glass be vented.

Design Considerations

Ultimately, window and door maintenance contributes to the preservation of the original design of the house. Neglect and insensitive repairs accrue over the lifespan of a building and the original details may be slowly obscured or lost entirely. Finally, after years of deferred maintenance, a point is reached when the window or door is no longer functioning and is beyond a reasonable point of repair. While replacement is not preferred, sometimes it is the only realistic option. If a window or door must be replaced due to irreparable decay or damage, every effort should be made to replicate the original door or window in size, material, configuration, and detail.

Window and Door Do's and Don'ts

Do arrest all sources of water penetration.

Do destroy all signs of fungi in order to stop the deterioration process. Use a commercially available fungicide and follow with a wood preservative.

Do remove built-up layers of paint that inhibit the operation of the window or obscure trim details.

Do prime stripped, sanded, and patched wood with a preservative primer.

Do repaint historically painted window frames and sashes.

Do clean glass with soap and water. Rinse well.

Do replace dried, cracked glazing putty.

Do apply modern weather stripping for the best weather-tight seal.

Do replace broken panes with matching panes.

Do repair damaged sashes and frames with like materials.

Do repair broken sash cords/suspension systems.

Do investigate appropriate storm windows that are thermally efficient, cost-effective, reversible, and retain the original window. Consider wood, aluminum, vinyl, or plastic frames.

Do replace irreparable windows with windows that match in type, design, and material.

Do repair broken hardware.

Do clean hardware with soap and water. Rinse well.

Do replace missing hardware with matching hardware.

Do repair or replace in-kind door hardware.

Do install security bars, as necessary, inside the window in such a way that they do not obscure the view.



Do keep original door opening location, shape and size.

Do retain and repair wooden screen doors.

Do retain transom detailing and configuration.

Do retain and repair original sidelights and transom windows.

Do use window air conditioning units only on secondary facades if possible.

Do remove window air conditioning units in the winter.

Don't clean stained glass windows with ammonium window cleaning fluids. Just use water.

Don't install triple-track storm windows on the primary façade.

Don't apply unfinished aluminum storm windows.

Don't remove existing window frames and sashes.

Don't replace existing window frames and sashes with windows of different types, styles, or materials.

Don't remove sash or alter frame for air conditioner installation.

Don't block existing window openings.

Don't create new window openings on primary facades.

Don't damage masonry when installing security bars.

Don't alter the number and configuration of lights.

Don't add new door openings on primary facades.

Don't block door openings on primary facades.

Don't alter door configuration (size, configuration, or glazing).

Don't install aluminum screen doors, they are an incompatible material.

Don't paint the sash shut.

Don't apply heat on window glass when using a heat gun to remove paint.

Don't change glazing type (clear instead of opaque, etc).

Don't add shutters to buildings that have no evidence of having historic shutters.



5. Porches

Definition and Function

The porch is often one of the focal points of the historic residential building. Its function is both practical and ceremonial, since it serves as a transition between the residence's interior and exterior spaces. It is a semi-public social space for the building, linking the social activities of the residence with other houses on the street. The symbolic value of the porch is often emphasized by its articulated decorative scheme of turned balusters and intricate millwork, painted in robust colors. Cumulatively, residential porches help define both the visual character of the streetscape and also serve as vital elements in the social life of the street.

Elements of the Porch are:



1. Steps
2. Railing
3. Floor
4. Banisters/Balustrade
5. Columns/Post
6. Arches, brackets, verge boards and other structural features
7. Skirting
8. Roof materials/porch gutter
9. Enclosures
10. Mail, intercom and lighting fixtures

Together, these elements contribute significantly to

the building's overall architectural character and help define streetscapes with variety and interest. Most porches in Powelton Village are now constructed of masonry piers and wooden columns with wood or concrete floors. Railings and decorative elements are usually made of wood, although some decorative iron balusters, rails, and columns can also be found.

Key Materials

Wood

The properties of wood vary considerably depending on the type of layer, the number of rings per inch, and the manner in which the lumber was sawn from a tree. In general, wood has redeeming mechanical qualities such as tensile and compressive strength while offering flexibility. However, it also has a set of poor qualities including high porosity, permeability, and combustibility. Although some wood are naturally resistant to rot and insect infestations, most wood are susceptible to attack by insects, molds, and fungi. Durability, too, can depend on the species of wood, but most are susceptible to cracking, weathering, and decaying.



The underside of a porch roof, showing paint failure and wood rot.

Wooden columns, ceilings, floors, railings, and steps were historically coated to protect them from weathering. If the paint blisters, cracks, flakes or peels, it no longer serves to protect the wood. And if left untreated, moisture will promote common problems such as wood rot and biological growth. Therefore, any loose sections of paint should be removed, sanded, and repainted. The prepared surface should always be primed before repainting to ensure durability of both the wood and the paint film. Surfaces that are heavily encrusted with layers of paint should be stripped bare before receiving any new paint. And when possible, the same type of paint as the existing film should be applied, since this will create a better bond between the new and old paint.



Deterioration of original wood decorative features.

Small areas where the wood has become soft or friable can be consolidated to give structural strength. For the areas where the wood has rotted or broken away, patching may be done to prolong the life of the wood. These are, however, recommendations for minor repairs and should not be applied to severe conditions.

If a wooden porch is not properly maintained, it will deteriorate to a point where removal or replacement of architectural elements becomes necessary. To avoid extensive damage, keep the wood

properly treated with protective coatings and perform simple cleaning and repairs as needed.

Brick and Stone

Properties of brick depend on many variables. Differences such as the composition of the clay, the method of formation, and the conditions under which they are fired can produce bricks with significantly different performance profiles. Stone, on the other hand, can have varying properties depending on the type of rock it comes from. In general, both materials have high compressive strength with chemical and dimensional stability.



Mortar failure and spalling are results of water penetration.

Nonetheless, bricks and stones can experience spalling (flaking off), cracking, and delamination. This usually happens because water penetrates through masonry pores or voids created by eroded mortar joints. With freeze/thaw cycles, salts crystallize and expand below the masonry's surface, causing the surface to crack or break away. The cumulative effects of dirt and pollutants can also accelerate the rate of deterioration.

Cleaning the masonry elements will not only reduce potential maintenance problems, but also enhance their appearance. Cleaning should always begin with the gentlest effective means, then gradu-

ally moving to more aggressive methods until satisfactory results are achieved.

Porch Replacement and Additions

If the original porch is missing, a new porch should be constructed based upon photographic or physical evidence. If such evidence does not exist, base the design upon historic porches of stylistically similar dwellings from the same time period in the immediate vicinity of the neighborhood.



Radically altering the streetscape, the porches were removed from this entire row of houses. Historic documentation will be needed to guide reconstruction of new porches.



Incompatible porch additions not only adversely affect the property they are part of, but they significantly detract from neighboring properties and the neighborhood streetscape.

Porch Enclosure

Enclosing porches on the front of a house or where readily visible is not recommended. Front porches or those on a public façade should not be enclosed

with masonry, glass, wood siding or other materials. If enclosure is deemed necessary, screen panels may be installed that do not hide decorative features and do not result in the damage to or removal of original porch materials. Porches not visible from the public viewshed may be enclosed if the height and shape of the porch and its roof are maintained.

Due to the exposed nature of porches, maintenance is an ongoing process. Due to changes in materials and the availability of capable craftspersons, many original porch features cannot be replaced. Given their value to the streetscape and the unavailability of suitable replacement materials, particular care should be taken to preserve historic features. When a porch is considered to have deteriorated beyond reasonable maintenance, repair or replacement becomes necessary. Here are some suggestions for maintaining, repairing or replacing historic porches.

Deemed necessary for the program of the building, this porch enclosure is easily reversible and does not damage historic fabric.



This porch enclosure permanently and adversely affects the building. Enclosure of porches to create interior rooms is not recommended.



Porch Do's and Don'ts

Do maintain the slope of the floor and the steps so that water does not collect, but runs off.

Do maintain other related water-shedding elements such as porch roofing, gutters, and downspouts

Do maintain a good protective coating system: apply paint film on all elements that were traditionally painted to avoid moisture damage

Do check the condition of all wooden elements regularly for signs of insect and water damage (rot)

Do make sure that all elements are well sealed to avoid moisture damage

Do inspect masonry piers, porch elements, and decorative details regularly for signs of deterioration or moisture damage

Do repair only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail

Do replace features in-kind, in material and design

Do use neutral materials recalling original design when in-kind replacement is not possible

Don't forget to provide adequate protection to materials on a cyclical basis.

Don't use a substitute material that is physically or chemically incompatible with the surrounding material.

Don't remove historic features whenever possible.

Don't use a substitute material which does not convey the visual image of the surviving parts.

Don't mix period styles or materials in replacing missing porch elements.

Don't add modern elements to porch structure which will detract from the historic character of the porch.

Don't add unnecessary elements or details to a porch in an attempt to create a false historical appearance.

Don't enclose porches in a manner which significantly affects the appearance or function of the porch.

6. Landscape

Definition and Function

The landscape surrounding a building is an essential component in the total meaning of the historic residence. This domestic landscape provides the setting for the building and in conjunction with the designed features of the building in form the residence's cultural identity. To significantly alter the landscape surrounding a historic building is to significantly change the building's context, and diminishes not only the landscape features themselves, but also the meaning of the entire property.

The landscapes surrounding buildings also contribute to the historic streetscape—a public space formed and informed by the combination of private landscapes and public streets, sidewalks, lights and other features. Since the private landscapes of lawns and gardens help form a collective identity, even changes on a single lawn or garden can significantly change the character of the larger streetscape.

The private landscape can be broken down into three major spaces: front yard, side yard(s), and back yard. Depending on the yard's visibility from the street, changes made to landscape features will have varying degrees of effect on the residential setting and the streetscape as a whole. If a yard is visible from a public street, changes to its components can have a significant impact on the streetscape. Even if the yard is not visible from a street, changes should not lead to the loss or alteration of significant historic materials. Landscapes are composed of a variety of forms and materials. Because landscapes are dynamic in nature and particularly subject to seasonal changes, weather cycles, vegetative growth and the rigors of public use, it is particularly important to consider the

maintenance of the landscape as a primary element of its design.

This chapter will look at the landscape in two ways. It will list the elements in the landscape, examining the significance of each component has. Second, it will discuss the materials of the various components, focusing on maintenance and conservation.

Key Elements and Materials

Fences and Gates

Like many other sections of Philadelphia that developed in the late 19th century, Powelton Village contains a rich collection of metalwork fences and gates. Most of these fences are wrought and cast iron and represent a high quality of craftsmanship no longer widely practiced.

Fences play both artistic and functional roles. They participate in the design of the property in their decoration, layout and structural design, while at the same time provide the property with a sense of enclosure and protection. Fences can be divided into two major categories:

Front yard fences, which are almost always open enough to allow a relatively unimpeded view of the property. These fences are located on the public sides of the property.

Rear yard fences, which might be of a denser construction to create more privacy in the back yard. These fences are not typically seen from the street.



This fence is not appropriate for a public side of the property. Its materials are unsympathetic with the character of the site and it blocks views between properties, diminishing the neighborhood streetscape.

Fences and gates should be preserved as they were designed. If replacement is necessary, use existing fence material as a model, or, if no fence remains on the property, adjacent properties on the street may provide sufficient information for design.

Fence Maintenance

Many of the gates and fences in Powelton Village are of cast iron, an alloy of iron and carbon with traces of other elements. This material is strong and malleable and can be cast into decorative grills and panels that provide structural strength. Once the protective coating layer is broken, iron and iron alloys corrode when subjected to moisture, oxygen, and pollutants in the air as the metal attempts to go back to a more stable mineral compound form. The resultant corrosion products occupy more space and break the adhesive layer of the paint, creating more paint layer breaks, more corrosion and unsightly paint peeling.

Fence maintenance includes containing groundcover. Ivy creates physical/mechanical stress on historic fencing and it retains moisture against the fence, promoting corrosion and eventual failure.



Good maintenance practice means repainting gates and fences before the adhesive breaks occur. If the metal is already badly corroded, it should be stripped of the old peeling paint and corrosion products, reprimed with a metal primer and repainted. Gate and fence panels should be inspected yearly for corrosion and the working elements should be oiled if needed.

Key Materials

Metal

Many of the gates and fences in Powelton Village are of cast iron, an alloy of iron and carbon with traces of other elements. This material is strong and malleable and can be cast into decorative grills and panels that provide structural strength. Once the protective coating layer is broken, iron and iron alloys corrode when subjected to moisture, oxygen and pollutants in the air as the metal attempts to go back to a more stable mineral compound form, and the corrosion process is free to start. The resultant corrosion products occupy more space and break the adhesive layer of the paint, creating more paint layer breaks, more corrosion and unsightly paint peeling.

Spray painting fence features to match other building features is not recommended.



Good maintenance practice means repainting gates and fences before the breaks occur. If the metal is already badly corroded, it should be stripped of the old peeling paint and corrosion products,

reprimed with a metal primer and repainted. Gate and fence panels should be inspected yearly for corrosion and the working elements should be oiled if needed.

Wood

Wood is an organic substance and has great strength in relation to its density. Deterioration through physical, chemical, mechanical and insect damage can all occur, particularly in the presence of water. Wood used in landscaping for fences, gates, lawn furniture or other special features should be painted or sealed with a water-resistant stain. Painted or treated wood resists rainwater well, but should not be exposed to constant sources of water or dampness. Wood should be inspected yearly and repainted or re-stained every 5-8 years.

Lawn and Groundcover

Given the suburban feel of Powelton's landscape, property lawns are significant features in the district's historic appearance. Lawn areas should be preserved, and changes made to front lawn areas should not detract from the character of the property or streetscape. Appropriate groundcovers may be used in deep shade or other areas where traditional lawn is not possible, but planting materials should not detract from the historic character of the landscape. Areas historically used for lawn should not be paved over with impervious surfaces such as concrete, asphalt, brick or other hardscape materials.

Lawn Maintenance

The yards of Powelton Village generally contain a small amount of grass, and ground covers are used

to soften the yard edges or to lower the maintenance requirements of the yards. In the spring, grass plays a significant role in the look and feel of Powelton's historic neighborhood.

Paved Walks and Driveways

Paving plays a significant role in the look and feel of Powelton's historic neighborhood. Historic paving should be preserved whenever possible. If replacement is necessary, new materials should match preexisting surfaces. Pavement should be installed and maintained properly to create an visually appealing and safe environment. Paving to be rehabilitated should be repaired and replaced in-kind.

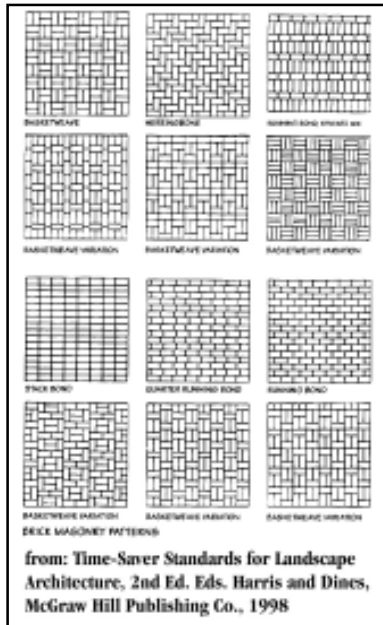


New paving material should match preexisting material. This replacement is visually unappealing and does not solve the safety problems of deterioration..

Paving Maintenance

Paving materials: brick, flagstone, concrete, macadam, slate

Aside from the occasional brick or flagstone walkway, sidewalks and driveways tend to be of modern materials such as concrete and macadam. These surfaces should be maintained according to the manufacturers' guidelines. Walkways of loose slate



or brick will generally not have the life of the same material used in a supported wall or roof, but proper maintenance will extend their useful life significantly. See the building materials in other sections for properties of brick maintenance.

See the section on trees for information on the displacement of paving materials by tree roots.

Retaining Walls

The retaining wall is a significant landscape element in Powelton Village’s historic appearance. It has been used to retain earth allowing buildings a vertical separation from street level, and often works in conjunction with the materials in the buildings themselves to form a unified property identity. It is essential to preserve the form and materials of historic retaining walls.

New or replacement retaining walls should match the character of existing features. If no features remain, adjacent properties may provide suitable information for design.



Retaining walls made from cut and rough cut stone allow for localized movement of soil and water. Individual stones may shift and fall out occasionally, but the structure as a whole is less prone to widespread failure. If failure does occur, original materials are usually able to be immediately reused, thus retaining the walls character.



Retaining walls can be a solid structure similar to a high curb. They are usually made of granite or marble. Such walls are particularly subject to ground shifts due to water movement and root pressure, resulting in the shifting of the entire wall or cracks and breaks at pressure points.

Retaining Wall Maintenance

Stone

The rusticated schist found in many of the retaining walls is hard and durable. It is a coarse to medium grained metamorphic stone. The main problem occurring is the dislocation and bowing of the walls. Mortar loss and some stone disaggregation are occurring due to the freeze-thaw cycles to which these water-filled walls are subject. Freeze-thaw cycles also add to soil movement behind retaining walls, pushing from behind the wall leading to stone loss, mortar failure or wall cracking or failure. Once a wall has become severely bowed, professional advice should be sought for the best way to relieve the back-pressure of the soil and rebuild the wall.

Garden and Garden Features

Gardens play a significant role in the identity of Powelton Village, helping define individual residences with structure, texture and color and combining to create Powelton's verdant streetscape. The complementary relationship of garden to house is a defining historic characteristic of Powelton Village.

When possible, use plants traditionally found in the neighborhood and ecologically sound. Replace damaged, diseased or dead plants in-kind or with an appropriate species. Plant beds in a manner synchronous with other plantings on the street in structure, massing, and height. Planting beds should be in scale with the lawn area and the property's building—this scale will be determined in relation to other properties in the neighborhood area.



Powelton's private gardens are one of the district's character-defining features. Individual gardens are a source of personal expression and community pride. Attention should be paid to the details of these features: it is recommended that the white garden bed surround either be replaced with a less intrusive material or simply be painted black to fade into the background without losing function.

Trees and Shrubs

Powelton Village's fine collection of trees and shrubs is a significant feature of the neighborhood's historic character. Dead, diseased or damaged trees should be replaced with an ecologically appropriate species characteristic of the neighborhood. Street tree plantings should be done in conjunction with the Fairmount Park Commission and special attention should be paid in retaining the character established by existing street trees.

Significant trees located on the front, side and back yards should be preserved and protected from damaging activities. Trees listed as character-defining features in the district must be preserved. Special attention should be paid in maintenance routines and protecting trees, including root systems, from damage caused by property construction.



Tree and shrub placement can affect views of the historic building and disrupt the streetscape. These overgrown shrubs block views of the building and disrupt the rhythm of setbacks established in the streetscape. Trees placed close to buildings also can contribute to material deterioration by retaining moisture within shade and preventing sunlight from assisting the normal drying of building roof and decorative wood features.

Tree Maintenance

Properly remove dead limbs and branches as they occur, but plan to do a thorough inspection / pruning of deciduous trees in the late winter. Prune flowering trees, if needed, after the flowers fade in the spring. Cut the new growth of evergreen trees back in early summer and again if needed in the mid summer. In the late summer and early fall, clear decaying fruit from beneath fruit trees before they attract unwanted insects and animals. Prune fruit trees in the fall after the leaves have fallen.

One of the problems with historic neighborhoods is that the age of many of the trees and shrubs is great, just like the homes. However, the homes don't have a yearly growing season, like plants. The trees and shrubs have often grown to sizes that are much larger than originally intended. In some cases, they have come to the end of their life cycle. In many cases, the root systems have also become much bigger than planned for and they no longer fit in their "containers," the small yards and tree pits along the sidewalks. The problem lies in a combination of the growth of the tree root and the desiccation of surrounding soils, particularly common when water has been scarce. This leads to what appears to be a heaving of the paving materials and a sinking of the soils around the roots. The process results in either damage or displacement of the paving materials, creating a walking surface which is unattractive and often downright dangerous. Problems with tree roots also include the dislocation and damage of retaining walls or even building foundations.

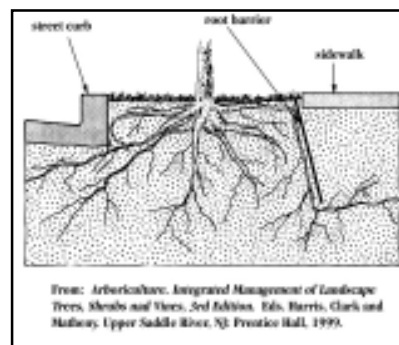
The following are design solutions for avoiding damage caused by tree roots:

Space: allow enough space for the root system to grow before the tree is planted. A minimum suggested area for tree pits is 4 feet by 4 feet by 3 feet deep. It is suggested that the mature tree trunk be at least three feet from the curb.

Pavement design: The use of thicker pavement sections can help reduce pavement movement. Brick pavers have the advantage of allowing a bit more flexibility in responding to root movement beneath it. Concrete will hide the movement for a time, but will eventually become dislocated or fracture.

Soil: Soils are usually compacted before the installation paving, discouraging root growth. Roots will go to where the soil is less compacted, which is often in the area between the compacted soil and the bottom of the paving surface, which is subjected to movements of temperature and moisture. Prevent soil compaction where possible, fix or replace it where it already exists.

Barriers: Tree roots can be guided downwards if a thin, impervious surface of wood, metal, plastic, fiberglass or "Biobarrier" is installed at a slight angle near paving or foundations. Professional assistance will often be required in installing this sort of device.



Corrective treatment for pavement displacement/damage includes root pruning, installation of barriers and repaving. It is particularly essential to consult a good arborist in root pruning mature trees as one incorrect cut could lead to a quick demise for the tree.

Sometimes the hard decision has to be made to remove a large tree or shrub. Removal then causes a new problem as the root system was part of the moisture removal and dispersion system. New soil should be added and a new, smaller planting should be planned to balance the loss of the old.

Shrub Maintenance

Just before spring starts, prune shrubs and evergreens, except for the flowering ones. Prune flowering shrubs after the flowers fade in late spring or early summer. Plant bushes in the spring after the ground has thawed, but before any hot summer temperatures begin. Water shrubs throughout the summer when dry. Fertilize in the fall.

Overgrown shrubs create many aesthetic and deterioration problems. There is a misperception that the house surrounded by foundation plantings is the historically correct image of American housing. This is actually a somewhat recent phenomenon, one that was popularized in the post WWII subdivisions to hide the raised foundations and provide a quick landscape treatment.

Shrubs are an important element in the landscape, but should be used to accent, not cover the historic building. Most deciduous shrubs respond well to renewal pruning, which is a heavy pruning in late winter while the shrub is still dormant. In this form of pruning, the oldest limbs are taken off at their base, instead of the lighter tip pruning that is generally

done for shrubs.

Annuals, Perennials and Vines

The designs and strategies for flower beds can be quite diverse and still be complementary to the style and period of an historic house. The homeowner must first make the decision as to how much they like gardening as a hobby and how much time they will garden each week. Based on time and interest, gardens can be high, medium or low maintenance. There are flowers to meet most any time schedule, color scheme, fragrance scheme and budget.

Early spring is a busy time for flower bed maintenance. The soil should be tilled, improved if necessary, new perennial and annual plants set out and watered. During early summer, weeding is very important as weeds often grow faster than the new bedding plants and will crowd them out. Unless there is a lot of rain, plan to water every day or other day during the summer, particularly if the garden bed consists primarily of annuals. Fertilize throughout the summer.

During the fall, cut down, remove and compost the season's growth. Plant bulbs, perennials and biennials and cover the plantings with a layer of mulch to provide additional protection from winter frost heave. Divide crowded perennials. Continue to water if the conditions are dry. Fall is also the time to plant new rose and peony bushes, but mulch plants carefully and wrap the rose canes with burlap to protect from freezing.

Ivy and flowering vines against a building, while pretty, can cause damage by holding moisture close to the walls and can penetrate the paint and mortar

joints. Ivy and vines should be grown on supports that are substantial enough to handle the strength of the particular vine, and designed for easy removal once a year for inspection and maintenance. The support can be lowered, the wall and trellis inspected and the vine pruned; then raised back up against the wall. For delicate vines and climbing roses, this system can be used to mulch over the trellis and vine kept on the ground during the winter.

A general word on landscape maintenance

Well-designed and well-kept landscaping adds value to any home, and can be of particular significance to an historic home. Landscaping should provide a setting to complement the historic building. It is important to keep up with maintenance, because unlike other materials of the historic home, landscape conditions can change quickly and be quite fluid with each season. In a relatively short period of time, the once complementary setting can Maintenance of landscapes can easily become a continuing landscape improvement program as the seasons change and the budget allows. Before developing a maintenance plan for the landscape, an assessment of inventory and conditions should be made. Consider which historic or non-historic elements that you might want to remove or replace. Design resources for the building's style and period should be consulted. Landscape and garden planning is an enjoyable winter hobby for many homeowners, and excellent books and catalogs on gardening and plant selection are available. There are also numerous on-line gardening sites and places to find the answer to most any plant question. Depending on the extent of landscape improvement needed, design professionals can be hired to provide plans for implementation over several years.

Of course, any current problems that threaten the health of large established plants, or the safety of residents, should be immediately corrected

In recent surveys of Powelton Village, several key landscape problems were noted. Not every house has these problems today, but the smart homeowner will keep these problems in mind for both maintenance and preventative maintenance.

In many sections of Powelton Village, the retaining walls are bowing due to the pressure of the built up damp soil behind them and the long-term decay of the wall caused by moisture accumulation, cycles of freeze-thaw, pollution and neglected maintenance. Root heave from trees and shrubs is evident in some retaining walls.



Trash bags stacked next to trees damages trees in many ways. Objects inside of the bags can cut tree bark, leak on tree bark or into surrounding tree pit causing damage. The bags also retain moisture against the tree and attract vermin which often burrow into tree or the tree pit.

These large roots can push out walls, and can also cause damage to walkways and the sidewalks in front of the house.

The metal fences and gates rust easily, and wood ones

will eventually rot, if not kept sealed with paint. Invasive vegetation can also pull metal fences and gates out of line and break down wooden features. It is also important to keep lawn furniture and other decorative elements painted and clean. For aesthetic and security reasons, light fixtures should be kept in good repair and light bulbs should be changed regularly.

The growing elements of the Powelton Village landscape appear quite healthy, a problem when plants are allowed to grow unrestricted. When lawns are not routinely mowed and seeded, invasive grasses and weeds can take over, killing the desired grasses. Ground covers, if well chosen, can reduce the amount of lawn maintenance, but poor selection of even mildly invasive ground covers can spread too aggressively in a small lot.

Overgrown bushes hide the building, restricting the light that the building was designed to let in, and can create a damp environment for the building walls. Ill-maintained yards and foundation plantings are unsightly, but they can also create water drainage problems that eventually may lead to structural decay of the house itself. Drainage is particularly important to the historic house setting, and landscaping can be an important aid to create the buffer space around the building that promotes conservation of the building fabric.

There are many attractive planted beds in the landscapes of Powelton Village. Gardens add so much to an old or new house, but they are an added responsibility for the homeowner. Gardens require significant investments in time and money for the seasonal activities of new plants, soil improvements, weeding, harvesting and fall clean-ups. Since planted beds have traditionally been designed for front yard impact, an untended bed is very notice-

able and can be very unsightly. If the homeowner does not have the time or interest for flower gardening, planted beds should be planted with low maintenance varieties, reduced in size or planted over in ground covers and low shrubs.

Trees growing too close to buildings block views of the building,



interrupt views along the street and pose a number of potential threats to the building itself. Trees growing too close to a building often create an area of shade on the building, keeping features cooler, wetter and protected from normal drying by air. Root damage to foundation is a possibility, particularly during extended dry periods. Mechanical damage to significant branches during storms also pose a threat to

building and inhabitants alike.

The tree-lined streets in Powelton Village have historically been important to residents. Trees in the setback yards are assets and add value to the property. However, these trees must be kept healthy. Decayed or broken limbs must be removed promptly before damage to the porches or roofs can occur. Ornamental and fruit trees were not meant to grow unrestricted and yearly pruning should be scheduled each fall.

Excellent garden and street tree maintenance information can be found in the Community Action and Greening Plan developed for Powelton Village

with the assistance of the Pennsylvania Horticultural Society/Philadelphia Green Public Landscapes.

Landscape Do's and Don'ts

Do keep gates and fences painted with protective coatings at all times.

Do keep yards mowed, ground covers tidy and flower beds weeded.

Do keep shrubs and trees pruned to fit the available space.

Do remove aggressive groundcovers such as ivy from any historic features such as gates, fences and retaining walls.

Do mulch trees, shrubs and planting beds seasonally to keep healthy soil.

Do use organic methods of pest and weed control. Extensive use of chemical pesticides is bad for the environment and can speed deterioration of historic materials.

Don't allow dead limbs on trees to linger. It is a safety hazard to residents and to the building.

Don't allow the retaining wall to deteriorate. Seek professional help to restore.

Don't let shrubbery hide your house. Prune back overgrown shrubs and trees.

Don't allow invasive vegetation to take over your landscape.

Don't allow roots to damage surrounding building materials. Install protective measures or remove the tree or shrub before root heave becomes a problem.

Don't let your yard die. Consult the local garden shops for grasses and fertilizers best suited for the region and keep the landscape watered during the dry periods.

7. Storefronts

Many of the 19th century storefronts in Powelton Village were built of cast iron and wood in rows along the commercial corridor of Lancaster Avenue. These storefronts contribute to the historic character of Powelton Village.

Storefront Do's and Don'ts

Do maintain 19th and early 20th century commercial storefronts, which are often characterized by cast iron columns and panels, wooden cornices and detailing, and large, plate glass windows.

Do maintain the appearance of windows, transoms, sills, lintels, or other character-defining elements by repairing or replacing with the same materials of the same color.

Do preserve distinctive lettering or signage that contributes to the historic character of a storefront.

Do replace irreparably damaged historic storefronts with new construction that is as close as possible to the original design. If the original design has been obscured and is unknown, the new design should be in keeping with the scale, size, and materials of the original building and compatible with the surrounding streetscape.

Do position your security grille and its housing on the interior of the glass.

Don't alter historic storefront windows by using replacement windows of a different size or shape.

Don't paint over or cover historic signage that is linked to the building's past historical use.

Don't alter the historic fabric of the storefront buildings on Lancaster Avenue that are being converted to residential use.

Don't install an awning in such a way that damages historic fabric of the building.



8. Additions

Powelton Village has a diversity of housing types and styles and a dense streetscape in which landscaping and green space are an important character-defining element. Any additions to historic buildings in the neighborhood should respect the symmetry and scale of the entire streetscape, in addition to that of the building being added to.

Additions should reflect a contemporary aesthetic but be sympathetic to the architectural character and fabric of the historic building and the surrounding streetscape. Additions should not visually overpower the original building, compromise its historic character, or damage any of its significant features.

Addition Do's and Don'ts

Do design additions that are compatible with the original structure in materials, style, massing, roof profile, colors, proportion of window and door openings, and scale.

Do design the addition so that the height, cornice line, and window sills and heads align with the adjacent historic building.

Do build the addition on an inconspicuous elevation

Do preserve the character-defining features of the historic structure so they are not obscured, destroyed, damaged or radically changed by the addition.

Do design the addition so that it may be removed in the future with minimal damage to original historic fabric.

Do minimize site disturbance during construction of additions to protect important site features or possible archaeological resources.

Don't build additions larger or taller than the original structure.

Don't radically increase the proportion of built area to green area on the site.

Don't imitate the exact form, materials, style, and detailing of the original structure so that there is no visual distinction between the addition and the historic building.

Don't imitate an architectural style earlier than the original structure.

Don't build additions such as greenhouses, solariums, balconies, or decks on principal elevations.

9. Secondary Buildings

Secondary buildings in Powelton Village can contribute to the character of a historic building, the landscape, and the streetscape. Located in rear or side yards, the most common secondary buildings are garages and storage sheds. Depending on the age of the building, garages were sometimes built at the same time as the main building or replaced or converted from earlier structures, such as carriage houses. Storage sheds were often hidden from view behind the main building or behind high fences. Secondary buildings were often designed to be compatible with the main building, although usually employing less ornate detailing and architectural features. They were constructed of a variety of materials, such as wood and masonry, matching or complementing the main building they support. They should, therefore, be maintained following the suggestions provided throughout this publication.



Secondary Building Do's

Do maintain secondary buildings in the same manner as a main building.

Do locate any new secondary buildings in the rear or side yard out of view from the street whenever possible.

Do consider compatibility with the design, materials, and other character-defining attributes of the existing main building, its landscape, and the streetscape when proposing new secondary buildings or changes to existing ones that are visible from the street. New secondary buildings should also be compatible with existing secondary buildings on the site.

10. New Construction

Powelton Village is distinctive among Philadelphia neighborhoods for a variety of reasons, including the scale and massing of the individual buildings, the ratio of built space to open space and the combination of these elements, which results in a walkable, human scale, residential environment. It is important for new construction that takes place within the residential and commercial areas to be complimentary to the existing neighborhood to maintain a sense of unity. It is not the purpose of these guidelines to dictate the way a new construction project should look, but to emphasize the necessity to retain the unity described above.



New Construction Do's and Don'ts

Do respect original buildings, but do not recreate them. New construction should be able to be distinguished from original buildings.

Do retain the setback of original or surrounding structures when inserting new buildings into the neighborhood.

Do retain the spacing between buildings that was present before demolition. For construction on areas never built upon, use the surrounding buildings as a guideline for proper distance between buildings. This allows for the maintenance of the rhythm of the streetscape.



These are examples of bad infill. Infill should respect the siting, proportion and material of surrounding buildings.

Do respect the traditional siting of the neighborhood. For example, new buildings should face the street if those surrounding are street-facing.

Do respect the overall “direction” of the original or surrounding buildings; buildings have an either vertical or horizontal direction that should be retained.

Do relate the proportion of openings (doors and windows) to wall to surrounding buildings or the original structure in size, direction (vertical or horizontal), and projection or recession from the façade. The number of lights in windows should be considered part of this relationship.

Do make sure that materials, textures and colors used in new construction are compatible, although they do not have to be the same as surrounding or original buildings.

Do make sure that landscape features of new construction such as retaining walls, raised beds, entrance type and location, are compatible with surrounding structures on a streetscape and individual structural scale.

Do make sure that new construction designed as infill for attached or semi-detached residential or

commercial structures compliments, but not necessarily mimics those adjacent. It should be similar in scale, massing and material. The roof shape, overhang and cornice line (if applicable) should be retained. The setback of the building must match that of the adjacent building(s). In buildings where porches were a part of the original construction, consideration should be given to including this element in new design.

Do retain the setback and massing of the original structure with infill for freestanding residential and commercial buildings. The height should be consistent with the surrounding neighborhood and should compliment the streetscape. Secondary structures should compliment the new construction and the surrounding neighborhood. See “Secondary Buildings” guidelines for suggestions. Commercial buildings should meet the guidelines set forth in “Storefronts” section if applicable.

Do allow new construction for institutional and multiple unit residential buildings (i.e., churches, apartment buildings, school buildings) to relate to their distinct use, but also to the surrounding neighborhood. While scale may be different from those buildings around it, the building should retain setbacks as well as compliment the overall character and materials.

11. Signage

Signs have the potential to contribute or detract from the character of the streetscapes in Powelton Village, and should be sympathetic to the historic character of their building.

Signage Do's and Don'ts

Do keep signs in the commercial corridor along Lancaster Avenue as well as signs on residential streets in human scale and consistent with the character of the neighborhood and streetscape.

Do make signs of appropriate size, coloring, and design so as not to overpower the building they are attached to.

Do place signs in locations originally designed to hold a sign.

Do attach signs to a building in such a way that the sign causes no damage to historic fabric.

Don't allow signs to project above the roofline and mar the continuity of the streetscape.

Don't conceal historic features on a building.

Don't place signs so as to block pedestrian views along the street.

Don't make use of large freestanding signs, flashing or lighted message signs, or plastic signs.

Don't cover or remove historic painted signage on buildings.

12. Glossary

bituminous roofing

a type of sheet roofing material made from bitumen, a class of cementitious substances found in asphalts and tars.

bracket

a projecting angled or curved form used as a support, often ornamental, found in conjunction with pediments and cornices.

coping

a protective cap or cover of a parapet, commonly sloping to prevent masonry from water infiltration.

cornice

the exterior trim of a structure at the juncture of the roof and wall.

cresting

a decorative element, usually located at the peak or edge of a roof.

cross-gable roof

a roof in which at least one gable is set parallel to the ridge of the roof.

cupola

a small dome on a base crowning a roof.

dormer

a vertical structure, usually housing a window, that projects from a sloping roof and is covered by a separate roof structure.

downspout

a horizontal or vertical cylinder, usually made of metal, which carries water from the gutter to the ground; also called a leader.

eave

the overhanging edge of a roof.

eyebrow dormer

a curved dormer with no sides, covered by a smooth protrusion from the sloping roof.

façade

the main exterior face of a building, sometimes distinguished from the other building faces by elaboration of architectural or ornamental details.

finial

the crowning ornament of a pointed element, such as a spire.

flashing

strips of sheet metal bent to fit the angle between any two roof surfaces or between the roof and any projection, such as a chimney.

flue

channel in a chimney for conducting flame and smoke to the outside.

gable

the upper portion of an end wall formed by the pitch of the roof.

gable roof

a roof having two pitched sides and a gable at one or both ends.

gambrel roof

a roof having two sloping planes on each side.

gutter

a shallow channel, typically of metal, set immediately below and along the eaves of a building to catch and carry off rainwater.

hipped roof

a roof which consists of four inclined planes sloping upward from all four sides of the building.

leader

see downspout.

mansard

a roof having a double slope on all four sides, the lower slope being much steeper; in rowhouse design, a double-sloped roof on the building front, below a flat roof.

parapet

a low wall that serves as a vertical barrier rising above the edge of the roof, terrace, or other raised area; in an exterior wall, the part entirely above the roof.

party wall

in a rowhouse or semidetached house construction, the wall shared by two adjoining houses.

pediment

in classical architecture, the triangular space forming the gable end of a roof above the horizontal cornice.

pent roof

see shed roof.

pitched

sloping, especially referring to a roof.

rowhouse

one house in an unbroken line of attached houses that share common party walls.

secondary façade

the façade or façades that do not face a public thoroughfare or courtyard.

semidetached

a building attached to a similar one on one side but unattached on the other; also called a twin.

shed roof

a roof having only one sloping plane; also called a pent roof.

shingle

a unit composed of wood, cement, asphalt compound, slate, tile, or the like, employed in an overlapping series to cover roofs.

soffit

the exposed underside of an eave.

terra cotta

hard-fired clay, either glazed or unglazed, molded into roof tiles.

turret

a small tower, usually supported by corbels.

twin

see semidetached.

Adapted from the New York City Landmarks Preservation Commission *Rowhouse Manual* with additions from *Illustrated Dictionary of Historic Architecture* edited by Cyril M. Harris (New York: Dover Publications, Inc., 1977).

13. List of Resources

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Hutchins, Nigel. *Restoring Old Houses*. Buffalo, NY: Firefly Books, 1997.

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Weeks, Kay and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings*. Washington, D.C.: Library of Congress, 1992.

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Doors and Windows Resources:

"Fixing Double-Hung Windows," *Old House Journal* (no. 12, 1979): 133, 138.

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Schuyler, David. *Apostle of Taste. Andrew Jackson Downing, 1815-1852*. Baltimore and London: Johns Hopkins University Press, 1996.

The Pennsylvania Horticultural Society
Tree Tenders Program: 215.988.8800
Horticultural Hotline: 215.988.8777
Website: www.libertynet.org/~phs

Pennsylvania Urban Forestry News, the newsletter of the Pennsylvania Urban and Community Forestry Council.
Website: www.4trees.cas.psu.edu

Information on Certified Arborists:
www.ag.uiuc.edu/~isa/arborists/arborist.html

Pennsylvania Environmental Council's Greenspace Alliance
Phone: 215.563.0250
Email address: pecphila@libertynet.org

Coordinate street tree installation and removals with members of the Fairmount Park Commission District 4 staff:
Park District Manager: Ms. Pat Crossan
Park District Arborist: Mr. Richard Sunday

Websites:

National Park Service

<http://www.nps.gov>

Heritage Preservation Services

<http://www.heritagepreservation.org/>

Preservation Tech Notes, National Park Service Publications.

www2.cr.nps.gov/tps/tpscat_1.htm#notes

Preservation Briefs, National Park Service Publications.

www2.cr.nps.gov/tps/tpscat_1.htm#briefs

National Trust for Historic Preservation.

<http://www.nationaltrust.org/>

Historic House Network

<http://www.oldhouse.com/>

Old House Journal Online

<http://www.oldhousejournal.com/>

The Old House Web

<http://www.oldhouseweb.com/>

The Restoration Trades Exchange

<http://www.restorationtrades.com/>

This Old House Online

<http://www.pbs.org/wgbh/thisoldhouse/>

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Graduate Program in Historic Preservation
Preservation Planning Studio

The Powelton Village Plan

Appendix 16 – Preservation Fair Participants

Powelton Village Community Preservation Fair

POTENTIAL PARTICIPANTS:

Preservation Education

- Powell school
- Elementary school children

Security

- Philadelphia Police 16th District
- Drexel Public Safety Department
- West Philadelphia Crime Prevention Association

Community Organizations

- Winter-Summer Neighborhood Association
- Powelton Village Civic Association
- Mantua Civic Association
- Fraternities and Sororities
- Community Education Center
- Kailo Art Center
- University City District

Institutions

- Drexel University
(could present their master plan)
- University of Pennsylvania
- Archbishop Ryan Institute
- Youth Services, Inc.
- Metropolitan Baptist Church
- West Bethlehem Baptist Church
- St. Andrews & St. Monica's Church
- Institute of Social Medicine and
Community Health
- World House

Home Ownership

- Home Owners
- Realtors
- City Controller's Office

Tenants Issues

- Tenants Action Group
- Student Government

Landlord Issues

- Resident Landlords
- Absentee Landlords

City Services

- Office of Housing and Community

Development

- City Planning and Zoning, Licenses and Inspections
- City Water and Sewer Dept.
- City Sanitation Division
- City Street and Sidewalk Maintenance
City Transportation

Powelton History

- Neighborhood Architects and

Historians (for neighborhood tours)

- Long-Time Residents
(story telling- oral history)

Local Historic Districting

- Philadelphia Historical Commission,
(guidelines and incentives)
- Existing Philadelphia Historic Districts

Preservation Organizations

- National Trust for Historic

Preservation

- State Historic Preservation Office
- Association for Preservation Technology
Preservation Trades Network

The Powelton Village Plan

Appendix 16 – Preservation Fair Participants

Preservation Services

- University of Pennsylvania Historic

Preservation Studio

- Local Architects
- Preservation Contractors
- Main Street Program
- Preservation Press
- This Old House
- Traditional Building Magazine

Landscaping – Open Spaces

- Landscape Architects
- Tree Tenders Program
- Community Garden
- The Tot Lot
- Greenways
- Pennsylvania Horticultural Society

Local Business

- Lancaster Business Association
- West Philadelphia Chamber of Commerce
- The Enterprise Center
- Individual Businesses
- Developers
- Saturday Farmer’s Market

Cultural and Sports Activities

- Dance Studio(s)
- Fencing Academy