



## **PRESERVATION ALLIANCE**

*for greater philadelphia*

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Winter 2006

The Preservation Alliance for Greater Philadelphia is pleased to present the **Historic Preservation Resource Guide for Philadelphia Community Organizations**.

The Resource Guide was compiled by the Alliance as a part of our newest initiative, the Neighborhood Preservation Program. The goals of the initiative, funded by the William Penn Foundation, include new or strengthened collaborations, expanded services to neighborhood organizations, and outreach to Philadelphia's historic neighborhoods. The effort includes education, training, ongoing technical assistance, printed and electronic information, and tools for neighborhood preservation. The initial target areas for the Program are West Philadelphia and Germantown.

As a key part of the educational component of the program, the Resource Guide provides information about the organizations, resources and information available to community leaders who want to incorporate historic preservation as a part of efforts to protect strengthen and improve neighborhoods and to assure quality of life in the place that they call home. It is our hope that this compilation of information and materials will serve as a useful reference tool to neighborhood leaders in that effort.

The Alliance is grateful to the William Penn Foundation and the Pennsylvania Historical and Museum Commission for their grant support which made the production of this guide possible.

For further information on this program or other assistance, please contact the Preservation Alliance for Greater Philadelphia.

Sincerely-

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CHAPTER ONE

INTRODUCTION

AND

HISTORIC  
PRESERVATION  
BASICS

## Why Preserve?

Why preserve? The following text is excerpted from an adaptation of a speech given in San Antonio, Texas in September, 1990 by Dwight Young, director of Planned Giving for the National Trust for Historic Preservation, and published as part of National Trust for Historic Preservation Information, Number 48, 1991. Excerpt copyright © 1995, National Trust for Historic Preservation; reprinted with permission.

The word makes me a little uneasy sometimes. "Preservation" has become such a buzz-word that I'm afraid we've forgotten that it describes a simple activity that all of us engage in every day and for some very simple reasons. Now when you strip away all the rhetoric, that's all "preservation" really is: just having the good sense to hang on to something because it's good to look at, because it works, because it links us with a past that we need to remember.

That's what we preservationists are all about. It's our job. It's a big job, because what we seek to preserve is more than a single building; it's whole communities. And it's a tough job, too, particularly for those of us who come from communities that are not like Nantucket or Charleston or Boston or San Francisco. The fact is many of us come from places that most people have never heard of. And another fact is those "ordinary" places are eminently worth preserving.

My reason for saying that so confidently has much to do with the nature of history. We make a grave mistake, I believe, when we equate history with fact, for they really are two very different things. When it comes to history, the facts really don't speak for themselves; rather, the historian makes them speak, just as a violinist determines what sounds will come out of his instrument. History is an interpretation of the past. It is a reflective, evaluative, and largely subjective statement about the meaning of the past. Historians who persist in thinking that they are merely reporting the past as it really was, therefore, fail to understand what they are about.

Recently we have begun to realize that our interpretation of the past has some major gaps in it. It focuses on politics and war, the cataclysmic and the unique, and pays scant attention to the broad and ordinary flow of commonplace human experience. As an illustration of this tendency, think about what you know about ancient Rome: I'm willing to bet that it has mostly to do with the intrigues of the Caesars, the long wars all over the Empire, the spectacles in the Colosseum.

Now carry that image forward. If a student far in the future wanted to know about life in our own time, think what a skewed vision he would get if the only history available to him dealt exclusively with Margaret Thatcher and Madonna, bloody civil strife in South Africa and the birth of the first test-tube baby. While those may have been important people and events in the grand scheme of things, I think you'll agree with me that our lives, yours and mine, have proceeded along other, quieter paths and were only slightly affected by those Big Names and Big Deals. And it is just these quieter paths, these places where you and I live and work, these aspects of our lives that affect us most deeply and every day, which are conspicuously absent in most History as we are taught it. Our hometowns, the places that no one has ever heard of, are worth saving because they are exceptions to the general tendency to overlook or ignore the overwhelming importance of the ordinary in history.

This quote from the nineteenth-century English artist and critic John Ruskin says it best: "Great nations write their autobiographies in three manuscripts, the book of their deeds, the book of their words, and the book of their art. Not one of these books can be understood unless we read the two others, but of the three, the only trustworthy one is the last."

## Why Preserve? What's the Truth About Preservation?

There's lots of "facts" around about what preservation is and does. Unfortunately, some information is more accurate than others. The following list considers seven of the most common misperceptions.

- **Preservation is only for high-style buildings associated with famous dead rich people.**
- **Preservation is too expensive.**
- **If my house is listed on a historic register or located in a historic district, I lose all my property rights to the government.**
- **If a place is listed on an historic register, it's safe from demolition.**
- **Preservation is bad for business.**
- **Old buildings aren't safe.**
- **Preservation only cares about the past.**

**Myth: Preservation is only for high-style buildings associated with famous dead rich people.**

**Reality:** Preservation actually involves every aspect of America's past. Preservation cares about the homes of **the rich** and **the poor**, **industrial sites** and **downtown commercial districts**, **schools** and **colleges**, **religious sites** and **governmental buildings**, **parks** and other **places for recreation**, **rural landscapes and structures** -- just about any place that helps tell America's story.

**Myth: Preservation is too expensive.**

**Reality:** Good preservation does have costs -- but **not preserving costs even more**. Demolition has significant expenses: workers who tear down a historic place and carry away the debris must be paid, ugly landfills must be provided to receive construction materials. Additional costs appear if a "replacement" goes in an undeveloped area, since building on open spaces requires creating and maintaining services like roads and sewers.

Recent projects prove that preservation is often cheaper. In Chicago, where the public school system is now spending \$2.5 billion to upgrade facilities, bare-bones new construction is costing \$155 per square foot -- but renovation is costing just \$130.

Destroying our past has costs that extend far beyond money. Lost is the work of talented craftsmen who created beautiful, lasting buildings. Lost are the memories and pride that a community took in one of its landmarks. And lost is the opportunity for future generations to enjoy and to learn from the places that help us understand and appreciate where we came from.

**Myth: If my house is listed on a historic register or located in a historic district, I lose all my property rights to the government.**

**Reality:** There are many variations on this theme:

- I won't be able to change anything about my house, such as paint color or landscaping or plumbing, without the approval of the "history police."
- I have to open my house for tours.
- I won't be able to sell my house.

None of those statements is true. No one from the local, state, or federal government, for example, is going to block the installation of a dishwasher or hot-water heater. Historic review boards may evaluate major projects, but these locally-chosen boards also give homeowners the opportunity to present their case for making changes. Though many people choose to open their homes to once-a-year

neighborhood tours, no one has to give the public access. And it's becoming increasingly clear that being part of a historic district may actually improve property values, since potential buyers know that their community will escape the kind of every-man-for-himself development that ultimately leaves everyone poorer.

**Myth: If a place is listed on an historic register, it's safe from demolition.**

**Reality:** Unfortunately, buildings that are important enough to have made a local, state, or national register can still be torn down. Listing in the National Register of Historic Places, for example, does provide some protection, since a project built with federal money -- like a highway -- must consider its impact on historic resources, but even then, historic resources can be damaged or destroyed if there is no "feasible" alternative.

Because legal protection is limited, it's vital for communities to fight for their historic places. Few new projects -- roads, offices, stores -- have to be built in a specific place in a particular way. Citizens can make sure that their **elected officials understand the need to protect the historic places**, and find ways to combine the best of the old and the new.

**Myth: Preservation is bad for business.**

**Reality:** Preservation is actually a good business -- and a big one. A recent travel industry survey found that more than 40% of Americans made visiting a historic place -- a building, battlefield or historic community -- part of their vacations, and that these people spent nearly 40% more than the typical traveler. Communities participating in the **National Trust's Main Street** program, which revitalizes traditional commercial districts, have generated more than \$16 billion in private and public investment since 1980.

Preservation is also better business than new construction. A study shows that \$1,000,000 spent on rehabilitation will create more jobs and keep more money in the local economy than the same \$1,000,000 spent on new construction.

**Myth: Old buildings aren't safe.**

**Reality:** It's not the age of buildings that makes them safe from forces like fire and earthquakes and hurricanes -- it's how they're built. Recent disasters have shown that older, carefully constructed buildings may stand up better. In 1992's Hurricane Andrew, for example, it was new, cheaply built structures that suffered the most damage.

What's equally important is that old buildings can adopt new safety methods. Historic schools and office buildings can be retrofitted with modern fire-suppression systems and seismic reinforcement. In the early 1990s, Stanford University showed how **modern techniques could preserve and strengthen buildings** that had been damaged by an earlier earthquake.

Nor does preservation increase the danger from hazards like asbestos and lead paint. If an older building includes either of those materials, they have to be abated whether the structure is demolished or rehabilitated, and often preservation creates less danger because it does not expose the hazards to the air.

**Myth: Preservation only cares about the past.**

**Reality:** Preservation does care about the past. It cares about honoring the achievements of previous generations, the places they lived and worked, and the history and achievements we now enjoy. But preservation also cares about the present and the future.

By protecting our past, it helps us remember how we came to be where we are and what we ought to do now. And it cares about giving future generations the same opportunities to enjoy beautiful buildings and landscapes that we have today.

# ***Why Preserve?***

## **Who Benefits from Preservation -- and How?**

Preservation can help anyone in any place. It benefits young and old, urban and rural areas, residential neighborhoods and commercial districts.

Preservation's advantages range so widely that it's impossible to list them all. But there are at least three that show up again and again.

### **Appearance**

A flat-faced modern office block or an elegantly detailed pre-war commercial building?

A strip mall fronted by a parking lot or a pedestrian-friendly retail district?

A McMansion with a huge garage or a Victorian with a wraparound porch?

Comparisons like these illustrate one of preservation's most obvious advantages: it creates more attractive places to live and work. The style and variety of historic places make communities much better to look at, as the examples below show:

### **Economics**

Preservation isn't something smart people do when they can afford it -- it's something they know that they can't afford not to do. The examples below highlight what studies have consistently shown: protecting and reusing historic places makes good financial sense.

### **History and Culture**

Historic places tell a community where it came from -- what previous generations achieved, what they believed, what they hoped to be. By protecting these reminders of the past, preservation also builds the present and the future, since it saves valuable resources and recalls a community's goals and dreams.

# ***Why Preserve?***

## **What Does "Historic" Mean, Anyway?**

Let's face it: The label "historic" gets applied to so many different kinds of places -- from ancient ruins and Gothic cathedrals to World War II battlefields and Art Deco skyscrapers -- that it's sometimes hard to figure out exactly what it means.

What is it that makes a place "historic"? And who decides what's "historic" and what isn't?

Clearly, it's a complicated issue -- but there's a fairly simple way to approach it: Instead of asking, "Is this building historic?", it may make more sense to ask, "Is this building worth saving?"

When you strip away all the jargon and rhetoric, historic preservation is simply having the good sense to hang on to something -- an older building or neighborhood or a piece of landscape, for instance -- because it's important to us as individuals and/or as a nation.

This importance may derive from any of several factors.

Some older buildings are important simply because they're good to look at. As one author put it, they are "a gift to the street" whose style, textures, materials and charm (and maybe even eccentricity) enrich and enliven their surroundings. These buildings are worth saving because our communities would be less interesting, less attractive, without them.

Others are worth saving because they have plenty of good use left in them. Innovative examples of what's called "adaptive use" can be found everywhere. Factories have been turned into convention centers, train stations reborn as restaurants, mills converted into shopping centers, office buildings transformed into apartments, and on and on. This process is good for the environment: Think of it as the Ultimate Recycling. It can be good for the pocketbook too, since reusing an old building means avoiding the expense of demolition and saving materials and craftsmanship that are costly (or even impossible) to replace today.

Finally, some places are worth saving because they link us with our past and help us understand who we are. Places like Gettysburg, the Alamo and Independence Hall tell America's story, and we'd never allow them to be destroyed. But places that tell your story are worth saving too: the house where your grandparents lived, the school you attended, the movie theatre where you had your first date, the church where you were married.

That's what historic preservation is really all about. It's about hanging on to what's important.



## CHAPTER TWO

# THE ECONOMIC BENEFITS OF HISTORIC PRESERVATION

CHAPTER THREE

PHILADELPHIA  
HISTORICAL  
COMMISSION  
AND  
LOCAL HISTORIC  
DISTRICTS

# THE PHILADELPHIA HISTORICAL COMMISSION

Founded in 1682 by William Penn, the City of Philadelphia contains unparalleled resources that span over three centuries of the cultural, social, political, economic and architectural history of the City, the Commonwealth and the Nation. By an ordinance passed in 1955, the Mayor and City Council created the Historical Commission to preserve this heritage. The Commission bears the responsibility for the designation as historic of buildings, structures, sites, objects and districts of historical and architectural significance in Philadelphia. The Commission regulates the appearance of these cultural resources through its role in the City's building permit process. It also offers technical assistance and guidance to the public with all services free of charge.

## **Philadelphia Historical Commission**

576 City Hall  
Philadelphia, PA 19102

**Telephone:** 215.686.7660

**Facsimile:** 215.686.7674

## **Hours**

Monday through Friday, 8:30 a.m. to 5:00 p.m. except holidays.

## **Monthly Meetings**

The Architectural Committee holds its monthly meeting on the last Tuesday of every month in the Historical Commission office, 576 City Hall. The starting time varies from month to month depending upon the length of the agenda.

The Historical Commission meets on the second Friday of every month at 9:00 a.m. in the City Council Caucus Room, 401 City Hall\*.

(\* Please note that the Commission is temporarily meeting in Room 18025 of 1515 Arch Street until further notice, owing to the restoration of the City Council Caucus Room)

## **WORKING WITH THE PHILADELPHIA HISTORICAL COMMISSION**

### **What is the PHC?**

The Philadelphia Historical Commission (PHC) is an agency of city government responsible for the preservation of the historic resources that reflect four centuries of Philadelphia's culture and traditions. Under city law, the PHC lists on the Philadelphia Register of Historic Places any building, structure, site, object or district that it determines as historic. The PHC reviews all applications for work that alters the appearance of listed properties or for which a building permit is required. Although historic designation entails some restrictions, it also has benefits. Designation can help foster community pride, revitalize neighborhoods, and help improve and maintain the quality of life.

### **How Does the PHC Work?**

Overseeing the PHC is the 14-member Historical Commission which meets monthly. The commissioners are appointed by the Mayor and must include an architect, an architectural historian, a real estate developer, and six city officials. The PHC also has a qualified staff trained in various aspects of historic preservation. The PHC is guided in its evaluation of applications by Section 14-2007 of the Philadelphia Code (widely known as the preservation ordinance), its published Rules and Regulations, and The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, published in 1995 by the National Park Service. These publications are available from the PHC office.

### **How Do I Know if My Building is Designated?**

Contact the PHC to determine if your building appears on the Philadelphia Register of Historic Places, either individually or as part of a historic district. You will need to provide the PHC staff with the exact street address of the property.

### **When Do I Need PHC Approval?**

If your property appears on the Philadelphia Register of Historic Places, the Department of Licenses and Inspections (L&I) will refer you to the PHC when you apply for a building permit. Typical building permit applications are for jobs such as replacing doors and windows, removing steps, adding security bars, removing or enclosing porches, or erecting a building addition. A building permit is also required for demolition or new construction in a historic district. Alterations that affect the exterior appearance of a designated property -- back and sides, as well as the street facade -- require PHC approval even if a building permit is not otherwise required. Such alterations include, but are not limited to, re-roofing, cleaning or re-pointing masonry, and painting facades. If you plan work which in any way affects the exterior appearance of your building, check first with the PHC. The PHC reviews all interior work only to ensure that the exterior is not adversely affected. For example, a kitchen remodeling might involve altering a window.

### **How Do I Apply to the PHC?**

Whether you are referred by L&I or bring your application directly to the PHC, it is a good idea to consult with the PHC staff early in the planning process for guidance on preparing the application and providing all necessary support documentation. Incomplete applications are returned by the PHC staff with a request for additional information. Along with a completed building permit application, available from the PHC or L&I, you will need to provide the following documentation:

dated and labeled pictures of the present condition of all locations where alterations are proposed (these pictures will remain the property of the PHC);

something that demonstrates the proposed materials and design (for example, a catalog picture, a roofing shingle, or a detailed drawing); and

a cover letter that describes the proposed undertaking and any special circumstances you want the PHC to consider.

Depending on the nature of the work, you may also be asked to provide additional information, such as scale drawings, plans, or specifications. Contact the PHC before you plan to submit an application for review for further details.

### **How Long Will It Take to Get Approval?**

The timetable for approval depends on the complexity and nature of the project. Alterations to secondary elevations that face service alleys, or are not visible from public rights-of-way, and for interior work that will not affect the exterior are reviewed and approved within five working days by the PHC staff. More complicated applications are considered by the PHC's Architectural Committee, an advisory technical review body, and then by the 14-member Commission itself. You or your representative will be asked to appear at the Committee's monthly public meeting to describe the proposal and answer questions. The Committee will subsequently make a recommendation to the full Commission, which formally votes on the proposal. The Commission will weigh the recommendations of the Architectural Committee and staff with its own judgment at its next monthly public meeting, usually within two weeks, and will decide whether to approve, reject, defer (for not more than six months), or request resubmission of the application. The Commission must vote on the proposal within 60 days of receiving the completed application. If the Commission approves the proposal, a permit can be issued immediately. If revisions to your plans are suggested, the Architectural Committee and staff will work with you to revise your plans so that the work meets the PHC's requirements. If approval is denied, you may appeal to the Board of License and Inspection Review within 15 days of receiving written notice of the Commission's decision. The law contains provisions for postponing applications and for hardship situations. Contact the PHC for more information.

### **How Can the PHC Help Me With My Historic Building?**

Property owners, contractors, architects, and developers can consult with the PHC for technical and historical advice. The PHC staff can provide information for everything from appropriate window design to the preservation of deteriorating historic materials such as masonry, metals, and wood. The PHC also offers guidance about state and federal historic preservation laws and federal tax incentives. The PHC staff is also available to assist you at every step in the application process. There are some restrictions and a few extra steps; however, the regulatory process is not overly burdensome. PHC staff, the Architectural Committee, and the Commission approach preservation in a reasonable and practical way, with an understanding of contemporary living requirements and changes in building uses. The PHC also maintains a non-circulating library and thousands of building files available to anyone curious about Philadelphia and its architecture. Resources include books, historic and current photos, property transactions, atlases and maps, fire insurance surveys and other materials related to historic buildings and Philadelphia history.

For more information contact:

Philadelphia Historical Commission

City Hall Room 576

Philadelphia PA 19102

215.686.7660

## **LOCAL HISTORIC DISTRICTS IN PHILADELPHIA**

### **What is Local Designation?**

Designation means the listing by the Historical Commission of a building, structure, site, object or district on the Philadelphia Register of Historic Places. Cultural resources on the Philadelphia Register include neighborhoods, houses, churches, cemeteries, stores, bridges, street surfaces and horse watering troughs. They all have a recognizable place in the historical, cultural, architectural, archeological and educational values of the City, the State or the Nation. The Commission exercises a jurisdiction over any work that requires a building permit or that changes the appearance of designated properties.

### **What Are the Criteria for Designation?**

The Commission's ordinance, Section 14-2007(5) of the Philadelphia Code prescribes the criteria for listing on the Philadelphia Register. They include:

1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or
2. Is associated with an event of importance to the history of the City, Commonwealth or Nation; or
3. Reflects the environment in an era characterized by a distinctive architectural style; or
4. Embodies distinguishing characteristics of an architectural style or engineering specimen; or
5. Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or
6. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or
7. Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or
8. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or
9. Has yielded, or may be likely to yield, information important in pre-history or history; or
10. Exemplifies the cultural, political, economic, social or historical heritage of the community.

### **What Are the Benefits of Designation?**

Protection against inaccurate or unsympathetic alterations and unnecessary demolition offers a means to assure the preservation of the character of a resource or neighborhood. Historic designation serves as yet another tool for a community to retain its physical integrity. In Philadelphia and other cities, this has helped to enhance property values and to foster community pride. In addition, owners may request technical assistance from the Commission staff. Finally, for many, the ownership of a recognized cultural resource brings with it a satisfying sense of trusteeship of the past for the future. Owners of properties on the Philadelphia Register may apply for a Philadelphia Historical Commission plaque. Interested persons should contact the staff to request a plaque application.

## What is the Designation Process?

1. Anyone may nominate a building, structure, site, object or district to the Philadelphia Register.
2. The nomination includes basic information, such as the location, type, condition, ownership and use of the property, photographs and two essays. The first essay describes the physical appearance of the property that enables the reader to form a mental image of the nominated resource. The second demonstrates the significance of the nominated resource and its meeting one or more of the criteria for listing on the Philadelphia Register. A district nomination also contains photographs, a descriptive inventory of every property in the district, and a map.
3. The staff will review the nomination for completeness and accuracy and will work with the author to assure the presentation of a strong, convincing statement of significance. The staff will also provide notice to owners as required by the Historic Preservation Ordinance.
4. The Committee on Historic Designation, a technical advisory committee of the Commission, will hold a public meeting to consider the nomination and to determine if the property meets one or more of the criteria set forth in the Historic Preservation Ordinance.
5. For historic districts, the Committee on Historic Designation and the staff work with local community and historic preservation organizations, undertake a preliminary assessment of the proposed district's significance, and conduct a survey to define its boundaries. The Committee will then review the nomination at a public meeting and agree upon a recommendation to the Commission.
6. At its next monthly meeting, the Historical Commission will receive the nomination and the recommendation of the Committee and will hear public testimony on it. It will then vote whether to list the property on the Philadelphia Register.  
For historic districts, the Commission will hold several public meetings, including one in the evening in the neighborhood, to receive testimony. Interested persons may also present written comments to the Commission. After this series of meetings, the Commission will act on the nomination.

# **THE PHILADELPHIA REGISTER OF HISTORIC PLACES**

## **What is the Philadelphia Register of Historic Places?**

The Philadelphia Register consists of more than 10,000 buildings, structures, sites, objects and districts designated as historic by the Philadelphia Historical Commission. The cultural resources listed on the Register illustrate the City's history from before the arrival of William Penn to the relatively recent past. The Commission maintains a file for each of these properties; they are available for public inspection. The Commission's jurisdiction over these resources provides protection for them against unsympathetic alteration and demolition.

## **Is the Philadelphia Register the same as the National Register of Historic Places?**

No. Although the Philadelphia Historic Commission staff can tell you if a property appears on the National Register, the Bureau for Historic Preservation at the Pennsylvania Historical and Museum Commission in Harrisburg actually oversees the National Register in Pennsylvania.

## **How can I find out what is on the Philadelphia Register of Historic Places?**

The Philadelphia Historic Commission

You can visit the Commission's website at: <http://www.phila.gov/historical/register.asp>

## **What is the Philadelphia Historical Commission?**

Founded in 1682 by William Penn, the City of Philadelphia contains unparalleled resources that span over three centuries of the cultural, social, political, economic and architectural history of the City, the Commonwealth and the Nation. By an ordinance passed in 1955, the Mayor and City Council created the Historical Commission to preserve this heritage. The Commission bears the responsibility for the designation as historic of buildings, structures, sites, objects and districts of historical and architectural significance in Philadelphia. The Commission regulates the appearance of these cultural resources through its role in the City's building permit process. It also offers technical assistance and guidance to the public with all services free of charge.

For more information contact:

Philadelphia Historical Commission

576 City Hall

Philadelphia, PA 19102

Telephone: 215.686.7660

Facsimile: 215.686.7674

<http://www.phila.gov/historical/>

# Creating a Local Historic District

## *How Can It Happen?*

### **What is a Philadelphia Historic District?**

Listing on the *Philadelphia Register of Historic Places* recognizes and protects the special architectural and historic character of the district. Neighborhoods historic neighborhoods are 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 an historic neighborhood 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 can lead to the stabilization of property values, the protection of buildings and streetscapes, and the fostering of community pride.

### **How can an historic neighborhood 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?**

A preliminary nomination is required by the PHC, before the official nomination can be submitted. A complete an inventory for each structure must be completed and submitted as a part of 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 currently 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

**Why Preserve an Historic Neighborhood?**

Historic neighborhoods are determined to be worthy of designation as a Local Historic District because of the individually impressive buildings and streetscapes that work together to create a visually distinct and valuable neighborhood. The determining factors include architectural significance, historic significance and community significance.

For information on local historic districts, please contact:

The Philadelphia Historical Commission  
City Hall, Room 576  
Philadelphia, PA 19107  
Telephone: 215-683-4590  
Fax: 215-683-4594  
[www.phila.gov/historical/](http://www.phila.gov/historical/)

## **Creating a Local Historic District: How Can 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 can lead to the stabilization of property values, the protection of buildings and streetscapes, and the fostering of community pride.

### **How is a Local Historic District different than National Register Listing?**

The architectural and historic significance of some neighborhoods and buildings have been honored through designation to the National Register Historic District. However, National Register 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 a neighborhood 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.

**Why Preserve a Neighborhood?**

Neighborhoods that qualify for designation as Local Historic Districts do so because of their individually impressive buildings and streetscapes that work together to create a visually distinct and valuable neighborhood. Key factors include

- Architectural Significance.
- Historic Significance.
- Community Significance.

For more information on local historic districts in Philadelphia, contact:

The Philadelphia Historical Commission

City Hall, Room 576

Philadelphia, PA 19102

Telephone: 215-683-4590

Fax: 215-683-4594

[www.phila.gov/historical/](http://www.phila.gov/historical/)

# LOCAL HISTORIC DISTRICTS IN PHILADELPHIA

## League Island Park

HISTORIC DISTRICT

(Also called Franklin Delano Roosevelt Park)

From the plan originally conceived by the Olmstead Brothers, League Island Park reflects Frederick Law Olmstead, Sr's conviction that the open, rolling terrain of his parks produced a specific, medical antidote to the artificiality, noise and stress of city life. The use of the Park for the Sesquicentennial Exposition in 1926 and subsequent improvements changed the character of the League Island Park east of Broad Street; nevertheless, the plan of the Olmstead Brothers remains highly visible and significant west of Broad Street. League Island Park was renamed Franklin Delano Roosevelt Park in the late 1940s.



American Swedish Museum

## Girard Estate

HISTORIC DISTRICT



Tudor Revival

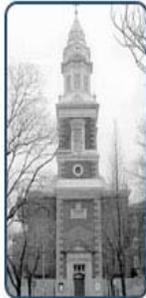


Jacobean

Girard Estate represented and remains a clear departure from the two- and three-story row house development typically found in South Philadelphia. The influence of the Garden City movement and the vision of the Board of Directors of City Trusts and its architects, James and John Windrim, yielded a suburban development in an urban context. The garden setting and architecturally diverse, semi-detached houses define the unique character of this neighborhood.

## Old City

HISTORIC DISTRICT



One of the most historically significant neighborhoods in the city, the old city historic district contains approximately eight hundred buildings and structures as well as numerous cemeteries, parks, piers, streets, and other sites. The district's period of significance extends from 1676, the earliest documented date of European settlement in old city, to 1929, the start of the great depression, when new development largely ceased in the area. The resulting neighborhood is a low-scale, dense development that reflects over three hundred years of evolution in residential, industrial and commercial architecture.



Church of the Advocate

## Diamond Street

HISTORIC DISTRICT

The first historic district created by the Historical Commission, North Philadelphia's Diamond Street exemplifies late nineteenth century row house architecture developed for the new managerial, commercial and professional classes. The district contains a variety of styles, including Victorian, Italianate and Second Empire and several architecturally and historically significant churches.

## Park Avenue (Mall)

HISTORIC DISTRICT



1900 - 1916 Park Avenue

The speculative development houses that line Park Avenue remain an excellent example of late nineteenth century domestic architecture. Built in response to growing middle class and the northward expansion of public transportation, the Park Avenue houses now lie in the heart of the Temple University Campus.



1926 - 1936 Park Avenue

## Rittenhouse-Fitler

HISTORIC DISTRICT



Fell-Van Rensselaer Mansion

The Rittenhouse-Fitler Residential Historic District possesses a dense mix of distinguished residential and institutional, architect-designed and vernacular buildings woven into a single comprehensive and coherent district. The uniform streetscape of the many speculative row houses provides an important context for the district's architecturally significant residential, religious, institutional and commercial structures



Ringold Place  
(Waverly Street)

## Historic Street Paving Thematic HISTORIC DISTRICT



Winston Road  
7600 Block

This district illustrates the history of street paving in Philadelphia from the eighteenth century to the early twentieth century. It includes the few cobblestone streets and the one wood block street remaining in the city, and examples of yellow and red brick streets, and of belgian or granite block streets. For further information on the streets listed in the district, please contact the Historical Commission staff.



American Street  
South 1000 Block

## Society Hill HISTORIC DISTRICT



Powel House  
24 South 3rd Street

Changes in physical development, proximity to the Delaware River, ethnic and cultural diversity and economic forces all shaped the Society Hill of today. The neighborhood reflects William Penn's Holy Experiment of religious freedom, the remnants of once thriving commercial activity, and an integrated building fabric of old and new, high-style and vernacular. The designation of the Society Hill Historic District recognizes the unique social and architectural fabric of this Philadelphia neighborhood from its colonial beginnings to its twentieth-century renewal.

## Spring Garden HISTORIC DISTRICT



Residential House  
Green Street

The Spring Garden Historic District represents the surge of urban development in the rapidly growing industrial city of the mid-nineteenth century. It contains an important collection of both unit designed speculative rows and of dwellings created by architects for the nouveau riche during the second half of the nineteenth century and the early twentieth century. From the Italianate rows to eclectic mansions, the Spring Garden Historic District forms a readily identifiable, intact neighborhood grounded on the industrial wealth of Philadelphia.

### **DISTRICT NOMINATIONS CURRENTLY UNDER REVIEW:**

- 1) East Falls
- 2) Spruce Hill
- 3) Overbrook Farms





## CHAPTER FOUR

# CONSERVATION DISTRICTS

# NEIGHBORHOOD CONSERVATION DISTRICTS

What are neighborhood conservation districts?

Neighborhood conservation districts are generally located in residential neighborhoods with a distinct physical character that have preservation or conservation as their primary goal. Although these neighborhoods may not chose to seek designation as a local historic district, or in some cases do not merit such designation, they warrant special land use attention due to their distinctive character and importance as a viable, contributing areas to the community at large. They may include properties in neighborhood commercial centers. However, the emphasis is typically residential.

Accomplished through the adoption of a zoning overlay or independent zoning district, neighborhood conservation districts provide a means to protect character defining streetscapes in older areas threatened by new development or governmental polices that undermine rather than encourage neighborhood preservation. Specific objectives of include protecting a viable neighborhood against outside development pressures such as teardowns, parking lots or commercial encroachment. Conservation districts have been established to stabilize existing neighborhoods, increase the supply of affordable housing, and to revitalize close-in neighborhoods.

While individual neighborhood conservation district programs vary from jurisdiction, and a significant number of programs embody attributes of either approach, conservation district programs are of often described as falling within one of two categories: the “historic preservation model” or the “neighborhood planning model.” Both types of programs seek to preserve an area’s special character.

(Except from *Protecting Older Neighborhoods Through Conservation District Programs* by Julia Miller, a National Trust Publication)

# **NEIGHBORHOOD CONSERVATION DISTRICTS IN PHILADELPHIA**

The City of Philadelphia recently approved legislation that provides for the creation of Neighborhood Conservation Districts. The following pages contain the language from the Philadelphia Zoning Code, pertaining to conservation districts, and working draft of the proposed conservation district guidelines for Queen Village, currently under review by the Philadelphia Planning Commission.

## **Queen Village Conservation District Guidelines**

# **(DRAFT)**

# Queen Village Conservation District Guidelines (DRAFT)

## Proposed Guidelines

### 1. Scale

#### A. Height

- *The height of new construction needs to be considered within the context of the surrounding properties and the width of the facing street.*
- *The R-10 zoning height limitation of 35 feet may be too high on smaller streets with a preponderance of two story houses.*

**On streets with a width (building face to building face) less than 15 feet, a new house shall not exceed the height of 22 feet to a cornice line before sloping back a minimum of 45 degrees or stepping back 8 feet to a vertical wall.**

#### B. Width

- *The width of new construction needs to be considered within the context of the surrounding properties.*

**For new houses where any street frontage exceeds 20 feet, the plane of the façade facing the street shall be broken up by offset planes (minimum of 5 feet), roofline variations or other architectural features such as bay windows or setbacks.**

### Street Façade

#### A. Windows and Doors for Single and Multi-Family Houses

- *Desirable to have doors and windows on first floors in habitable rooms.*
- *Want “eyes and ears” facing the street for a sense of security.*
- *Want residents entering/leaving their house through front doors not within garages, to foster a sense of community.*
- *Security grilles should be discouraged.*
- *Planted window boxes are to be encouraged.*
- *Shutters on windows are encouraged on traditional houses.*

**Windows of First Floor habitable rooms (not in garages, utility or storage rooms) are required on all street frontages with the following requirements:**

**Window height above sidewalk: 4'-6" maximum to top of sill.**

**Overall window height: 4'-0" minimum, sill to head.**

**Minimum aggregate width of window(s): 33% of each façade on the first floor.**

**Security grilles/bars will not be allowed on windows or doors.**

**Doors shall be at least 1'-0" above the sidewalk.**

## **B. Setbacks**

- *Prefer fronts of buildings to be located on the front property line.*
- *Occasional building with setbacks from the front property line, with gardens or wider sidewalks can be desirable.*

**Comply with setback requirements per 1B, if street frontage exceeds 20 feet.**

**Front facades facing the street shall be located on the property lines, except:**

**Corner lots may have facades setback from the property line, if a wall constructed of brick piers with open wrought iron fences, with a maximum height of 6'-0" is constructed on the property line, and the space between the property line and the house is landscaped and contains at least one tree.**

## **C. Roof Decks**

- *New building should respect adjacent rooflines.*
- *Roof decks need to be unobtrusive, use materials which appear permanent, are easily maintained, and should be consistent with the style of the building. Temporary looking structures should not be allowed.*

**Roof deck railings shall be setback from the front of a house by at least 8 feet, or shall be integrated into the design of a new house, and if integrated, need not be setback from the front. Railings shall be at least 60% open, and shall be constructed of painted wood or metal.**

## **D. Materials**

- *Red brick is a consistently used material throughout the neighborhood.*
- *Other colors of brick or a mixture of brick, stone and/or metal may be appropriate depending on the design.*

**Projecting bays facing streets shall be constructed of brick, stone, painted wood or metal panel. Stucco will not be allowed.**

**Vinyl, aluminum, or cement board or siding will not be allowed on facades facing the street, except on cheek walls of roof dormers.**

## **E. Utility Meters**

- *Meters should be hidden from view.*

**Utility Meters shall not be located on the fronts of buildings.**

### 3. Parking

#### A. Individual Single Family Houses

**Garages will only be allowed if the street façade meets the requirements of 2A, “Windows and Doors”.**

#### **More Than One Single Family or Multi Family Houses**

- *Encourage off street parking accessible from a rear alley, or rear parking accessible from a single curb cut drive through.*
- *Encourage open air parking not visible from the public right of way.*
- *Discourage large areas of asphalt paved parking surfaces.*
- *Encourage trees and other landscaping within parking areas.*

**Garages will only be allowed if the street façade meets the requirements of 2A, “Windows and Doors”.**

**Parking areas shall not be visible from the public right of way, and shall be accessible from a single curb cut no more than 12 feet wide.**

**Exterior parking areas and courtyards shall be landscaped and contain trees and plants.**

**Asphalt or concrete paving surfaces are not permitted; paving surfaces shall be stone or brick pavers.**

### 4. Rear Walls of Buildings

**Rear walls shall be constructed of masonry materials, including stucco.**

**If the rear is visible from the street, a material consistent with the front facade shall be used.**

### 5. Commercial and Industrial Properties

#### A. Materials and Scale

- *Should be compatible with residential structures.*
- *Should look “urban”. Don’t want the suburban “strip center” look.*

#### B. Street Frontage and Parking

- *Off-street parking in front discourages pedestrian traffic.*

**Fronts of building shall be located on the front property line.**

**Off-street parking shall be hidden from view.**

**Underground.**

**Above street level.**

**Hidden in rear, with access from rear alley.**



# CHAPTER FIVE

# ZONING OVERLAYS

# Overlay Zones

Within their zoning ordinances, communities may use overlay zones to protect particular natural or cultural features, such as historic districts, steep slopes, waterfronts, scenic views, agricultural areas, aquifer recharge area, wetlands, watersheds, or downtown residential enclaves.

Overlay zones build on the underlying zoning, by establishing additional or stricter standards and criteria; the standards of the overlay zone apply in addition to those of the underlying zoning district. Overlay zoning can be an effective tool for communities to use in protecting specific resources from development pressures.

For example, an overlay zone can be instituted for a specific neighborhood to preserve its character and design by encouraging new construction, and additions to existing buildings, that are compatible with the neighborhood's building types and character. An overlay zone can also be designated in areas to promote mixed-use development, such as near community centers.

Additionally, municipalities can use overlay zones in existing low density, single use areas to encourage mixed-use or higher density development. An overlay zone may be used near a certain intersection or street which is served by transit, in order to increase the amount of housing to support that transit corridor. Overlay zones could also be used to allow affordable housing as a use by right in areas selected by the community, regardless of the current zoning.

# Overlay Zoning

Conventional zoning has long been viewed as a means of promoting the “health, safety, and general welfare” of the community by establishing districts and land uses permitted within each district. Each zoning district has certain regulations for the use of buildings, structures, and land. Other requirements may determine location, height, bulk, parking, and right-of-ways. Typical zoning districts include residential, commercial, industrial, and agricultural districts, with boundaries identified on a zoning map. These boundaries are modified as requests for rezonings are approved. Over the years, the rigidity of traditional zoning has been criticized for not responding to economic, social, environmental, cultural, and real estate market changes. As a result, various techniques have been developed that increase the flexibility of zoning in an effort to more effectively manage land development. Some of these flexible zoning techniques include planned unit developments (PUD), floating zones, special districts, and overlay zones. (Floating zones are zoning districts that do not have predetermined boundaries and can be applied within a jurisdiction if certain criteria are met. An example might be the establishment of a district to accommodate a regional shopping center in a community that does not have these locations predetermined on a land use map or zoning map. The authority to create special zoning districts and overlay zoning districts is a valuable tool for communities to respond to local conditions and concerns.

## **Q. What are overlay zones?**

A. Overlay zoning is generally used when there is special public interest that doesn't coincide with the traditional zoning in that geographic area. It is a mapped area with restrictions in addition to or less than those in the underlying traditional zone. Rather than attempt to create a new zoning category, an overlay zone is superimposed over the traditional area and establishes additional regulations, or reduces or extends the existing uses. While the underlying zone or zones identify permitted land uses, the overlay zone might provide design restrictions, additional setbacks, or other exceptions to the base district regulations.

## **Q. How are overlay zones most commonly used?**

A. There are a number of reasons why a community would consider new zoning requirements to be met. Overlay districts are used to achieve various planning objectives, such as preservation of unique characteristics or physical amenities, or management of health and safety issues.

Examples of overlay zoning districts follow:

- *Natural Resources* – conservation of view corridors, recreation corridors, wildlife corridors, hillside preservation, extractive resources area regulations, and watershed protection guidelines.
- *Open Space Preservation* – allowing the use of cluster units to minimize alteration to views, maximize areas to be left open or undeveloped, or maintain lifestyle expectations. Recreation linkages can also be addressed.
- *Historic Preservation* – architectural criteria are developed to address design, materials, and special uses to enhance or protect historic districts or culturally significant areas. In addition, special control of signage is usually addressed.
- *Economic Development* – protect, enhance, or develop an enterprise zone or downtown district.
- *Specific Plans* – Planned Area Developments (PADs) or Planned Unit Developments (PUDs) specify certain standards that could deviate from the underlying zoning district. These standards could address open space requirements, minimum lot sizes, density, or roadway requirements. Proposed future conditions for a town center could also be defined and illustrated in a specific plan.

## **Q. Is it possible to have more than one overlay zone in an area?**

A. Yes, but as the number of overlay zones increases, the complexity of compliance also increases. Therefore, single overlays are suggested to decrease the potential of regulatory and administrative complications.

**Q. What are two ways to use overlay zoning?**

A. Overlay zones typically provide an extra layer of regulation. However, overlay zones can also be used to provide exceptions to the conventional zoning district. For example, an enterprise overlay district in a central business district may allow for additional floor area ratios, parking waivers, and additional uses not otherwise allowed.

**Q. What if there is a conflict between the requirements of the overlay zone and those of the conventional zoning?**

A. In such cases, the requirements of the overlay zone district apply. For instance, if a restaurant is located in a commercial district with an Historic District overlay zone, there might be a conflict in signage requirements. Conventional zoning would most likely have restrictions for signage regarding allowed square footage and might not allow signage that hangs perpendicular to the building or the use of neon. The Historic District zoning district might be more flexible to allow these choices if they reflect the heritage of past years.

**Q. Are there any size restrictions for overlay zones?**

A. No, the boundaries are determined by criteria. Boundaries may cover several traditional zones or only small portions of one zone. For example, an Historic District overlay zone may encompass a residential neighborhood immediately adjacent to the town center with commercial zoning along roadway corridors. This overlay may cover just a few blocks. Another overlay zoning district could traverse the jurisdiction to protect a floodway or mountain range.

**Q. Can an overlay zone can be developed without identifying specific geographic boundaries?**

A. Yes, it is possible to create an ordinance that may enable the use of a zone by interested parties, but does not define the specific boundaries. In developing this type of overlay zone, the criteria for placing an overlay zone over a conventional zone or zones are listed in the community's enabling ordinance. For example, in Colorado Springs, qualifications include: protecting surrounding development to ensure an easy transition between different uses. In addition, many communities also list the criteria necessary for an area to qualify for overlay zoning, such as being a recreation space, or being an ecological land form like a wetland, forest, pond, etc.

**Q. Are there any tips on writing an overlay zone ordinance?**

A. The process of developing an overlay zone ordinance is similar to that of conventional zoning, but can be confusing because the uses of overlays are so varied. Included in a typical ordinance format are:

- **"Title"** – Short, descriptive titles are generally easier to understand and identify.
- **"Purpose"** – This section usually contains (1) a definition of the overlay zone; and (2) discussion of why the overlay zone is necessary in this area.
- **"Boundaries"** – Boundaries can be defined using the official zoning map, street names, or area dimensions. Sometimes, the boundary may only be a list of specific buildings. If no boundaries exist, the criteria discussed earlier would be found in this section.
- **"Restrictions of the Overlay Zone"** ordinance might define here exactly what the restrictions are in order to reduce confusion.
- **"Designation"** – Overlay zones are generally noted by adding an extra letter to the letter which signifies the underlying zone, i.e., OHS for Highway Service District and OA for Agricultural District.

**NOTE**

*This article is an excerpt from the eighteenth issue of Common Questions about Planning in Arizona (May 1997)  
Arizona Department of Commerce Community Assistance Division Community Planning Program  
3800 N. Central Ave., Suite 1400 Phoenix, AZ 85012 Phone: 602-280-1350 Fax: 602-280-1305*

# Examples of Overlay Zoning In Philadelphia

The Philadelphia Zoning Code provides for the creation of zoning overlays. A number of Philadelphia neighborhoods currently utilize this tool to protect the character of their community. The following three examples: Chestnut Hill, East Falls and Frankford demonstrate the variety of ways that zoning overlays are applied to achieve specific goals in Philadelphia neighborhoods.

Note: These and other examples can be found in:

Philadelphia Zoning Code.

Title14: Zoning and Planning: Chapter 14.600: Miscellaneous

## **Chestnut Hill**

### **§14-1613. Germantown Avenue Special District Controls. [407]**

(1) *Legislative Findings.* The Council finds that:

(a) Major private investments have been made and continue to be made along Germantown avenue to prevent declining property values, promote residential uses in and adjacent to this area of the City, and protect and promote the economic vitality of this area of Philadelphia;

(b) Substantial private investment within and immediately adjacent to Germantown avenue includes the restoration, adaptive reuse, and reconstruction of numerous historic structures as well as new construction, thereby creating employment opportunities and new housing units within the area;

(c) Therefore, special land use and zoning controls are required to protect the existing residential and commercial properties and the character of the neighborhood created and enhanced by such properties which are within and which surround this district and are critical to the vitality of this section of the City.

(2) *Purpose of the District.* This special district is established in order to preserve and protect this area of the City through the enactment of the Germantown Avenue Special District Controls. It is recognized that this section of the City is unique and is a vital, mixed use district containing various residential uses and retail uses interspersed at street level and on the upper floors of buildings. This pattern contributes to the distinctive atmosphere of this area. Council recognizes the need to establish special land use and zoning controls to protect the investment in and foster the preservation and development of this section of the City in accordance with its special character. Council further recognizes the need to encourage the continued vitality and historic preservation of this section of the City and therefore finds it necessary to adopt special building height, width and set-back controls to ensure the continued historic character of this area.

(3) *District Boundaries.* For the purposes of this Section the Germantown Avenue Special District Controls shall apply to all commercially zoned properties (except for properties zoned "C-1" Commercial) with frontage on Germantown avenue between Chestnut Hill avenue and Cresheim Valley road.

(4) *Bulk and Height Controls.*

(a) The main cornice line of any newly erected building shall not be less than 25 feet above the average sidewalk level;

(b) Limitations on floor area used for commercial purposes:

(.1) The maximum amount of net leasable floor area used for commercial purposes in buildings erected after the effective date of this Ordinance shall not exceed 4,000 square feet;

(.2) Buildings existing prior to the effective date of this Ordinance which contain 4,000 square feet or more of net leasable floor area used for commercial purposes may continue to be used, maintained, reconstructed or extended as non-conforming structures and/or non-conforming uses as permitted in § 14-104 of this Title;

(.3) Existing buildings which contain more than 4,000 square feet of floor area shall be limited in the amount of net leasable floor area used for commercial purposes to the total amount of floor area of the building existing at the time of the enactment of this Ordinance.

(.4) Buildings existing prior to the effective date of this Ordinance which contain less than 4,000 square feet of net leasable floor area used for commercial purposes shall be limited in the amount of net leasable floor area used for commercial purposes to 4,000 square feet; and,

(.5) Nothing in this Section is intended to supersede the requirements of § 14-2007 entitled "Historic Buildings, Structures, Sites, Objects and Districts."

(5) *Building Set-Back Line.*

(a) Newly erected buildings shall have no set back from the street line of Germantown avenue.

*(6) Maximum Building Width.*

(a) The maximum width of any newly erected building or existing building to which an addition is added which increases the building's frontage along Germantown avenue after

the effective date of this Section shall comply with the following building width requirements:

(.1) Buildings or portions of buildings with frontage on Germantown avenue shall be constructed so that the total frontage of the building along Germantown avenue and the width of the building at its widest point measured on a line parallel with Germantown avenue does not exceed 30 feet.

*(7) Off-street Parking.* In addition to the requirements set forth below, see Chapter 14-1400 of this Title;

(a) For lots fronting on Germantown avenue between Chestnut Hill avenue and Cresheim Valley road, off-street parking shall not be permitted between the building line and the street line.

*(8) Conflicting Regulations.* When the provisions of this Section conflict with other provisions of this Title, the more restrictive provisions shall control.

## **East Falls**

### **§14-1616. East Falls Special District Controls. [415]**

(1) *Legislative Findings.* The Council finds that:

- (a) Major public and private investments have been made and continue to be made in and around the East Falls section of the City to preserve and protect the economic development potential, prevent declining property values, encourage investment and tourism, promote residential uses in and adjacent to this area of the City, and protect and promote the economic vitality of this area of Philadelphia;
- (b) The revitalization of the East Falls Commercial District is important to the economic vitality and diverse character of Philadelphia in that it serves as a shopping and recreation area for residents of Philadelphia;
- (c) The East Falls Commercial District is an area consisting of a fragile and unique balance of retail development surrounded by a predominantly single-family residential area within walking distance or a short commute;
- (d) The narrow streets in this community, combined with the proximity of Kelly drive and the Schuylkill River, place limitations on the availability of on-street parking;
- (e) There are certain geographic conditions that place limitations on opportunities to provide off-street parking in this area of the City. The surrounding residential community is densely developed, the southwestern edge of the community is bounded by the Schuylkill River and a slope rising toward Henry avenue characterizes the northeastern edge;
- (f) It is desirable to maintain the street scale, historical character and pedestrian friendly atmosphere of Ridge avenue as future development and redevelopment progresses along Ridge avenue and Midvale avenue;
- (g) It is further desirable to extend and reinforce the commercial flavor of the district, which currently exists near the intersection of Ridge avenue and Midvale avenue to the east and to the west along Ridge avenue;
- (h) Therefore, special land use and zoning controls, providing for the prohibition of certain uses and the institution of certain development controls, are required to preserve the integrity of the residential community and to promote and help guide appropriate commercial development.

(2) *District Boundaries.*<sup>[416]</sup> For the purposes of this section, the East Falls Special District Controls shall apply to all commercially zoned properties within an area bounded by Weightman street, Ridge avenue, a line approximately seventy-seven feet northwest of Calumet street, Cresson street, Calumet street, Conrad street, Midvale avenue, Cresson street, Indian Queen lane, Krail street, the Roosevelt Boulevard Extension and the Schuylkill River as well as all commercially zoned properties with frontage on Ridge avenue between the Roosevelt Boulevard Extension and Scotts lane.

(3) *Prohibited Uses.* Within the area subject to the East Falls Special District Controls and notwithstanding any other Chapter of this Title, the following uses shall be prohibited:

- (a) Athletic drill hall; dance hall; theater; motion picture theater; and other entertainment of guests and patrons as a principal use;
- (b) Automobile repair shop;
- (c) Automobile sales lot;
- (d) Automobile service station for the retail sale of automobile fuels, lubricants, radiator fluids and accessories, and for the performance indoors of incidental service and minor repairs to automobiles, incidental car washing indoors;
- (e) Bottling and/or distributing of liquids for human consumption;
- (f) Central heating plant;
- (g) Installations of auto, boat, motorcycle or truck parts;
- (h) Outdoor amusement parks;
- (i) Penal and correctional institutions;
- (j) Radio or television transmission tower; (k) Restaurant which serves patrons who remain in their automobiles; restaurant, cafe or soda and ice cream fountain which dispenses food

at retail through a window or aperture which opens onto the sidewalk or public arcade area;

(l) Retail sale of packaged beverages as a main use and the retail sale of malt beverages for take out as an accessory use;

(m) Sales of live poultry, live fish, or live animals for human consumption;

(n) The following sales, separately or in any combination: automobiles and parts, motorcycles; boats and farm equipment;

(o) Trolley and cab stations, bus terminals, car and bus barns;

(p) Water booster or sewer sub-stations; telephone exchange buildings; railroad passenger stations; electric transforming or gas regulating sub-stations.

(4) The following retail sales, separately or in any combination, shall not exceed 1,500 square feet in gross floor area:

(a) Electric appliances;

(b) Floor coverings;

(c) Furniture;

(d) Garden supplies;

(e) Hardware;

(f) Household appliances;

(g) Office equipment and supplies;

(h) Radio and television sets and parts.

(5) *Height Regulations.*

(a) The main cornice line of any newly erected building shall not be less than 25 feet above the average sidewalk level.

(6) *Building Setback Line.*

(a) Newly erected buildings shall not be set back from the street line of Ridge avenue and/or Midvale avenue;

(b) For lots located west of Calumet street with Ridge avenue frontage which also have a secondary frontage on Kelly drive, or lots with Kelly drive frontage, all newly erected buildings shall provide a minimum 25 feet setback from the street line of Kelly drive. Such setback shall provide a landscaped area as follows:

(.1) A landscaped berm at least 18 feet deep and 3 feet in height;

(.2) The landscaped area shall be installed along the entire Kelly drive frontage;

(.3) The planting material shall be installed at the top of the berm and shall be at least 3 feet tall at the time of installation and shall be planted with no less than 6 feet between the centers of plantings;

(.4) The type of plant material shall be selected from a list of types, sizes of species of plants, and number of plants that are appropriate to achieve adequate screening and appropriate for the location. This list shall be prepared and maintained by the City Planning Commission, in conjunction with the Fairmount Park Commission;

(.5) The required screening shall be maintained in a manner to ensure its survival. In the event that any landscaping dies, it shall be replaced at the required ratio.

(7) *Maximum Building Width.*

(a) The maximum width of any newly erected building or existing building to which an addition is added which increases the building's frontage along Ridge avenue and/or Midvale avenue after the effective date of this Section shall comply with the following building width requirements:

(.1) Buildings or portions of buildings with frontage on Ridge avenue and/or Midvale avenue shall be constructed so that the total frontage of the building along Ridge avenue and/or Midvale avenue and the width of the building at its widest point measured on a line parallel with Ridge avenue and/or Midvale avenue does not exceed 100 feet, provided, that buildings with frontage on both Ridge avenue and Midvale avenue shall be constructed so that the total frontage of the building along each street and the width of the

building at its widest point measured on a line parallel with Ridge avenue and Midvale avenue does not exceed 100 feet.

(8) *Off-street Parking*. In addition to the requirements set forth below, see Chapter 14-400 of this Title:

(a) There shall be provided on the same lot, at the time of the erection of any new building or structure, or for the extension of any building or structure, off-street parking spaces in accordance with the following requirements:

(.1) For uses other than restaurants, the number of parking spaces shall be provided in accordance with the following schedule:

<b><i>Building's Gross Floor Area</i></b>	<b><i>Spaces required per 1,000 square feet of gross floor area</i></b>
Up to 2,999 square feet	0
3,000 square feet and over	4

(.2) The number of required parking spaces for any restaurant shall be determined by the legal occupancy (pursuant to Section 806.0, "Occupant Load," of the BOCA National Building Code) of the use as follows:

(.a) Restaurants. One space for every 4 persons;

(b) Location of Parking. All required parking shall be provided as follows:

(.1) For lots fronting Ridge avenue and/or Midvale avenue, off-street parking shall not be permitted between any building line and the street line;

(.2) All required parking shall be located either on the same lot or on an abutting lot; provided that required parking may be located on a non-abutting lot (where public parking is a permitted use) within 1,000 feet provided a Zoning Board of Adjustment Special Use Permit is obtained;

(c) Curb Cuts.

(.1) All curb cuts on Kelly drive shall be prohibited;

(.2) Permitted curb cuts shall be limited to 1 curb cut for every 100 lineal feet of lot frontage with a maximum width of 20 feet for any curb cut.

(9) *Trash Storage/Venting*.

(a) Every building shall provide off-street trash storage in accordance with the following requirements:

(.1) All trash and garbage storage and/or disposal shall be provided within the building or within a completely enclosed trash storage area located on the same lot as the building it serves. This trash storage and disposal may include, but is not limited to, the use of garbage disposals, refrigerated trash storage and trash compactors;

(b) Every restaurant shall provide venting in accordance with the following requirements:

(.1) All cooking and other exhaust fumes shall be properly vented through the roof of the building.

(10) *Signs*. Signs shall be permitted in this district only under the following conditions:

(a) Signs shall be accessory to the permitted use of the building;

(b) Signs shall not be erected or project above the roof lines or wall coping;

(c) Signs may be illuminated; provided, the illumination shall be focused upon the sign itself, so as to prevent glare upon the surrounding areas;

(d) Signs shall be permitted at a ratio of 3 square feet per lineal foot of street frontage, subject to any exceptions or limitations imposed below;

(e) Internally illuminated signs shall be limited to neon tubing, individual letters affixed to the building or in the windows of the building, or internally illuminated signs with an opaque background;

(.1) Only the following types of signs shall be permitted:

(.a) Flat wall signs;

(.b) Projecting signs, provided that such signs not exceed one projecting sign per lot; further provided that such signs are limited to 9 square feet per face;

(.c) Free standing signs shall be permitted, provided that such signs not exceed a maximum of 6 feet in height and further provided that such free standing signs are attached directly to the ground and are not supported by any columns, poles or uprights. Free standing signs shall be located in a landscaped area the least dimension of which shall be no less than 6 feet and the size of which shall be no less than twice the area of the face(s) of the free standing sign;

(f) Signs with flashing or intermittent illumination shall be prohibited;

(g) Signs that revolve or are mechanically moved shall be prohibited.

(11) *Conflicting Regulations.* When the provisions of this section conflict with other provisions of this Title, the more restrictive provisions shall control.

## **FRANKFORD**

### **§14-1619. Frankford Avenue Special District Controls. [420]**

(1) *Legislative Findings.* The Council finds that:

- (a) Major public and private investments have been made and continue to be made in and around Frankford avenue to preserve and protect the economic development potential, and protect and promote the economic vitality of this area of Philadelphia;
- (b) The revitalization of Frankford avenue is important to the economic vitality and diverse character of Philadelphia in that it serves as a shopping area for nearby residents;
- (c) It is desirable to maintain the pedestrian friendly atmosphere of this area as future development and redevelopment progresses along Frankford avenue;
- (d) Within the said area there has been an increased number of certain uses. Said uses while not necessarily offensive by themselves, when concentrated in an area, tend to contribute to the deterioration of the aesthetics and economics of that area;
- (e) This area is important to the cultural and commercial vitality of Philadelphia and these types of uses could have a negative impact upon the City's efforts to improve this area;
- (f) Therefore, special land use and zoning controls, providing for the prohibition of certain uses are required to preserve the integrity of this area.

(2) *District Boundaries.* For the purposes of this section, the Frankford Avenue Special District Controls shall apply to all commercially zoned properties with frontage on Frankford avenue between Harbison avenue and Solly avenue<sup>[421]</sup> as well as all commercially zoned properties with frontage on Cottman avenue between Leon street and Erdrick street.<sup>[422]</sup>

(3) *Prohibited Uses.* Within the area subject to the Frankford Avenue Special district Controls and notwithstanding any other Chapter of this Title, the following uses shall be prohibited.<sup>[423]</sup>

- (a) Employment agencies.

### **§14-1623. Frankford Special Services District Controls. [427]**

(1) *Legislative Findings.* The Council finds that:

- (a) Major public and private investments have been made and continue to be made in and around this area of the City to preserve and protect the economic development potential, prevent declining property values, encourage investment, promote residential development adjacent to this area of the City, and protect and promote the economic vitality of this area of Philadelphia;
- (b) Substantial private investment within and immediately adjacent to this area includes the restoration, adaptive reuse, and reconstruction of numerous structures as well as new construction, thereby creating many employment opportunities and new housing units within the area;
- (c) A joint public and private investment effort has created the Frankford Special Services District to provide additional private funds for the maintenance and enhancement of this area;
- (d) The Frankford Special Services District is important to the economic vitality and diverse character of Center City Philadelphia in that it serves as a neighborhood shopping destination within walking distance or a short commute of the residential community;
- (e) Therefore, special land use and zoning controls are required to protect the commercial, residential and cultural uses which are within and which surround this district and which are critical to the vitality of this section of the City.

(2) *District Boundaries.* For the purposes of this Section, the Frankford Special Services District Controls shall apply to all commercially zoned properties within the Frankford Special Services District as depicted on the accompanying map.

(3) *Prohibited Uses.* Within the area subject to the Frankford Special Services District Controls and notwithstanding any other Chapter of this Title, the following uses shall be prohibited:

- (a) Any regulated use as listed under Zoning Code §14-1605;
- (b) Automobile repair shop;
- (c) Automobile sales, if sales of pre-owned or used automobiles;
- (d) Automobile sales lot, if for sales of pre-owned or used automobiles;
- (e) Bowling alley;
- (f) Car wash;
- (g) Fortune teller establishment;
- (h) Hand laundry;
- (i) Installations of auto, motorcycle or truck parts;
- (j) Outdoor sales or storage, including outdoor use of coin operated machines that dispense food or drink;
- (k) Restaurant which serves patrons who remain in their automobiles; restaurant, cafe or soda and ice cream fountain which dispenses food at retail through a window or aperture which opens onto the sidewalk or public arcade area; take-out restaurant;
- (l) Retail sale of variety store merchandise;
- (m) The following sales, separately or in any combination: automobile parts, truck parts, motorcycles and motorcycle parts.

(4) *Uses Prohibited on the Ground Floor.* Within the area subject to the Frankford Special Services District Controls, and notwithstanding any other Chapter of this Title, the following uses shall be prohibited from occupying the ground floor:

- (a) Central heating plant;
- (b) Dwelling units;
- (c) Water booster or sewer sub-stations.

(5) *Signs.* Signs accessory to the permitted use on the premises shall be permitted in the Frankford Special Services District only under the following conditions:

- (a) All signs must be attached flat against the wall of the building.

(6) *Conflicting Regulations.* When the provisions of this Section conflict with other provisions of this Title, the more restrictive provisions shall control.

(7) *Sunset Provision.* The provision of this section shall expire on the later of December 31, 2005 or the end of the term of the Frankford Special Services District of Philadelphia ("the Authority"), as such term may be extended by ordinance and amendment to the Articles of Incorporation of the Authority.

CHAPTER SIX

THE  
NATIONAL  
REGISTER OF  
HISTORIC  
PLACES

# THE NATIONAL REGISTER OF HISTORIC PLACES

**What is the National Register of Historic Places?** The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

Included among the nearly 79,000 listings that make up the National Register are:

- All historic areas in the National Park System ([www.nps.gov](http://www.nps.gov));
- Over 2,300 National Historic Landmarks ([www.nps.gov/nhl](http://www.nps.gov/nhl)) which have been designated by the Secretary of the Interior because of their importance to all Americans;
- Properties across the country that have been nominated by governments, organizations, and individuals because they are significant to the nation, to a state, or to a community.

National Register properties are distinguished by having been documented and evaluated according to uniform standards. These criteria recognize the accomplishments of all peoples who have contributed to the history and heritage of the United States and are designed to help state and local governments, Federal agencies, and others identify important historic and archeological properties worthy of preservation and of consideration in planning and development decisions.

Listing in the National Register contributes to preserving historic properties in a number of ways:

- Recognition that a property is of significance 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.

**What is the process for listing a property on the National Register?** Historic places are nominated to the National Register by the State Historic Preservation officer (SHPO) of the State in which the property is located, by the Federal Preservation Officer (FPO) for properties under Federal ownership or control, or by the Tribal Preservation Officer (TPO) if the property is on tribal lands. Anyone can prepare a nomination to the National Register; generally nomination forms are documented by property owners, local governments, citizens or SHPO, FPO or TPO staff. Nominations by States are submitted to a State review board, composed of professionals in the fields of American history, architectural history, architecture, prehistoric and historic archeology, and other related disciplines. The review board makes a recommendation to the SHPO either to approve the nomination if, in the board's opinion, it meets the National Register criteria, or to disapprove the nomination if it does not.

During the time the proposed nomination is reviewed by the SHPO, property owners and local officials are notified of the intent to nominate and public comment is solicited. Owners of private property are given an opportunity to concur in or object to the nomination. If the owner of a private property, or the majority of private property owners for a property or district with multiple owners, objects to the nomination, the historic property cannot be listed in the National Register. In that case, the SHPO may forward the nomination to the National Park Service only for a determination of eligibility. If the historic property is listed or determined eligible for listing, then the Advisory Council on Historic Preservation must be afforded the opportunity to comment on any Federal project that may affect it. (See the Results of Listing ([www.cr.nps.gov/nr/results.htm](http://www.cr.nps.gov/nr/results.htm)) page and our publication entitled *My Property's Important to America's Heritage, What Does That Mean?*:

*Answers to Questions for Owners of Historic Properties*

([www.cr.nps.gov/nr/publications/bulletins/myproperty](http://www.cr.nps.gov/nr/publications/bulletins/myproperty)) for further information about the meaning of National Register listing.)

The SHPO forwards nominations to the National Park Service to be considered for registration if a majority of private property owners has not objected to listing. During the National Register's evaluation of nomination documentation, another opportunity for public comment is provided by the publication of pending nominations in the Federal Register.

**What is the Result of Listing on the National Register?** Listing in the National Register honors a historic place by recognizing its importance to its community, State or the Nation. Under Federal law, 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. Owners have no obligation to open their properties to the public, to restore them or even to maintain them, if they choose not to do so.

Some States and communities have enacted preservation laws or ordinances that apply to National Register listed properties. To find out about historic preservation laws that may apply to your historic property, follow these links for the address and phone number of your State Historic Preservation Office (<http://www.phmc.state.pa.us/>), Tribal Preservation Office, or Federal Preservation Office.

In addition to honorific recognition, listing in the National Register results in the following for historic properties:

- Consideration in planning for Federal, federally licensed, and federally assisted projects;

Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council ([www.achp.gov](http://www.achp.gov)) oversees and ensures the consideration of historic properties in the Federal planning process.

- Eligibility for certain tax provisions; ([www.cr.nps.gov/tps/tax/index.htm](http://www.cr.nps.gov/tps/tax/index.htm))

Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

- Consideration of historic values in the decision to issue a surface mining permit where coal is located in accordance with the Surface Mining Control Act of 1977; and
- Qualification for Federal grants for historic preservation, when funds are available.

For more information on Federal grants for historic preservation and the Federal tax incentive program, visit the NPS Heritage Preservation Services ([www.cr.nps.gov](http://www.cr.nps.gov)) page.

## National Register Listed Historic Districts in Philadelphia (1/31/06)

Historic Name	Partial Address		Municipality
			Springfield Township
Awbury Historic District	Ardleigh St. & Washington Ln.		Philadelphia City
Brewerytown Historic District	30th to 32nd Sts., Between Glenwood & Girard Aves.		Philadelphia City
Broad Street Historic District	Roughly Bounded by Juniper, Cherry, 15th & Pine		Philadelphia City
Center City West Historic District	Walnut St. 1500-1700 Blocks and 1500-2000 Blocks Chestnut St.		Philadelphia City
Chestnut Hill Historic District	<i>No Data Available</i>		Philadelphia City
Clinton Street Historic District	9th Through 11th St., Between Pine & Cypress		Philadelphia City
Cobbs Creek Automobile Suburb Hist. Distr.	Cobbs Creek Pkwy, Latona St., Wharton St.		Philadelphia City
Colonial Germantown Historic District	Windrim Ave. to Upsal St.		Philadelphia City
Colonial Germantown Hist. Distr. (Bndry. Incr.)	Germantown Ave. 6500-7600 Blocks, Fr. Washington Bran		Philadelphia City
Compton & ...	9414 Meadowbrook		Philadelphia ...

Ave.

Drexel Development Hist. Distr.	Pine 3900 Block		Philadelphia City
Dropsie University Complex	2321-2329 N Broad St.		Philadelphia City
Druim Moir Historic District	Chestnut St. Southwest Side		Philadelphia City
East Center City Commercial Hist. Distr.	6th St. to Juniper St., Market St. to Locust St.		Philadelphia City
Elfreths Alley Historic District	North of Arch St., Between 2nd & Front St.		Philadelphia City
Fairmount Avenue Historic District	Fairmount Ave., Melon St., North St., 15th St., 16th St., 17th St.		Philadelphia City
Fairmount Park	Schuylkill River & Wissahickon Creek		Philadelphia City
Fairmount Water Works	Aquarium Dr. Fairmount Park		Philadelphia City
Fisher's Lane	39-92 E Logan St.		Philadelphia City
Fort Mifflin	Marina Rd. & Penrose Ferry Rd.		Philadelphia City
Founder's Hall, Girard College	Girard & Corinthian Sts.		Philadelphia City
Frankford Arsenal	Talony & Bridge Sts.		Philadelphia City
Garden Court Historic District	Roughly Bounded by Larchwood, 46th, 50th & Pine		Philadelphia City
Garden Court Hist. Distr. (Bndry. Incr.)	4526-4539 Osage Ave. 4526-4534 & 4537-4539 Osage Ave.		Philadelphia City

Girard Avenue Historic District	1415-2028 Girard Ave. & 1700 Block of Thompson St.		Philadelphia City
Girard College	Ridge Ave., S & W College Ave., Girard, Poplar		Philadelphia City
Haddington Commercial Hist. Distr.	6000 Blocks of Market, Ludlow & Chestnut		Philadelphia City
Head House Square	S 2nd St. 400 Block		Philadelphia City
Independence National Historical Park	Walnut St., 6th St., Chestnut St., 2nd St.		Philadelphia City
Lower North Phila. Spec. Housing Hist. Distr.	Jefferson St., 19th St., Berks St., Broad St.		Philadelphia City
Mackley, Carl, Houses	4301 E Bristol St.		Philadelphia City
Manayunk Main Street Hist. Distr.	Main St.		Philadelphia City
North Broad Street Mansion District	1400, 1500 Blocks N. Broad, 15 & 16th Sts.		Philadelphia City
Northern Liberties Hist. Distr. (2nd District)	Green to Brown St., 3rd -5th St., Amer. St., Fairmt. Ave.		Philadelphia City
Old City Historic District	Front St. to 5th St., Walnut St. to Wood St.		Philadelphia City
Old Germantown Academy & Headmasters Hse.	Schoolhouse Ln. & Greene St.		Philadelphia City
Overbrook Farms Historic District	City Line Ave., W 59 St., W 66 St. & Woodbine Ave.		Philadelphia City
Parkside Historic	Penn-Cent RR, 38th St., Girard.		Philadelphia

Parkside &  
Belmont

Peale, Charles Wilson, House	2100 Clarkson Ave.		Philadelphia City
Pennsylvania Inst. for the Deaf & Dumb	7500 Germantown Ave.		Philadelphia City
Philadelphia Naval Shipyard Hist. Distr.	S Broad St.		Philadelphia City
Powelton Village Historic District	32nd to 39th Sts, Lancaster to Brandywine Aves.		Philadelphia City
Ramcat Historic District	Bounded by Schuylkill R., Walnut, 24th, Bainbridge St.		Philadelphia City
Rittenhouse Historic District	Waverly, 15th, Sanson, Ludlow, 23rd & 52th Sts.		Philadelphia City
Rittenhousetown Historic District	206-210 Lincoln Dr. Fairmount Park		Philadelphia City
Society Hill Historic District	Walnut, Lombard, 8th & Delaware River		Philadelphia City
South Front Street Historic District	S Front St. 700 Block		Philadelphia City
Southwark District	Front-5th; Washington, Lombard Sts. - Delaware River		Philadelphia City
Spring Garden Historic District	<i>No Data Available</i>		Philadelphia City
Spring Garden Hist. Distr. (Bndry. Incr.)	Fairmount Ave., 19th, 18th, Mellon, 15th Sts.		Philadelphia City
Tulpehocken Station Historic District	Tulpehocken St., Wayne, Walnut Ln., McCallum St.		Philadelphia City

University of Pa. Campus Historic District	32nd, Walnut, 36th, Spruce, 39th, Hamilton, 33rd, South		Philadelphia City
Upper Roxborough Historic District	Shawmnt. St., Eva Rd., Hagys Mill Rd., River Rd., Phila/Mont. Co Ln.		Philadelphia City
Walnut-Chancellor Historic District	Walnut, S 21st St., Chancellor St.		Philadelphia City
Washington Avenue Historic District	10th to Broad, Carpenter to Washington		Philadelphia City
Washington Square West Historic District	Juniper, 9th thru 13th, Lombard, Locust, Pine		Philadelphia City
W. Diamond Street Townhouse Hist. Distr.	3008-3215 Diamond St. 3008-3146, 3011-3215 Diamond St.		Philadelphia City
W. Phila. Streetcar Suburb Hist. Distr.	Chestnut St. & Woodland Ave. Between 47th St. & 40th St.		Philadelphia City
Woodland Terrace	500 Block Woodland Terrace	Philadelphia	Philadelphia City

**National Register Listed Buildings in Philadelphia (1/31/06)**

Bell Telephone Company Building	1827-1835 Arch St.
Bell, John C., House	229 S 22nd St.
Bellevue Stratford Hotel	200 S Broad St.
Belmont School	4030-4060 Brown St.
Benjamin Franklin Hotel	822-840 Chestnut St.
Bergdoll Mansion	2201-2205 Green St.
Bergdoll, Louis C., House	929 N 29th St.
Bergdoll, Louis, Brewing Company	Bounded by Penn Ave., 28th, 30th & Poplar Sts
Billmeyer, Daniel, House	6504 Germantown Ave.
Billmeyer, Michael, House	6505-6507 Germantown Ave.
Birney, General David B., School	900 W Lindley St. 9th & W. Lindley Sts.
Blankenburg, Reudolph, School	4600 Girard Ave.
Board of Education Building	21st & Benjakmin Franklin Pkwy.
Boat House Row	1-15 Kelly Dr. Fairmount Park
Boekel Building	505-515 Vine St.
Bok, Edward, Vocational School	1901 S 9th St.
Boone, Daniel, School	Hancock & Wildey
Bregy, F. Amandee, Public School	1700 Bigler St.
Breslyn Apartments	4624-4642 Walnut St.
Brooks, George, School	5629-5643 Haverford Ave.
Brown, Joseph H., School	8118-8120 Frankford Ave.
Burk Brothers & Company	913-961 N 3rd St.
Carnell, Laura H., School	6101 Summerdale Ave.
Carpenters' Hall	320 Chestnut St.
Cassidy, Lewis C., School	6523-6543 Lansdowne Ave.
Catharine, Joseph W., School	6600 Chester Ave.
Cathedral of Saints Peter & Paul	20th St. & the Parkway
Centennial National Bank	3200 Market St.
Central High School	Ogontz & Olney Aves
Chamounix	Chamounix Dr. Fairmount Park
Chandler, George, School	1050 E Montgomery St.
Chateau Crillon Apartment House	222 S 19th St.
Childs, George W., School	1501 S 17th St.
Christ Church	2nd & Market Sts.
Church of Saint James the Less	Hunting Park Ave. at Clearfield St.
Church of the Holy Trinity	Southwest Corner 19th & Walnut Sts.
Clarkson-Watson House	5275-5277 Germantown Ave.

Class & Nachod Brewery	1801-1823 N 10th St.
Cliffs, The	East Fairmount Park Near 33rd St.
Cliveden	6401 Germantown Ave.
College Hall, University of PA	U of Penn Campus
Coltrane, John William, House	1511 N 33rd St.
Comly, Watson, School	13250 Trevoise Rd.
Commandant's Quarters	U.S. Naval Base
Conwell, Russell H., School	1829-1951 E Clearfield St.
Conyngam-Hacker House	5214 Germantown Ave.
Cooke, Jay, Junior High School	4735 Old York Rd.
Cope, Edward Drinker, House	2102 Pine St.
Creighton, Thomas, School	5401 Tabor Rd.
Crossan, Kennedy, School	7341 Palmetto St.
Darrah, Lydia School	708-732 N 17th St.
Delmar Apartments	319 W Cheltenham Ave.
Deshler-Morris House	5442 Germantown Ave.
Disston, Hamilton, School	6801 Cottage St.
Disston, Mary, Public School	4521 Longshore Ave.
Dobbins, Murrell, Voc. School	2100 Lehigh Ave.
Dobson, James, School	4665 Umbria St.
Dobsons Carpet Mill	4001-4041 Ridge Ave.
Drake Hotel	1512-1514 Spruce St.
Drexel & Company Building	135-143 S 15th St.
Drexel, Francis M., School	1800 S 16th St.
Drinker's Court	236-238 Delancey St.
Dunbar, Lawrence Paul, School	W 12th Above Columbia Ave.
Dunlap, Thomas, School	5031 Race St.
Durham, Thomas H., School	1600 Lombard St.
Eakins, Thomas, House	1729 Mount Vernon Pl.
Eastern State Penitentiary	21st St. & Fairmount Ave.
Edmunds, Henry R., School	1101-1197 Haworth St.
Elk's Lodge B.P.O.E. No. 2	306-320 N Broad St.
Elverson Building	400-440 N Broad St.
Elverson, James, Jr., High School	1300 Susquehanna Ave.
Emlen, Eleanor Cope School	6501 Chew St.
Equitable Trust Building	1405 Locust St.
Estev Hall	1701 Walnut

Eyre, Wilson, Home	1003 Spruce St.
Farrugut, David G., School	Hancock & Cumberland
Fayette School	Old Bustletown & Welsh Rds
Federal Street School	1130-1148 Federal St.
Fell, D. Newlin, School	900 Oregon Ave.
Feltonville School	4901 Rising Sun Ave.
Ferguson, Joseph C., School	2000-2046 7th St.
Fidelity Mutual Life Insurance Co. Bldg.	Fairmount & Pennsylvania Aves.
Fidelity-Philadelphia Trust Co. Bldg.	123-151 S Broad St.
Filter, Edwin, High School	Seymour & Knox Sts
Finletter, Thomas K., School	6101 N Front St.
First Bank of the United States	116 S Third St.
First Unitarian Church	2121 Chestnut St.
Fitzsimmons, Thomas, Jr. H.S.	2601-2631 W Cumberland St.
Fleischer, Helen, Vocational School	13th & Brandywine
Fleisher, Samuel S., Art Memorial	711-721 Catharine St.
Forrest, Edwin, House	1326 N Broad St.
Forrest, Edwin, School	4300 Bleigh St.
Fort Mifflin Hospital	Marina Rd. & Penrose Ferry Rd.
Frank, Henry S., Mem. Synagogue	York & Tabor Sts.
Franklin Hose Company No. 28	730-732 S Broad St.
Franklin Institute	15 S 7th St.
Franklin Institute Science Museum	20th St. at Logan Circle
Franklin, Benjamin, School	Rising Sun & Cheltenham Ave.
Free Quaker Meetinghouse	Southwest Corner 5th St. & Arch St.
Friends Hospital	4641 Roosevelt Blvd.
Fulton, Robert, School	60-68 E Haines St.
Furness Library	U of Penn Campus
Furness, Horace Howard, Pub. School	1900 S 3rd St.
General Electric Switch Gear Building	413 N 7th St. 7th & Willow Sts
George, Henry, Birthplace	413 S Tenth St.
German Society of Pennsylvania, The	611 Spring Garden St.
Germantown Cricket Club	401-457 W Manheim St.
Germantown Grammer School	McCallum & Haines Sts
Germantown Junction Station	2900 N Broad St.
Gilbert Building	1315-1329 Cherry St.
Gillespie, Elizabeth Duane, Jr. H.S	3901-3961 N 18th St.

Girard Group	Delaware Ave. & Arch St.
Glen Foerd at Torresdale	5001 Grant Ave.
Globe Ticket Company	112 N 12th St.
Gloria Dei (Old Swedes') Church	Swanson St. Between Christian & Water Sts.
Goodman Brothers & Hinlein Company	1238 Callowhill St.
Grace Church, Mt. Airy	Gowen Avenue & Ardleigh St., Mt. Airy
Grahm & Laird, Schober & Mitchell Factories	N 19th St. Btwn Hamilton & Buttonwood Sts
Gratz, Simon, High School	3901-3961 N 18th St.
Gravers Lane Station	Gravers Ln.
Gray's Road Recreation Center	2501 Christian St.
Green Tree Tavern	260-262 E Girard Ave.
Grumblethorpe	5267 Germantown Ave.
Grumblethorpe Tenant House	5269 Germantown Ave.
Haines, Hanson, House	4801 Springfield Ave.
Hajoca Corporation	3025 Walnut St.
Hamilton Family Estate	4000 Baltimore Ave. & 4000 Pine.
Hanna, William B., School	5720-5738 Media St.
Harding, Warren G., Junior High School	2000 Wakeling St.
Harper, Francis Ellen Watkins, House	1006 Bainbridge St.
Harrington Machine Shop	1640-1666 Callowhill St.
Harris/Laird, Schober & Company Building	2121-2141 Market St.
Harrison, William H., School	1012-1020 W Thompson St.
Hatfield House	Fairmount Park, 33rd Near Girard Ave.
Hawthorne, Nathaniel School	712 S 12th St.
Henry, Charles Wolcott Public School	601-645 W Carpenter Ln.
Heywood Chair Factory	1010-1014 Race St.
Hill-Physick House	321 S 4th St.
Hockley Row	237-241 S 21st St. & 2049 Locust St.
Hogue, Robert M., Residence	100 Pelham Rd.
Holman, A.J. & Company	1222-1226 Arch St.
Holmes, Oliver W., Junior High School	5429-5455 Chestnut St.
Hopkinson, Francis, School	1301-1331 E Luzerne Ave.
Horn, George L., School	Frankford & Castor
Houses At 1907-1951 N. 32nd Street	1907-1951 N 32nd St.
Houston, Henry H., School	135 W Allen's Ln.
Howe, Julia Ward, School	1301-1331 Grange St.
Howell House	5218 Germantown Ave.

Institute for Colored Youth	10th St. & Bainbridge St.
Institute of the Pennsylvania Hospital	111 N 49th St.
Insurance Company of North America Bldg.	1600 Arch St.
Integrity Title Insur., Trust & Safe Deposit	542-544 N 4th St.
Irish, Nathaniel, House	704 S Front St.
Irving School	2624 Haworth St.
Ivy Lodge	29 E Penn St.
Jayne Estate Building	2-16 Vine St.
Jayne, Horace, House	320 S 19th St.
Jefferson, Thomas School	1101-1125 N 4th St.
Jenks, John Story, School	8301-8317 Germantown Ave.
Johnson, John, House	6306 Germantown Ave.
Jones, John Paul Junior High School	2922 Memphis St.
Kensington High School For girls	2075 E Cumberland St.
Kensington Y.W.C.A.	SW Cor., Allegheny Ave. & Hancock St.
Key, Francis, Scott School	2226-2250 S 8th St.
Keystone Telephone Exchange	8-12 N Preston St.
Kinsey, John L., School	65th & Limekiln Pike
Kirkbride, Eliza B., School	626 Dickinson St.
Knowlton	8001 Verree Rd.
Kosciuszko, Thaddeus, Nat. Memorial	301 Pine St.
La Blanche Apartments	5100-5108 Walnut St.
Land Title Building & Annex	1400 Chestnut St.
Landreth, David School	1201 S 23rd St.
Larkin-Belber Building	2200 Arch St.
Lawndale School	600 Hellerman St.
Lea, Henry C., School	242 S 47th St.
Leidy, Dr. Joseph, House	1319 Locust St.
Lesley, J. Peter, House	1008 Clinton St.
Levering, William, School	5938 Ridge Ave.
Lits Department Store	Market St. Between 7th St. & 8th St.
Logan Demonstration School	5000 N 17th St.
Longfellow, Henry W., School	Northwest Corner Tacony & Pratt St.
Lorraine Apartments	699 N Broad St.
Lowell, James Russell, School	5801-5851 N 5th St.
Ludlow, James R., School	1323-1345 N 6th St.
Mackay-Smith. Bishon. House	251 S 22nd St.

Malvern Hall	6655 McCallum St.
Mann, William, School	1835-1869 N 54th St.
Marine Barracks	S Broad St. Naval Base, Building 100
Marine Corps Depot of Supplies	700-734 Schuylkill Ave.
Marine Corps Supply Activity	1100 S Broad St.
Market, Ridge Avenue Farmers'	1810 Ridge Ave.
Marshall, John, School	1501-1527 Sellers St.
Martin Orthopedic School	800 N 22nd St.
Martin, James, School	3340 Richmond St.
Mask & Wig Club	310 S Quince St.
Masonic Temple	1 N Broad St.
Maxwell, Ebenezer, House	200 W Tulpehocken St.
Mayfair House	401 W Johnson St.
McCallum Manor	6653 McCallum St.
McClure, Alexander K., School	4139 N 6th St.
McDaniel, Delaplaine School	2100 Moore St.
McIlvain, Francis, House	1924 Arch St.
Meade, George G., School	1801 Oxford St.
Mechanicsville School	Mechanicsville Rd.
Meehan, Thomas, School	5347-5353 Pulaski St.
Memorial Hall	N Concourse Dr. Fairmount Park
Mennonite Meeting House	6119 Germantown Ave.
Merchant's Exchange Building	143 S 3rd St.
Meredith, William A., School	5th & Fitzwater
Metropolitan Opera House	858 N Broad St.
Middishade Clothing Factory	1600 Callowhill St.
Mifflin School	808-818 N 3rd St.
Mifflin, Thomas, School	3500 Midvale Ave.
Mitchell, S. Weir, School	56th & Kingsessing Ave.
Monastery, The	Fairmount Park, Foot of Kitchens Ln.
Monte Vista	917-31 N 63 <sup>rd</sup> St.
Moore, Captain Thomas, House	702 S Front St.
Moore, Clarence B., House	1321 Locust St.
Morrison, Andrew J. School	300 Duncannon St.
Most Precious Blood R.C. Church, Rectory	2800-2818 Diamond St.
Mother Bethel A.M.E Church	419 S 6th St.
Mount Pleasant	Reservoir Rd. Fairmount Park

Mt. Airy Station, Reading Railroad	E Gowen Ave.
Muhlenberg School	1640 Master St.
Muhr, Simon, School	12th & Allegheny
Mulford Building	640 N Broad St.
Musical Fund Hall	808-810 Locust St.
National Bank of North Philadelphia	3701 N Broad St.
Nebinger, George W. Public School	601-627 Carpenter St.
Neill-Mauran House	315-317 S 22nd St.
New Century Guild	1307 Locust St.
New Market	S 2nd St. Between Pine & Lombard St.
New York Mutual Life Insurance Co. Bldg.	1001-1005 Chestnut St.
Nichols, Jeremiah, School	1235 S 16th St.
North Broad Street Station, Reading Co.	2545-2599 N Broad St.
Northeast Manual Training School	701 Lehigh Ave.
Northern National Bank	2300 N Germantown Ave.
Northern Savings Fnd. & Safe Dep. Co.	600 Spring Garden St.
Oakley, Violet Studio	627 St. Georges Rd.
Ogontz Hall	7165-7181 Ogontz Ave.
Old Federal Reserve Bank	925 Chestnut St.
Olney Elementary School	Tabor & Water Sts
Olney High School	Duncannon & Front Sts
Overbrook High School	59th & Lancaster Ave.
Overbrook School	6201-6231 Lebanon Ave.
Packard Motor Corporation Building	317-321 N Broad St.
Paterson, John, School	7001 Buist Ave.
Peirce, William S., School	2400 Christian St.
Penn Treaty Junior High School	600 E Thompson St.
Penn, William, High School for Girls	15th & Wallace
Pennell, Joseph, School	1800-1856 Nedro St.
Pennsylvania Academy of the Fine Arts	118 N Broad St.
Pennsylvania Hospital	8th & Spruce
Pennsylvania Railroad Freight Building	3118-3198 Chestnut St.
Pennsylvania Railroad Offices	3175 John F. Kennedy Blvd.
Pennypacker, Samuel W., School	1800-1850 E Washington Ln.
Philadelphia City Hall	Broad & Market St., Penn Square
Philadelphia College of Art	320 S Broad St.
Philadelnhia College of Art (Bndrv. Incr.)	Northwest Corner of Broad St. & Pine St.

Philadelphia Contributionship	212 S 4th St.
Philadelphia High School for Girls	17th & Spring Garden
Philadelphia Racquet Club	213-225 S 16th St.
Philadelphia Savings Fund Society Bldg.	1212 Market St.
Philadelphia Sch. of Occupational Therapy	419 S 19th St.
Philadelphia Stock Exchange	1409-1411 Walnut St.
Philadelphia Wholesale Drug Co. Bldg.	513-525 N 10th St.
Physicians & Dentists Building	1831-1833 Chestnut St.
Pinehurst Apartments	4511-4523 Pine St. 324-332 S 45th St.
Pitcairn Building	1027-1031 Arch St.
Plays & Players	1714 Delancey St.
Poe, Edgar Allen, House	530-532 N 7th St.
Poe, Edgar Allen, School	2136 Ritner St.
Portico Row	900-930 Spruce St.
Poth & Schmidt Dev. Houses	3306-3316 Arch St.
Poth, Frederick A., Dev. Houses	3300 Blk. Powelton Ave.
Powelton, The	3500-3520 Powelton Ave.
Powers, Thomas, School	Frankford & Somerset
Princeton Club	1221-1223 Locust St.
Protestant Epis. Church of the Saviour	38th at Ludlow St.
Race Street Friends Meeting House	1518 Race St.
Rafsnyder-Welsh House	1923 Spruce St.
Ralston, Robert, School	American & Bainbridge
Ramsey, J. Sylvester, School	Pine & Quince
Randolph House	E Fairmount Park,
Read, Thomas Buchanan, School	78th & Baist
Reading Terminal & Trainshed	1115-1141 Market St.
Regent-Rennoc Court	5100 Block Regent St.
Reynolds, General John F., School	2300 Jefferson St.
Reynolds-Morris House	225 S 8th St.
Richmond School	2942 Belgrade St.
Ringgold Place	Waverly St. 1900 Block
Roberts-Quay House	1035-1037 Spruce St.
Robeson, Paul, House	4951 Walnut St.
Roosevelt, Theodore, Jr. H.S.	430 E Washington Ln.
Rowen, William, School	6801 N 19th St.
Royal Theater	1524-1534 South St.

Ruan, John, House	4278-4280 Griscom St.
Ryerss Mansion	NW Cor. of Central & Cottman Aves.
Saint Anthony De Padua Paris H.S.	2317-2333 Carpenter St.
Saint Augustine's Catholic Church	4th St. Below Vine St.
Saint Clement's Prot. Epis. Church	114 N 20th St.
Saint George's Methodist Church	324 New St.
Saint James Hotel	1226-1232 Walnut St.
Saint John's Church	220-230 Browns St.
St. Joseph's House	1511-1527 Allegheny Ave.
Saint Marks Episcopal Church	1607-1627 Locust St.
St.Peter's Epis. Church of Germantown	6008 Wayne Ave.
Saint Peter's Protestant Epicopal Church	3rd St. & Pine St.
Saint Stephen's Episcopal Church	19 S 10th St.
Sansom Row	3402-3436 Sansom St.
Scheaffer, Charles E., School	Germantown Ave. & Abbottsford St.
Scherer Wagon Works	801-817 N 27th St.
Second Bank of the United States	Chestnut St. Btwn. 4th St. & 5th St.
Seymour House	260 W Johnson St.
Sharpless, William C., House	5446 Wayne Ave.
Sharswood, George, School	200 Wolf St.
Shaw, Anna Howard, Jr. H.S.	5401 Warrington St.
Shedwick, John Development Houses	3433-3439 Lancaster Ave.
Sheridan, Philip H., School	800-818 E Ontario St.
Shoemaker, William H., Jr. H.S.	1464-1488 N 53rd St.
Sims, Joseph, House	228 S 9th St.
Smedley, Franklin, School	5199 Mulberry St. at Bridge St.
Smith, Walter George, School	1300 S 19th St.
Smyser & English Pharmacy	245 W Chelten Ave.
Snellenburg, N., Co. Dept. Store Warehouse	1825-1851 N 10th St.
Snellenburg's Clothing Factory	642-658 N Broad St.
Social Service Building	311 S Juniper St.
Solomon House	130-132 S 17th St.
South, George W., Mem. Prot. Epis. Church	18th St. & Diamond St.
Southwark School	1821 S 9th St.
Special Troops Armory	5350 Ogontz Ave.
Spring Garden School No.1	12th & Ogden
Srping Garden School No.2	12th & Melon

Stanton, Edwin M., School	901-911 S 17th St.
Stenton	18th St. & Courtland St.
Steppacher Bldg. (Lithographic Publications, Inc.)	146-150 N 13th St.
Stevens, Thaddeus, School of Observation	1301 Spring Garden St.
Stewart, John Houses	1020-1028 Spruce St.
Stokely, William S., School	1844-1860 N 32nd St.
Strickland, William Row	215-227 S 9th St.
Suburban Station, Penn. Railroad	1617 John F. Kennedy Blvd.
Suffolk Manor	1416-1424 Clearview St.
Sullivan, James J., School	5300 Ditman St.
Sully, Thomas, Residence	530 Spruce St.
Sulzberger, Mayer, Jr. H.S.	701-741 N 48th St.
Sun Oil Building	1608-1610 Walnut St.
Tacony Music Hall	4815-4819 Longshore Ave.
Tanner, Henry O., House	2908 W Diamond St.
Taylor, Bayard, School No. 2	Randolph St & Erie Ave.
Terminal Commerce Building	401 N Broad St.
Thomas, George C., School	2746 S 9th St.
Tilden, William T. School	7001 Buist Ave.
Tilden, William T., Junior High School	66th & Elmwood Ave.
Torraine, The	1520 Spruce St.
U.S. Court House & Post Office Bldg.	9th & Market Sts
U.S. Naval Home	Grays Ferry Ave. On 24th St.
Union League of Philadelphia	140 S Broad St.
Union Methodist Episcopal Church	2019 W Diamond St.
Upsala	6430 Germantown Ave.
Uptown Theater & Office Building	2240-2248 N Broad St.
Vare, Abigail, School	Morris & Moyamensing
Vare, Edwin H. Junior High School	2102 S 24th St.
Vaux, Roberts, Junior High School	2300-2344 W Master St.
W.C.A.U. Studios	1618-1622 Chestnut St.
Wagner Free Institute of Science	1700-1720 Montgomery Ave.
Wagner, General Louis, Jr. H.S.	18th & Cheltenham
Walnut Street Theater	9th & Walnut St.
Walton, Rudolph, School	2601-2631 N 28th St.
Wanamaker. John. House	2032 Walnut St.

Wanamaker, John, Store	1301-1325 Chestnut St.
Warburton Hotel	1929 Sansom St.
Warwick, The	1701 Locust St.
Washington, George, Public School	1114-1150 S 5th St.
Watson, Sally, House	5128 Wayne Ave.
Wayne, Anthony, School	2700 Morris St.
Wesley A.M.E Zion Church	1500 Lombard St.
Wesley Building	1701-1709 Arch St.
West Philadelphia High School	4700 Walnut St.
WFIL Studio	4548 Market St.
Whittier, John Greenleaf, School	2600 Clearfield St.
Widow Maloby's Tavern	700 S Front St.
Willard, Francis E., School	Emerald & Orleans Sts
Wilmot, David, School	1734 Meadow St.
Wilson, Woodrow, School	SE Cor. Loretta St. & Cottman Ave.
Wissahickon Inn	500 W Willow Grove Ave.
Wissahickon, The	Schuyler & Queen Sts.
Wister, Mary Channing, School	843-855 N 8th St.
Witherspoon Building	1319-1323 Walnut St.
Wolf, George, School	Lyons & 82nd St.
Woodford	33rd & Dauphin St.
Woodlands	40th & Woodland Ave.
Wright, Richard L., School	1101 Venango St.
Wyck House	6026 Germantown Ave.
Y.M.C.A.	115 N 15th St.
Y.M.C.A. of Germantown	5722 Greene St.
Young, Smyth, Field Company Building	1216-1220 Arch St.

# CHAPTER SEVEN

# FINANCIAL ASSISTANCE

# **Financial Subsidies, Incentives and Grants for Historic Preservation**

## **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/offices/hsg/sfh/203k/203kabou.cfm>

### **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>

### **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](http://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 – Phila. 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>

### **City Councilmanic Ordinance 961- Philadelphia Board of Revision of Taxes**

Exemption of real estate taxes on 100% of improvements to a residential property

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

### **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>

# Pennsylvania Historical and Museum Commission

## HISTORIC PRESERVATION GRANTS

Historic Preservation Grants from the Pennsylvania Historical and Museum Commission are available to support projects in the categories of Cultural Resource Surveys, National Register Nominations, Planning and Development Assistance, Educational and Interpretive Programs, and Archaeology. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.

Eligible Activities:

**Cultural Resource Surveys.** Grant assistance is available for conducting cultural resource surveys. (Grants may not be used to prepare determinations of eligibility for the National Register.) Surveys may be organized by municipal or county limits, by drainage area or physiographic zone (for archaeological surveys), by historic theme, or by property or site types. Projects must be conducted in accordance with the Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation's standards, guidelines and documentation requirements. Contact the grant manager for advice on planning your survey. Consultants will be required to attend a special training session in Harrisburg, and this cost should be factored into the proposal. Examples of projects include:

- Historic sites surveys;
- Architectural surveys;
- Archaeological surveys; and
- Thematic surveys.

**National Register Nominations.** Grant assistance is available for preparing nominations to the National Register of Historic Places. Properties must have been previously determined eligible. Grants may not be used for preparation of requests for eligibility. Nominations must be prepared in accordance with the Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation's standards, guidelines and documentation requirements. Contact the grant manager for advice on planning your project. Preparers will be required to attend a special training session in Harrisburg, and this cost should be factored into the proposal. Examples of projects include:

- Nominations for historic properties;
- Nominations for historic districts;
- Multiple property nominations; and
- Nominations for archaeological sites.

**Planning and Development Assistance.** Grant assistance is available for predevelopment studies and planning. Examples of projects include:

- Historic structure reports;
- Design guidelines;
- Feasibility studies;
- Historic paint analyses;
- Preparation of historic preservation plans;
- Preparation of preservation plans for the treatment of archaeological sites;
- Preparation of plans for adaptive use of historic properties; and
- Preparation of plans that assist communities in the preservation and revitalization of historic resources including developing a Historic Architectural Review Board and/or a Certified Local Government.

**Educational and Interpretive Programs.** Grant assistance is available for projects that promote awareness of preservation issues and improve the ability of communities to support preservation of their historic and archaeological resources. Examples of projects include:

- Guides for walking and driving tours;
- Preparation and installation of exhibits;
- Seminars, workshops, lectures, and conferences;
- Curriculum projects and teachers' guides;
- Pamphlets, brochures, and printed materials; and
- Film, video, and slide projects.

**Archaeology.** Grant assistance is available to support activities that promote or enhance the understanding of Pennsylvania's prehistoric or historic archaeological resources. Archaeological projects can take the form of surveys, excavations, artifact analyses and various types of syntheses. Activities may not be associated with state or federal compliance projects. Examples of projects in addition to surveys, national register nominations and preservation plans include:

- Development of regional site sensitivity models;
- Preparation of regional and/or temporal syntheses;
- Research and artifact analysis; and
- Problem-oriented excavation projects.

For more information, guidelines and application visit the Pennsylvania Historical and Museum Commission's website at: <http://www.artsnet.org/phmc/grants.htm#khp>

## **LOCAL HISTORY GRANTS**

Local History Grants are available from the Pennsylvania Historical and Museum Commission to support projects in the categories of Public Programs, Research and Writing, and Educational Programs. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.

**Public Programs.** Funding may be requested for the research, development and execution of public programs that present some aspect of Pennsylvania life, history or culture. Examples of projects include:

- Guides for walking and driving tours;
- Seminars, forums, lectures and conferences;
- Audiotapes, videotapes and slide projects;
- Preparation and installation of exhibits;
- Publications;
- Performances and re-enactments;
- Heritage celebrations including festivals and fairs; and
- Unveiling ceremonies for approved state historical markers.

**Research and Writing.** Funding may be requested to support original research and writing on some aspect of Pennsylvania life, history and culture leading to publications, public programs or exhibits. Examples of projects include:

- Oral history projects;
- Original research in the development of public and educational programs and celebrations; and
- Research on documentary and photographic collections particularly research that will advance the interpretive mission of the applicant organization.

For more information, guidelines and application visit the Pennsylvania Historical and Museum Commission's website at: [http://www.artsnet.org/phmc/grants\\_local\\_history.htm](http://www.artsnet.org/phmc/grants_local_history.htm)

## **SAVE AMERICA'S TREASURES**

The Federal Save America's Treasures program is one of the largest and most successful grant programs for the protection of our nation's endangered and irreplaceable and endangered cultural heritage. Since 1999, Congress has appropriated more than \$200 million for the physical preservation and conservation of this nation's most significant collections, sites, structures, and buildings.

Grants are available for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and historic structures and sites. Intellectual and cultural artifacts include artifacts, collections, documents, sculpture, and works of art. Historic structures and sites include historic districts, sites, buildings, structures, and objects.

Grants are awarded to Federal, state, local, and tribal government entities, and non-profit organizations through a competitive matching-grant program, administered by the National Park Service in partnership with the National Endowment for the Arts, the National Endowment for the Humanities, the Institute of Museum and Library Services and the President's Committee on the Arts and the Humanities

**The deadline has been extended. Applications must be received by 5:00 pm Eastern Standard Time, Tuesday, April 18, 2006. This is NOT a postmark deadline.**

For more information on Save America's Treasures visit: <http://www.cr.nps.gov/hps/treasures/>

## Local Grant Information

Philadelphia 501(c)3 community organizations have many funding opportunities available to them through local non-profit, commercial, and family foundations. A central source for many local and regional grants is The Philadelphia Foundation (<http://www.philafound.org>). Select the "Philanthropy Resources and Links" item in the menu to access a list of foundations in the Southeastern Pennsylvania. Your organization may browse the listed foundations and gather helpful information about the grant making and giving process.

The following are grant opportunities found through local foundations:

### Samuel S. Fels Fund

(<http://www.samfels.org/index.html>)

The Fels Fund provides financial support for community organizations at *critical junctures*; funding for technical assistance, organizational and administrative support, and new program implementation.

### Local Initiatives Support Corporation (LISC) – Philadelphia

(<http://www.lisc.org/philadelphia>)

This funding corporation provides community development-based financial assistance and support for activities ranging from commercial corridor revitalization to home improvement assistance. Recent projects have included partnerships with Mount Airy USA and University City District.

### William Penn Foundation

(<http://www.wpenndn.org>)

The William Penn Foundation funds community organizations in order to strengthen and advance their effectiveness in the community. They contribute to new programming and expansion of continuing programs, strategic planning, project evaluations, and strategic planning in addition to collaborative work with other organizations and publications.

### PNC Foundation

(<http://www.pnc.com/aboutus/pncfoundation.html>)

The PNC Foundation supports community organizations that make economic development of their neighborhoods a priority. The PNC funding is allocated through loans to small businesses in low-to moderate-income areas, supporting community services, and revitalization and stabilization initiatives.

### Sovereign Bank Foundation

(<http://www.sovereignbank.com/companyinfo/foundation.asp>)

Sovereign Bank Foundation gives community organizations grant money to support non-profit organizations and provide assistance with: home maintenance, homeownership counseling, and financial education; economic development projects that support low-to moderate-income neighborhoods, and programs that support affordable housing.

### Wachovia Foundation

([http://www.wachovia.com/inside/page/0%2C%2C139\\_414\\_430%2C00.html](http://www.wachovia.com/inside/page/0%2C%2C139_414_430%2C00.html))

Wachovia funds community organizations that carry broad community support and focus on community development issues such as sustainable affordable housing, revitalization of low- to moderate-income neighborhoods, and concentrate on economic development for underserved groups.

# *Help from the National Trust*

## Financial Assistance Programs

The National Trust, through its financial assistance programs, demonstrates that preserving our heritage improves the quality of life in American communities. The National Trust's grant and loan programs have assisted thousands of innovative preservation projects that protect the continuity, diversity, and beauty of our communities.

If you are looking for information about financing rehabilitation of historic home, visit **Funding for Rehabilitating a Historic Home** ([www.nthp.org](http://www.nthp.org)).

### **GRANTS**

The **Preservation Services Fund** provides nonprofit organizations and public agencies matching grants from \$500 to \$5,000 (typically from \$1,000 to \$1,500) for preservation planning and education efforts. Funds may be used to obtain professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law as well as preservation education activities to educate the public.

The **Johanna Favrot Fund for Historic Preservation** provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 for projects that contribute to the preservation or the recapture of an authentic sense of place. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark. Funds may be used for professional advice, conferences, workshops and education programs.

The **Cynthia Woods Mitchell Fund for Historic Interiors** provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 to assist in the preservation, restoration, and interpretation of historic interiors. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark. Funds may be used for professional expertise, print and video communications materials, and education programs.

### **LOANS**

The National Trust Loan Funds provide loan financing to support a variety of preservation projects.

- The National Preservation Loan Fund provides loans to establish or expand local and statewide preservation revolving funds; to acquire and/or rehabilitate historic buildings, sites, structures and districts; to purchase easements; and to preserve National Historic Landmarks.
- The Inner-City Ventures Fund finances the rehabilitation of historic buildings that serve the economic and community development needs of low-, moderate-, or mixed-income neighborhoods.

## **EQUITY INVESTMENTS**

The National Trust's for-profit subsidiary, the National Trust Community Investment Corporation invests equity into historic rehabilitation projects that qualify for federal historic tax credits and in some cases, state historic tax credits and New Markets Tax Credits.

- The National Trust Small Deal Fund invests in historic tax credit projects that generate between \$200,000 and \$650,000 in historic tax credit equity.
- The National Trust Community Investment Fund invests in historic tax credit projects that generate at least \$650,000 in federal/state historic tax credit equity.

**For more information about the National Trust and its programs please contact:**

National Trust for Historic Preservation  
Northeast Field Office (DE, NJ & PA)  
6401 Germantown Avenue  
Philadelphia, PA 19144  
Phone: 215-848-8033  
Fax: 215-848-5997  
[www.nationaltrust.org](http://www.nationaltrust.org)

# *Help from the National Trust*

## Government Funding for Preservation

### **Save America's Treasures Funding**

The Save America's Treasures (SAT) program was founded by the White House Millennium Council and the National Trust for Historic Preservation to celebrate America's great historic and cultural legacy. SAT fosters pride in our heritage by identifying and raising resources to preserve historically significant sites and collections--the enduring symbols that define us as a nation.

Each year, a competitive process awards federal grants to eligible historic resources for approved preservation activities. These grants require non-federal dollar-for-dollar matches and are administered by the National Park Service, in partnership with the National Endowment for the Arts. To date, over \$242 million in public-private funds have been raised to save our nation's treasures. For more information, visit [www.saveameericastreasures.org](http://www.saveameericastreasures.org)

### **Historic Preservation Fund**

The Historic Preservation Fund (HPF) provides grants to states, tribes, and local governments to use for activities like education, preparation of National Register nominations and development of comprehensive preservation plans. Established in 1976 as an amendment to the National Historic Preservation Act of 1966, the HPF receives annual appropriations from Congress, and this federal money is matched by state dollars. The fund is administered in a partnership between the National Park Service and the states through State Historic Preservation Offices, tribes and local governments. To learn more, visit [www2.cr.nps.gov/hpf/](http://www2.cr.nps.gov/hpf/)

### **State Funding for Historic Preservation**

Many states offer grants for historic preservation and open space preservation through the State Historic Preservation Office and other agencies. The National Trust has developed a [state-by-state chart](#) (.pdf, 273 kb) that lists a selection of these grants. (It originally appeared in the May/June 2002 issue of *Forum News*; *Forum News* is a publication of [National Trust Forum](#), a membership program that serves as the primary information resource for the organized preservation movement and provides a network for 4,000 preservation leaders.)

If you have updates, contact the National Trust. Please note that this is not an exhaustive list, nor does it not include privately funded grant programs. For more information on private funds, contact your [statewide preservation organization](#)

### **Transportation Enhancements Funding**

In 1991, Congress created a special fund to encourage states to dedicate transportation money to projects that enhance local communities. In the legislation--normally referred to as ISTEA--that established that fund, Congress listed specific activities (see below) as "transportation enhancements." Since 1991, states have dedicated approximately \$2 billion in Federal-aid highway funds to thousands of transportation-related historic preservation projects; historic resources have also benefited from enhancement money for landscaping, land acquisition, historic bridge and road activities, and streetscapes in historic commercial districts.

Under TEA-21, transportation enhancements include the following:

1. Provision of facilities for pedestrians and bicycles
2. Provision of safety and educational activities for pedestrians and bicyclists
3. Acquisition of scenic easements and scenic or historic sites
4. Scenic or historic highway programs (inc. the provision of tourist and welcome center facilities).
5. Landscaping and other scenic beautification
6. Historic preservation
7. Rehabilitation and operation of historic transportation buildings, structures, or facilities (including railroad facilities and canals)
8. Preservation of abandoned railroad corridors (including the conversion and use thereof for pedestrian and bicycle trails)
9. Control and removal of outdoor advertising
10. Archaeological planning and research
11. Environmental mitigation to address water pollution due to highway runoff or reduce vehicle-caused wildlife mortality while maintaining habitat connectivity
12. Establishment of transportation museums

### **Federal Rehabilitation Tax Credit**

Federal law provides a federal income tax credit equal to 20% of the cost of rehabilitating a historic building for commercial use. To qualify for the credit, the property must be a certified historic structure-- that is, on the National Register of Historic Places or contributing to a registered historic district. (Non-historic buildings built before 1936 qualify for a 10% tax credit.) A substantial rehabilitation is necessary, and the work must meet the Secretary of Interior's *Standards for Rehabilitation*.

The historic preservation tax credit has been a powerful tool for neighborhood revitalization. Since its inception in 1976, it has leveraged over \$33 billion in private investment in historic structures; in Fiscal Year 2004, \$3.88 billion in private investment was leveraged, creating over 50,400 jobs.

Applications for the credit are available through **State Historic Preservation Offices** and the final decisions are made by the National Park Service. For more information on the tax credit, the National Trust's **Preservation Books** offers *A Guide to Tax Advantaged Rehabilitation*. The NPS also offers a web site on the **Federal Rehabilitation Tax Credit**. At present, individuals rehabilitating a historic property for their primary residence do not qualify for a tax credit.

### **State Tax Credits**

Many states offer historic preservation tax incentive programs including credits, reductions, freezes, and abatements for owners of commercial and residential historic properties. The National Trust's **State-by-State list of tax incentives** (.pdf, 147 kb) describes the programs available in your state. ([www.nthp.org](http://www.nthp.org))

### **For more information about the National Trust and these programs please contact:**

National Trust for Historic Preservation  
Northeast Field Office (DE, NJ & PA)  
6401 Germantown Avenue  
Philadelphia, PA 19144  
Phone: 215-848-8033  
[www.nthp.org](http://www.nthp.org)

# *Help from the National Trust*

## Funding for Rehabilitating a Historic Home

As always, your bank, your family, or your friends are the tried and true sources of money for renovating an old house. Sometimes specific funds for preserving an old house are available at the local, state, or national level.

Not every state offers the same financial assistance for historic home owners, so it is a good idea to contact all of the following agencies in your state for information on their grants, loans, and potential tax incentives: Historic Development Commission, Department of Planning and Economic Development, Housing and Redevelopment, and **State Historic Preservation Office**.

If you're just starting to rehabilitate a historic home, you may find *The Old House Starter Kit* very helpful. Available from the National Trust's **Preservation Books** for \$6.00, it's filled with information and advice for the do-it-yourselfer as well as for those who prefer to hire professionals.

### **A Mortgage Program Tailored for Rehabilitation**

A Model Program Tailored for RehabilitationThe Department of Housing and Urban Development's Federal Housing Administration (FHA) has a flexible loan program that helps developers, investors, and families at all income levels to buy and restore properties in urban and rural historic districts. The program operates through FHA approved lending institutions, and the loans are insured by FHA. The 203(k) Mortgage Rehabilitation Insurance Program helps preservationists deal with problems such as appraisal barriers, the high cost of second mortgages, and prohibitive down payment and closing costs. Unlike most mortgage programs, the 203(k) is available to potential homeowners before restorations are completed.

### **Financial Assistance From the Trust**

The National Trust also offers financial assistance in the form of **grants and loans**. **Be aware that most of the programs are directed at non-profit groups rather than individuals.**

### **Easements**

A preservation easement is a legal right granted by the owner of a property to an organization or a governmental entity qualified under state law to accept such an easement. It protects against undesirable development or indirect deterioration. Preservation easements may provide the most effective legal tool for the protection of privately-owned historic properties. The terms are generally incorporated into a recordable preservation easement deed and can prohibit, for example, alteration of the structure's significant features, changes in the usage of the building and land, or subdivision and topographic changes to the property. The property continues on the tax rolls at its current use designation rather than its "highest and best use" (its value if developed) thereby giving the owner a genuine tax advantage. To learn more, read the National Trust's **introduction to easements** or contact **your SHPO or statewide preservation organization**.

## **Resident Curators**

In some states, the National Park Service and the state historic preservation office will work with private citizens to become resident curators. A resident curator relationship allows state-owned historic properties to be restored at virtually no cost to taxpayers. To see if your state offers a resident curator program, contact your State Historic Preservation Officer. For example, in Maryland, a resident curatorship begins with the identification of suitable buildings by the Forest and Park Service and the Maryland Historical Trust. Interested preservationists submit an application along with a five-year restoration plan, and must be qualified to supervise and finance the restoration work. If approved, the resident curator can live in the historic property for the rest of his or her life in return for financing the restoration of the property. For more information on Maryland's program, contact the Maryland Historical Trust at [mdshpo@ari.net](mailto:mdshpo@ari.net).

## **Federal Financial Assistance for Rural Buildings**

**U.S. Department of Agriculture's Rural Housing Service** offers funds for the acquisition, construction, repair or rehabilitation of homes and apartment-style housing for low and moderate-income people in rural areas.

Learn more about the 203(k) program from HUD's Web site, at:

<http://www.hud.gov/offices/hsg/sfh/203k/203kmenu.cfm>.

## **Federal Tax Incentive**

Currently the only federal tax incentive for historic preservation is for the rehabilitation of income-producing (commercial, industrial, or rental residential) buildings included on the National Register of Historic Places (or those within a National Register district). Contact your **State Historic Preservation Officer (SHPO)** for federal rehabilitation tax credit information. Note that the rehabilitation of income-producing buildings must follow the Secretary of Interior Standards for rehabilitation to be eligible for federal tax credits.

## **State Tax Incentives**

While a national tax credit for private homeowners is not yet available, many states have tax credits, reductions, freezes, and abatement programs for owners of residential historic homes. The National Trust's **State-by-State list of tax incentives** (.pdf, 268 kb) describes the programs available in your state. ([www.nationaltrust.org](http://www.nationaltrust.org)) (It originally appeared in the May/June 2002 issue of *Forum News*; *Forum News* is a publication of **National Trust Forum**, a membership program that serves as the primary information resource for the organized preservation movement and provides a network for 4,000 preservation leaders.)

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6401 Germantown Avenue  
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# Preservation Fund of Pennsylvania

**Background** Preservation Pennsylvania, which administers the Preservation Fund of Pennsylvania, is the Commonwealth's only statewide, private non-profit organization dedicated to the protection of historically and architecturally significant properties.

The organization was incorporated in 1982 as the Preservation Fund of Pennsylvania with the support of Governor Richard Thornburgh, the Pennsylvania Historical and Museum Commission, and seed money from the General Assembly for the purpose of preserving Pennsylvania's endangered historic landmarks by stimulating public awareness, providing technical advisory and advocacy assistance and, most importantly, by encouraging private investment through its revolving fund.

In 1985, the Preservation Fund merged with another statewide preservation group and added educational, advocacy, and membership functions to the organization's mission. In its capacity as the statewide historic preservation organization for Pennsylvania, Preservation Pennsylvania acts as a resource for and provides expertise to the many local and regional preservation organizations and agencies throughout the Commonwealth.

## Mission Statement

Preservation Pennsylvania, through creative partnerships, targeted educational and advocacy programs, advisory assistance, and special projects, assists Pennsylvania communities to protect and utilize the historic resources they want to preserve for the future.

## Loan/Grant Programs

Since its creation in 1982, the Preservation Fund of Pennsylvania has been used to acquire and resell threatened historic properties to buyers who are willing to restore and maintain them, and to make low interest loans directly to organizations and government agencies for the restoration or rehabilitation of specific historic properties.

Acquisition funding is available as part loan and part grant (2/3 loan to 1/3 grant); funding for other uses is available as a loan.

The money that is repaid to this revolving fund is then recycled into other properties. By continually revolving the same money, Preservation Pennsylvania stimulates private investment for projects that are revitalizing Pennsylvania communities and spurring other economic development efforts. Revolving fund projects have included Italianate mansions in Williamsport and Erie, a Queen Anne style school building in rural York County, a Gothic Revival church in center city Philadelphia, and the Star Barn in Dauphin County.

You may download an [application form](#) directly from Preservation Pennsylvania's web page ([www.preservationpa.org](http://www.preservationpa.org)) or contact our offices at:

Preservation Pennsylvania  
257 North Street Harrisburg, PA 17107  
Phone: (717) 234-2310  
Fax: (717) 234-2522  
E-Mail: [info@Preservationpa.org](mailto:info@Preservationpa.org)



## CHAPTER EIGHT

# ARCHITECTURAL STYLES

## ARCHITECTURAL STYLES

A brief overview of some of the architectural styles of houses in Philadelphia

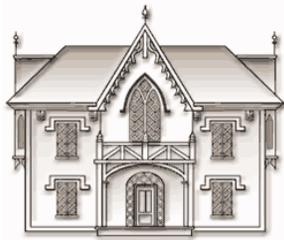


**Federal**—Ubiquitous up and down the East Coast, Federal-style architecture dates from the late 1700s and coincided with a reawakening of interest in classical Greek and Roman culture. Builders began to add swags, garlands, elliptical windows, and other decorative details to rectangular Georgian houses. The style that emerged resembles Georgian, but is more delicate and more formal. Many Federal-style homes have an arched Palladian window on the second story above the front door. The front door usually has sidelights and a semicircular fanlight. Federal-style homes are often called “Adam” after the English brothers who popularized the style.



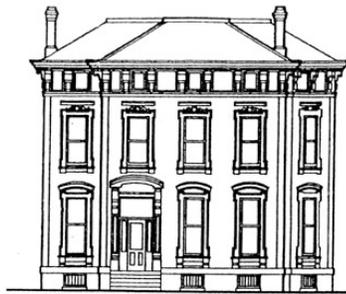
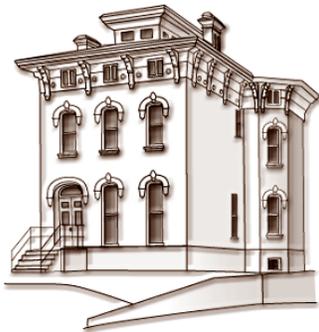
**Greek Revival** --This style is predominantly found in the Midwest, South, New England, and Mid-Atlantic regions, though you may spot subtypes in parts of California. Its popularity in the 1800s stemmed from archeological findings of the time, indicating that the Grecians had spawned Roman culture. American architects also favored the style for political reasons: the War of 1812 cast England in an unfavorable light; and public sentiment favored the Greeks in their war for independence in the 1820s.

Identify the style by its entry, full-height, or full-building width porches, entryway columns sized in scale to the porch type, and a front door surrounded by narrow rectangular windows. Roofs are generally gabled or hipped. Roof cornices sport a wide trim. The front-gable found in one subtype became a common feature in Midwestern and Northeastern residential architecture well into the 20th century. The townhouse variation is made up of narrow, urban homes that don't always feature porches. Look for townhouses in Boston, Galveston, Texas, Mobile, Ala., New York, Philadelphia, Richmond, Va., and Savannah, Ga.



**Gothic Revival**—The influence of English romanticism and the mass production of elaborate wooden millwork after the Industrial Revolution fueled the construction of Gothic Revival homes in the mid-1800s. These picturesque structures are marked by "Gothic" windows with distinctive pointed arches; exposed framing timbers; and steep, vaulted roofs with cross-gables. Extravagant features may include towers and verandas. Ornate wooden detailing is generously applied as gable, window, and door trim.

American architects Alexander Jackson Davis and Andrew Jackson Downing championed Gothic in domestic buildings in the 1830s. Most Gothic Revival homes were constructed between 1840 and 1870 in the Northeast.



**Italianate**--Italianate homes, which appeared in Midwest, East Coast, and San Francisco areas between 1850 and 1880, can be quite ornate despite their solid square shape. Features include symmetrical bay windows in front; small chimneys set in irregular locations; tall, narrow, windows; and towers, in some cases. The elaborate window designs reappear in the supports, columns, and door frames.



**Second Empire**—Popular in the Midwest and Northeast, this Victorian style was fashionable for public buildings during Ulysses S. Grant's presidency, but its elaborate, costly detail fell out of favor in the late 1800s for economic reasons. Second empire homes feature mansard roofs with dormer windows, molded cornices, and decorative brackets under the eaves. One subtype sports a rectangular tower at the front and center of the structure.

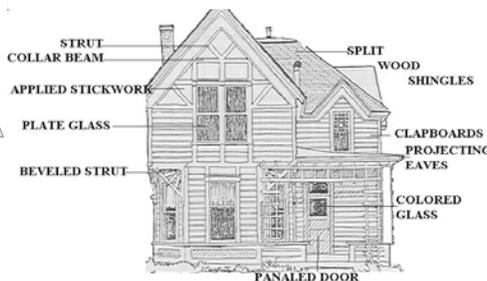
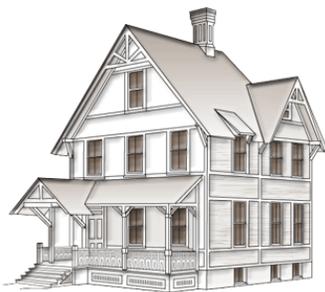


**Victorian**—Victorian architecture dates from the second half of the 19th century, when America was exploring new approaches to building and design. There are a variety of Victorian styles, including Second Empire, Italianate, Stick, and Queen Anne. Advancements in machine technology meant that Victorian-era builders could easily incorporate mass-produced ornamentation such as brackets, spindles, and patterned shingles. The last true Victorians were constructed in the early 1900s, but contemporary builders often borrow Victorian ideas, designing eclectic “neo-Victorians.” These homes combine modern materials with 19th century details, such as curved towers and spindled porches. A number of Victorian styles are recreated on the fanciful “Main Street” at Disney theme parks in Florida, California, and Europe.

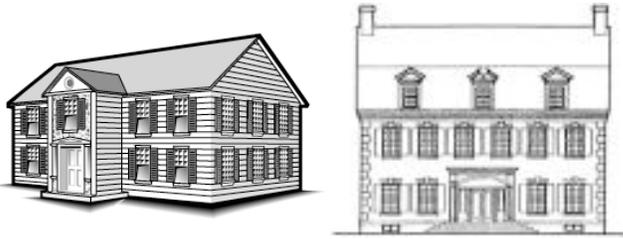


**Queen Anne**--A sub-style of the late Victorian era, Queen Anne is a collection of coquettish detailing and eclectic materials. Steep cross-gabled roofs, towers, and vertical windows are all typical of a Queen Anne home. Inventive, multistory floor plans often include projecting wings, several porches and balconies, and multiple chimneys with decorative chimney pots.

Wooden “gingerbread” trim in scrolled and rounded “fish-scale” patterns frequently graces gables and porches. Massive cut stone foundations are typical of period houses. Created by English architect Richard Norman Shaw, the style was popularized after the Civil War by architect Henry Hobson Richardson and spread rapidly, especially in the South and West.



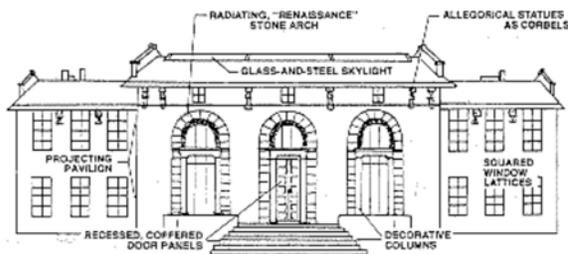
**Stick**--A member of the Victorian family, along with Second Empire and Queen Anne, the Stick house boasts a lot of detailing. However, few Stick homes incorporate all the possible features. Typical characteristics include gabled, steeply pitched roofs with overhangs; wooden shingles covering the exterior walls and roof; horizontal, vertical, or diagonal boards--the "sticks" from which it takes its name--that decorate the cladding; and porches.



**Colonial**—America's colonial period encompassed a number of housing types and styles, including Georgian, and Dutch Colonial. However, when we speak of the Colonial style, we often are referring to a rectangular, symmetrical home with bedrooms on the second floor. The double-hung windows usually have many small, equally sized square panes. During the late 1800s and throughout the 20th century, builders borrowed Colonial ideas to create refined Colonial Revival homes with elegant central hallways and elaborate cornices. Unlike the original Colonials, Colonial Revival homes are often sided in white clapboard and trimmed with black or green shutters.



**Neoclassical**--A well-publicized, world-class event can inspire fashion for years. At least that's the case with the 1893 World's Columbian Exposition in Chicago, which showcased cutting-edge classical buildings that architects around the country emulated in their own residential and commercial designs. The Neoclassical style remained popular through the 1950s in incarnations from one-story cottages to multilevel manses. Its identifying Ionic or Corinthian columned porches often extend the full height of the house. Also typical: symmetrical facades, elaborate, decorative designs above and around doorways, and roof-line balustrades (low parapet walls).



**Beaux Arts** - (Les beaux-arts - the fine arts - Ecole des Beaux-Arts in France) was advocated by Americans who studied at the Ecole. The style emphasized classical (Greek) forms and styles, elaborate detailing, massive plans, heavy masonry. Mostly used for grand public and institutional buildings, and the private homes of America's industrial barons. The primary inspiration for this style was Chicago's *Columbian Exposition* (known as the Great White City) in 1893. Thus, many of the early, prominent examples of Beaux Arts can be dated to within a decade of the turn of the 20th century.



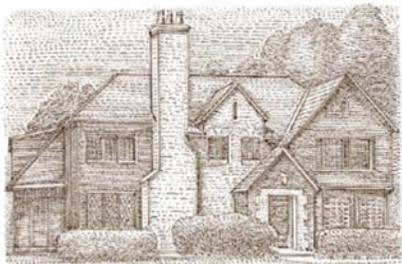
**Craftsman**--Popularized at the turn of the 20th century by architect and furniture designer Gustav Stickley in his magazine, *The Craftsman*, the Craftsman-style bungalow reflected, said Stickley, "a house reduced to it's simplest form... its low, broad proportions and absolute lack of ornamentation gives it a character so natural and unaffected that it seems to... blend with any landscape."

The style, which was also widely billed as the "California bungalow" by architects such as Charles Sumner Greene and Henry Mather Greene, featured overhanging eaves, a low-slung gabled roof, and wide front porches framed by pedestal-like tapered columns. Material often included stone, rough-hewn wood, and stucco. Many homes have wide front porches across part of the front, supported by columns.



**French Provincial** --Balance and symmetry are the ruling characteristics of this formal style. Homes are often brick with detailing in copper or slate. Windows and chimneys are symmetrical and perfectly balanced, at least in original versions of the style. Defining features include a steep, high, hip roof; balcony and porch balustrades; rectangle doors set in arched openings; and double French windows with shutters. Second-story windows usually have a curved head that breaks through the cornice.

The design had its origins in the style of rural manor homes, or chateaus, built by the French nobles during the reign of Louis XIV in the mid-1600s. The French Provincial design was a popular Revival style in the 1920s and again in the 1960s.



**Tudor**—This architecture was popular in the 1920s and 1930s and continues to be a mainstay in suburbs across the United States. The defining characteristics are half-timbering on bay windows and upper floors, and facades that are dominated by one or more steeply pitched cross gables. Patterned brick or stone walls are common, as are rounded doorways, multi-paned casement windows, and large stone chimneys. A subtype of the Tudor Revival style is the Cotswold Cottage. With a sloping roof and a massive chimney at the front, a Cotswold Cottage may remind you of a picturesque storybook home.

# THE PHILADELPHIA ROWHOUSE



A sampling of some of the many varieties and styles of the Philadelphia rowhouse.

## THE ROWHOUSE

A building type rather than a style, the rowhouse is prolific in Philadelphia. Examples of it can be found in nearly all of Philadelphia neighborhoods, demonstrating a wide variety of architectural styles, sizes and periods of construction. Following the Revolutionary War, the rowhouse emerged as a popular symbol of urban development. In many cities it fell out of favor by the mid-to-late 19<sup>th</sup> century, but continued to be built in Philadelphia until after WWII.

# HOW ROWHOUSES SHAPED OUR NEIGHBORHOODS

This article is excerpted from "Ranches, Rowhouses, and Railroad Flats," by Christine Hunter. Copyright 1998 by Christine Hunter," with permission of the publisher, [W.W. Norton & Company, Inc.](#).

**Early 19<sup>th</sup> Century** In North America, rowhouses go back to the days of the earliest European colonies. By the 1630s, English settlers in Jamestown, Virginia, and probably elsewhere, were putting up small groups of attached houses closely modeled on familiar English forms that had been built since medieval times.

Many of the earliest, for reasons of economy, were built entirely of wood. But periodic devastating fires in increasingly dense communities gradually led to the enactment of building laws, and often the creation of fire districts, within which exterior wood walls on or close to property lines were prohibited.

Like many other early colonial houses, these had two roughly equal ground-floor rooms and a steep, winding staircase to sleeping areas above. The long hallway along one party wall, however, was different in plan from any freestanding house of the era.

Throughout the eighteenth century, as towns and cities along the Atlantic coast grew and prospered, the value of land close to their bustling centers rose steadily. To make the most of narrow strips of property, rowhouses became a standard home form for urban families.

By about 1800 most rowhouses were being built in the dominant Federal style, with simple details derived from Greek antiquity. Despite the fact that such classical details were being used to adorn a wide range of building types, from commercial structures to southern plantation houses, many Americans associated them with early Greek democracy and therefore felt that they expressed the egalitarian nature of the young republic.



*Rowhouses of the early 1800s had gabled roofs with attic dormers.  
Image: Christine Hunter*

The rowhouse blocks of early-nineteenth-century American cities were indeed neat and homogeneous in their public appearance. Behind their repetitive facades, however, both the social uses of interior space and the physical development of private backyards were more varied.



*The difference in scale between a large Victorian rowhouse and its older neighbors to the left is still evident today on a block in Brooklyn, New York. The original front stairs have been removed; the basement door now serves as the main entrance.*

*Image: Elizabeth Newman*

Wealthy families distributed their activities among the vertically organized rooms of an entire three-story townhouse in much the same way that they might have used a large detached house of the time.

Kitchens were either in the basement or a rear single-story extension, especially when there was a back service alley. Other rooms were differentiated by use but tended to be similar to one another in size, shape, and interior finish, like those in freestanding homes of the same era.

Rowhouses typically were built on or close to the front property line and were only 30 or 40 feet deep, leaving at least half the lot for backyards. The yards served a number of crucial functions, housing cisterns for fresh water as well as privies, which were set directly above a cesspool and frequently were connected to the house by a covered walkway. Deep yards also included vegetable gardens and often livestock, perhaps chickens or a pig.

Similar houses of the same size or smaller were used much more intensively by the households of less affluent artisans or laborers. The basic rowhouse layout, with its long side corridors, made it easy to rent individual rooms to boarders, and when neighborhoods grew crowded, basements were also commonly leased out.

In cities where blocks were laid out with rear access, separate houses were sometimes built behind the privies, facing the alleys and creating almost invisible low rent districts. Sanitary conditions were poor in these areas of overuse but, aside from fire laws, few regulations pertained to dwelling design.

In this era, long before zoning laws separated homes from commercial or industrial building uses, all neighborhoods included an assortment of small workshops and stores. Many of these were housed on the first story of typical rowhouses, most often the homes of their proprietors.

Thus, at the street level, signs and display windows enlivened long blocks of similar houses. Because the exterior front walls did not carry structural loads, they were relatively easy to alter, so shop windows as well as separate entrance doors could be installed or removed as necessary.

**Class Distinctions** As technological change and rapid immigration transformed cities over the first half of the 19th century, the homes of urban families became less consistent, reflecting growing social stratification.

While conditions for the poor worsened with growing congestion, many increasingly affluent and established Americans focused on building new, more elaborate homes, in keeping with changing social and design standards.

Throughout the nineteenth century rows of attached middle- and upper-class houses continued to be built in large numbers. Their front facades and interior detailing followed a succession of changing fashions related to those of freestanding houses.

In most cases, however, the brick, carved stone, or terra-cotta ornament would survive far longer than decoration executed in wood. Many pattern books included, usually toward the end of the volume, schemes for so-called city houses. During the last third of the century, commercial builders as well as wealthy individuals also hired architects for the custom design of elegant rowhouses.

By the 1860s the spatial expectations for all middle-class and expensive homes in the United States had grown substantially. In addition to requiring twin parlors, formal dining rooms, and spacious entrance halls, Victorian morality and notions of family life now dictated that each child, ideally, have a separate bedroom, not a common practice fifty years earlier.

As building lot sizes were generally restricted by street layouts and rising land values, rowhouses built for the upper end of the market had to grow both longer and taller to accommodate these new standards. Some went as high as five stories, the top floor usually containing servants' rooms.

With the new emphasis on individuality and creative expression in the design of homes, front facades became much less uniform. Carefully designed and ornate rows of incredible beauty were built during this era, but there were also awkward juxtapositions where houses of wildly different styles adjoined one another without any coordination.

**Late 19th Century** As Victorian rowhouses got deeper, their footprints were no longer simple rectangles but included light wells or side yards along rear extensions to brighten and ventilate dark central rooms.

The backyards of these houses, in consequence, became smaller and more irregular, frequently in shadow for most of the day. Many cities now had reliable water supply systems with underground piping, and new middle-class homes began to include interior plumbing, making rear yards less necessary for cisterns and privies.

Unfortunately, once private outdoor space was no longer needed for mundane sanitary purposes, the pressure of ever-rising city land values caused it to erode rapidly. The interior courts of new rowhouse blocks in the 1880s no longer provided as much light or as extensive a private outdoor realm, distinct from public city streets and parks.

**Turn of the Century** After about 1900, though many rowhouses continued to rise, they were more likely to be in outlying sections of a city. This was the same point at which builders, because of the rising cost and complexity of construction, were starting to reduce the overall size and simplify the layouts of freestanding houses for middle-class families.

The design of rowhouses followed much the same pattern. A single living room replaced double parlors, kitchens became smaller but more efficient, and entry foyers shrank or disappeared completely.

During the first decades of the twentieth century, new rowhouses continued to reflect many of the same popular concerns that underlay the design and marketing of their detached counterparts.

At the same time that the bungalow craze was sweeping the country, for example, rows of small homes known as *porch houses* or *daylighters* were built along the trolley lines now extending outward into new sections of Philadelphia, Baltimore, and Washington.

Providing modern amenities for families often moving from older homes without electrical wiring or even indoor bathrooms, the rooms were finished simply in accordance with the current image of a modern, hygienic home.

They were set farther back from the street than earlier rowhouses, so that narrow gardens or raised planting beds could separate the public sidewalk from a comfortable front porch spanning the facade. Like many bungalows on narrow lots, they emphasized "nature" while actually forming part of a broad expansion of the city.

**Early 20th Century** A wide variety of moderately sized rowhouses were built between 1900 and the mid-1930s, a time when experimental efforts in neighborhood design were taking place all over the United States.

As the typical scale of construction increased, the old pattern of lot-by-lot development was sometimes replaced by more comprehensive neighborhood planning. In a variety of new developments, attached houses formed the basic building blocks or were included in a range of home types.

They were put up by private developers for individual sale or rent, by large industrial enterprises for employee housing, by the federal government for shipyard workers during World War I, and by socially motivated limited-dividend housing companies, whose aim was to provide high-quality homes for middle- or working-class Americans while realizing a modest profit.



*A row of "modern porch houses," as described in the 1909 advertisement of a Philadelphia developer. Houses were marketed through a sales office set up in the new trolley terminal serving the rapidly expanding city. Image: Elizabeth Newman*

Like the porch houses popular in the mid-Atlantic region, most incorporated a small area of planted front yard. In addition to streets and individual yards, larger complexes now included a variety of public or semiprivate open spaces: small parks, squares, or common courtyards defined by building walls.

Overall, the economies and land-conserving benefits of rowhouses were combined with suburban deals of greenery and open space in newly sophisticated ways.

*Christine Hunter is an architect who lives in New York City.*

"Ranches, Rowhouses, and Railroad Flats. American Homes: How They Shape Our Landscapes and Neighborhoods," by Christine Hunter, is available at [W.W. Norton & Company](http://www.wwnorton.com) and at [Amazon.com](http://Amazon.com).

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Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*, MIT Press, Cambridge, 1969.

### **[The Vermont Heritage Network](#)**

The University of Vermont Historic Preservation Program

Wheeler House, University of Vermont

Burlington, VT 05405

(802)656-3180

<http://www.uvm.edu/~vhnet>

[E-mail To: vhnet@zoo.uvm.edu](mailto:vhnet@zoo.uvm.edu)

# CHAPTER NINE

# PUBLICATIONS

# CHAPTER TEN

# RESOURCE GUIDE

# **Historic Preservation Resource List:**

## **Preservation Alliance for Greater Philadelphia**

1616 Walnut Street, Suite 1620

Philadelphia, Pa 19103

215.546.1146

fax 215.546.1180

**website:** [www.preservationalliance.com](http://www.preservationalliance.com)

The Alliance is the Philadelphia region's non-profit preservation leader, dedicated to the protection and appropriate development of Greater Philadelphia's historic resources - buildings, communities, and landscapes. A membership organization, Alliance programs include public advocacy, the acquisition and maintenance of preservation easements, and the provision of grants and technical assistance to stewards of historic house museums. The Alliance sponsors the annual Preservation Achievement Awards and conducts monthly insider tours of historic places, publishes Preservation Matters, a quarterly newsletter, maintains an award-winning web site with the latest in preservation news, and has a number of publications available to the public.

## **The Philadelphia Historical Commission**

576 City Hall

Philadelphia PA 19102

215.686.7660

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

The Commission bears the responsibility for the designation as historic of buildings, structures, sites, objects and districts of historical and architectural significance in Philadelphia. The Commission regulates the appearance of these cultural resources through its role in the City's building permit process. It also offers technical assistance and guidance to the public with all services free of charge.

## **Pennsylvania Historical and Museum Commission (State Historic Preservation Office/SHPO)**

Bureau for Historic Preservation

The Commonwealth Keystone Building

400 North Street, 2nd Floor

Harrisburg, PA 17120-0093

717.787.4363

**website:** [www.phmc.state.pa.us](http://www.phmc.state.pa.us)

This State Commission reviews nominations to the National Register of Historic Places, conducts initial reviews of applications for the federal investment tax credit for the restoration and rehabilitation of historic properties, and provides information and technical assistance. Its Pennsylvania History and Museum Program and Keystone Historic Preservation Grants are available to eligible organizations.

## **Preservation Pennsylvania**

257 North Street

Harrisburg, PA 17101

717.234.2310

fax 717.234.2522

**website:** [www.preservationpa.org](http://www.preservationpa.org)

This statewide membership organization assists Pennsylvania communities and groups to protect and utilize the historic resources they want to preserve. It also monitors state legislative activity, publishes a newsletter, and administers a grant program for Philadelphia preservation projects.

**National Trust For Historic Preservation  
Northeast Field Office**

6401 Germantown Avenue  
Philadelphia, PA 19144  
215.848.8033  
fax 215.848.5997  
**website:** [www.nthp.org](http://www.nthp.org)

The field office of the private, non-profit organization chartered by Congress in 1949 serves Pennsylvania, Delaware, and New Jersey. The Trust encourages public participation in preservation, provides limited financial assistance through grant and loan programs, and publishes widely.

**National Register in Pennsylvania**

**website:** [www.arch.state.pa.us](http://www.arch.state.pa.us)

The Pennsylvania Historical and Museum Commission has entered its complete inventory of National Register and National Historic Landmark properties in the Commonwealth on a new website called ARCH. It includes more than 3000 National Register nominations.

**Philadelphia City Archives**

3101 Market Street  
Philadelphia, PA 19104  
215.685.9401  
fax 215.685.9409  
**website:** [www.phila.gov/phils/carchive.htm](http://www.phila.gov/phils/carchive.htm)

The City Archives contains deeds and mortgages from the founding of Philadelphia to 1952, birth, death, and cemetery records up to 1915, and an excellent early photograph collection, all invaluable in researching an old Philadelphia house.

**The Athenaeum of Philadelphia**

219 S. 6<sup>th</sup> Street  
Philadelphia, PA 19106  
215.925.2688  
**website:** [www.philaathenaeum.org](http://www.philaathenaeum.org)

The Athenaeum holds an extensive collection of architectural plans and drawings by noted Philadelphia architects and other materials useful in researching old Philadelphia houses.

**The Historical Society of Pennsylvania**

1250 Locust Street  
Philadelphia, PA 19107  
215.732.6200  
**website:** [www.hsp.org](http://www.hsp.org)

The Society is an excellent source of materials on Philadelphia history, including census records, old newspaper articles, family histories, maps and atlases. The Society also has a large collection of watercolors and early photographs of various buildings and landscapes throughout the Philadelphia area.

Additional Resources-

**Community Design Collaborative**

117 S. 17<sup>th</sup> Street, Suite 210

Philadelphia PA 19103

215.587.9290

**website:** [cdesignc@cdesignc.org](mailto:cdesignc@cdesignc.org)

The Community Design Collaborative is a volunteer organization that offers preliminary design assistance to nonprofit groups. The Collaborative meets with nonprofits at the beginning of a project, develops a scope of services to fit their needs, and recruits design professionals to provide the services pro bono.

**Partners for Sacred Places**

1700 Sansom Street

10<sup>th</sup> Floor

Philadelphia PA 19103

215.567.3234

**website:** [www.sacredplaces.org](http://www.sacredplaces.org)

Partners for Sacred Places is the only national, non-sectarian, non-profit organization dedicated to the sound stewardship and active community use of America's older religious properties. Partners provides assistance to the people who care for sacred places while promoting a new understanding of how these places sustain communities.

# **REGIONAL** **PRESERVATION** **DIRECTORY**

The following list is a selection from the Preservation Alliance for Greater Philadelphia's Regional Restoration Directory. The Alliance provides the Directory for informational purposes only. It is intended for use by those seeking restoration and historic preservation services and suppliers in the Philadelphia region.

Inclusion on this list is not an endorsement or warranty by the Preservation Alliance of the services or products of those listed on the Directory. Furthermore, the Directory is neither a complete or inclusive list of those providing products and services. If a firm/consultant is not included on this Directory it does not mean they may not be qualified.

The Preservation Alliance strongly recommends those wishing to retain firms/consultants in the Directory to obtain more than one bid or proposal for the services or products desired, and to request and confirm the credentials and references before hiring anyone included in the Directory.

Retaining a particular firm/consultant is at the sole discretion of users of this Directory.

For the complete Restoration Directory, please visit the Preservation Alliance website at:  
<http://www.preservationalliance.com/directory.php>



# **ARCHITECTS**

## **1:1:6 Technologies, Inc.**

Barry Schnoll  
103 N Jackson St  
Media PA 19063  
610-565-3340

## **20th Century Preservation, LLC**

Christian Busch, Principal  
154 Sutton Road  
Ardmore PA 19003  
610.636.6843

## **Agoos & Lovera**

Ted Agoos  
306-308 Cherry Street  
Phila PA 19106  
215.592.9797

## **Algie & Regojo**

Nilo C. Regojo, R.A., Principal  
1420 Locust St, Suite 410,  
Academy House  
Phila PA 19102  
(215)735-7527

## **Alvin Holm, Architect**

Alvin Holm  
2014 Sansom Street  
Phila PA 19103  
215-963-0747

## **Atkin Olshin Lawson-Bell Architects**

Shaun Evans, AIA  
125 South Ninth Street, Suite 900  
Philadelphia PA 19107  
215.925.7812

## **BBLM Architects**

Laura J. Strychalski, AIA  
924 Cherry Street  
Philadelphia PA 19107  
215-625-2500

## **Blackney Hayes Architects**

Kathy Dowdell  
105 S. 12th St.  
Philadelphia PA 19107  
215-0922 x 15

## **Bower Lewis Thrower Architects**

Ann Yurina, CPSM Marketing Director  
1216 Arch Street

Phila PA 19107  
(215)563-3900

**Brawer & Hauptman**

Michael I. Hauptman, AIA  
777 Appletree St  
Philadelphia PA 19106  
215.829.0084

**Campbell Thomas & Co**

Bob Thomas, Jim Campbell, Senior Associate  
1504 South Street  
Philadelphia PA 19146  
215-545-1076

**Cassway Albert & Associates**

Bob Cassway  
2130 Arch Street  
Phila PA 19103  
215.567.3301

**Charles A. Evers, Architect**

Charles Evers  
336 Fitzwater Street, #2  
Philadelphia PA 29247  
215.625.4569

**Cope Linder Associates**

Gerald Cope  
30 South 15th Street  
Phila PA 19103  
215.981.0200

**Dagit•Saylor Architects**

Peter Saylor  
100 S. Broad Street, #1100  
Phila PA 19110  
215-972-0500

**David S. Traub Associates**

David S. Traub, AIA, Principal  
1704 Walnut Street  
Phila PA 19103  
215.546.4039

**DPK&A**

Robert Hotes, senior associate  
421 Chestnut St  
Philadelphia PA 19106-2415  
215-627-2700

**Farewell Mills Gatsch Architects, LLC**

Meredith Bzdak  
200 Forrestal Road  
Princeton NJ 08540  
609.452.1777

(Architects-Continued)

**Frank Kakos Architects**

Frank Kakos  
1550 Latimer Street  
Phila PA 19102  
215.732.0526

**Frens and Frens**

Dale H. Frens, AIA  
120 South Church Street  
West Chester PA 19382  
610-430-7730

**Gray Smith, Planner and Architect**

Gray Smith  
1324 Locust Street  
Philadelphia PA 19107  
215.546.4985

**H2L2 Architects and Planners**

Robert P. Breeding, Partner  
714 Market Street  
Phila PA 19106  
215.925.5300

**Hillier Architecture**

Dr. George C. Skarmeas,, Principle  
The Widener Building, One S. Penn Sq.  
Philadelphia PA 19107  
215.636.9999

**Jacobs Wyper Architects**

Jamie Wyper, partner  
1232 Chancellor St  
Philadelphia PA 19107  
215-985-0400

**John Blatteau Associates, Architects**

John Blatteau, AIA, President  
1930 Chestnut  
Phila PA 19103  
215-751-9779

**John Bowie Associates**

John R. Bowie, AIA, Principal  
101 E. Possum Hollow Rd.  
Wallingford PA 19086  
610--565-1268

**Keast and Hood**

Suzanne Pentz

601 Walnut Street, Suite 450W  
Philadelphia PA 19106  
215-625-0099

**Kelly/Maiello, Inc.**

Emanuel Kelly, Vincent Maiello, Partners  
1420 Walnut St, 15h floor  
Philadelphia PA 19102  
215.546-0800

**Kieran and Timberlake Associates**

420 N 20th St  
Phila PA 19130-3899  
215-922-6600

**Kise, Straw and Kolodner**

Jim Kise, Jim Straw, partner  
123 South Broad, Suite 1270  
Phila PA 19109  
215-790-1050

**MGA Partners**

Dan Kelley  
234 Market Street  
Philadelphia PA 19106  
215.925.0100

**Robert Morris Skaler, Architect**

Robert M. Skaler, Principal  
7615 Garden Road  
Cheltenham PA 19102  
215.635.0356

**S. Harris & Co.**

Sam Harris, pres  
2601 Pennsylvania Av., Suite Eight  
Philadelphia PA 19130-2348  
215.769-1133

**Samuel Crothers Associates**

Samuel Crothers  
258 South Van Pelt Street  
Phila PA 19103  
215.732.9806

**Susan Maxman & Partners, Architects**

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1600 Walnut St, 2nd floor  
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**Ueland Junker McCauley Nicholson**

Stacey Blankin, Director of Marketing  
718 Arch Street, Suite 5N

Philadelphia PA 19106  
215.440.0190

(Architects-Continued)

**Venturi Scott-Brown & Associates**

Robert Venturi & Denise Scott-Brown  
4236 Main Street  
Philadelphia PA 19127  
215.487.0400

**Vitetta**

Hyman Myers  
4747 S Broad St  
Philadelphia PA 19112  
215-218.4822

**Voith & Mactavish, Architects**

Cameron Mactavish, Daniella Voith, partner  
1616 Walnut Street, 24th Floor  
Philadelphia PA 19103  
215-545-4544

**Wallace Roberts & Todd**

260 South Broad St.,  
Phila PA 19102  
215.732.2551

**Watson and Henry Associates**

Penelope S. Watson, AIA and Michael C. Henry, PE, AIA, Principals  
12 North Pearl St  
Bridgeton NJ 08302  
856-451-1779

**Westfield Architects & Preservation Consultants**

Margaret Westfield, R.A., Historic Architect  
425 White Horse Pike  
Haddon Heights NJ 08035-1706  
856-547-0465

**Wm Michael Campbell AIA**

Michael Campbell  
646 River Road  
Fair Haven NJ 7704  
908-842-4970

## **CONTRACTORS**

### **Archway Contracting**

Brent Schoepfel, President  
706 West Maple Avenue  
Merchantville NJ 8109  
609-663-4156 or 4158

### **James Cherry, Historic Structural Restoration**

James Cherry  
Box 213, RD 1  
Glen Moore PA 19343  
215-469-9118

### **John Conti, Restoration Contractor**

John Conti  
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Wagontown PA 19376  
215-384-0553

### **Norman T. Glass Restorations**

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Newtown Square PA 19073  
610-558-1807

### **Phoenix Renovation**

John Stevenson  
2417 Woodland Road  
Roslyn PA 19001-1628  
215.659.4860

### **Society Hill Craftsmen, The**

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215.629.9715

### **Steven A. Green, Restoration & General Construction**

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Glen Moore PA 19343  
215-942-3011

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Christiana PA 17509  
610-593-6612

**Victoriana East**

3011 Centre Street  
Merchantville NJ 08109  
856.910.1887

**Walnut Tree Construction**

354 Church Lane  
Philadelphia PA 19144  
215-843-0824

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**Dan Lepore & Sons Company**

Anthony E. Lepore, Executive Vice President  
501 Washington Street  
Conshohocken PA 19428  
610-940-9888

**deGruchy Masonry Restoration**

Andy deGruchy, pres  
266 Rockhill Rd  
Quakertown PA 18951  
215.536.4482

**Forcine Concrete Construction Co**

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**H. C. Wood Inc.**

Howard Wood III, President  
6400 Baltimore Avenue  
Lansdowne PA 19050  
610.622.0550

**John B. Kelly, Inc. of Pennsylvania**

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Berwyn PA 19312  
610.251.0888

**Joseph Dugan, Inc.**

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714 Bethlehem Pike  
Erdenheim PA 19118  
215-233-2150

**Lane Company**

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2842 Mt. Carmel Avenue  
North Hills PA 19038  
215-887-4500

**Masonry Preservation Group**

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706 West Maple Ave.  
Merchantville NJ 8109  
(609) 663-4158

**Palmer, Inc**

Robert Palmer, Michael Palmer  
2175 Bennett Road  
Philadelphia PA 19116  
(215)464-5250 or 4222 or 800-543-1629

**Patrick Kane**

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Phila PA 19154  
215-464-1707

**Rahm Services**

Doug Rahm, president  
127 Moore St  
Phila PA 19148  
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**Robinson-Hess Co.**

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Malvern PA 190355  
610-827-7403

**Schneider Restorations, Inc.**

Otto Schneider, president  
856 Washington Crossing Road  
Newtown PA 18940  
215/579-9151

**Theodore Hooven Sons**

Ted Hooven  
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610-446-1313

**W. N. Russell & Co.**

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34-60 Albertson Avenue  
Westmont NJ 8108  
609-858-105

## MILLWORK

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North Wales PA 19454  
215-699-0346

### **Conant Nickell Builders and Woodworkers**

842 N. 2nd St.  
Reading PA 19601  
610.372.5019

### **Elk River Woodworking**

Skip Potts  
514 S Walnut St  
West Chester PA 19382  
610-430-0733

### **Historic Doors By Hendricks**

Steve Hendricks, Pres.  
PO Box 139  
Kempton PA 19529  
610.756.6187

### **JRB Historic Restoration, LLC**

Jeff R. Barr, Principal  
Box 156, 12 W. Willow Grove Avenue  
Philadelphia PA 19118  
215.668.6833

### **Palewski, Andrew**

Andrew R Palewski  
PO 8473  
Phila PA 19101  
215-763-1549

### **T. J. Shanline**

232 E Nields St  
West Chester PA 19382  
620-436-4192

### **W. T. Stocum and Sons**

Tobin Moltz  
20 N Bacton Hill Rd,  
Malvern PA 19355  
610-889-3282

### **Wood Turning Center**

Albert LeCoff, Ex Dir  
501 Vine St  
Philadelphia PA 19106  
215-923-8000

## **ROOFING**

### **20th Century Preservation, LLC**

Christian Busch, Principal  
154 Sutton Road  
Ardmore PA 19003  
610.636.6843

### **ARMM Group, Inc.**

Frank J. Moore, President  
401 N. King St., PO Box 229  
Gloucester City NJ 8030  
856-456-8788

### **Battisto Development Roofing**

Joseph Battisto, president  
PO Box 42015  
Phila PA 19101  
800-595-0460 or 215-472-5526

### **Berger Bros. Co.**

805 Pennsylvania Boulevard  
Feasterville PA 19053  
215.355.1200

### **Boston Valley Terra Cotta**

6860 S. Abbott Rd.  
Orchard Park NY 14127  
8882143655

### **Cooper Roofing**

Terry Cooper  
Three Schuylkill Parkway  
Bridgeport PA 19405  
610-275-7663

### **Emel and Roberts**

28 Circle Drive  
Norristown PA 19401  
610-539-9250

### **Frank Miller**

PO Box 708  
Spring House PA 19477  
215-646-0149

### **Fred Mastroni, Inc.**

7926 Queen St.  
Wyndmoor PA 19038  
215.233.0477

### **George H. Duross, Inc.**

Steve A. Kmetz , Executive Vice President  
7921 Oxford Avenue

Philadelphia PA 19111  
215-725-6400

(Roofing - Continued)

**Gravelly Roofing**

Bob King  
909 N 26th St  
Phila PA  
215-769-5229

**Hamada Inc.**

Earl Cain, Vince Carroll, Vice President  
2848 Frankford Avenue  
Phila PA 19134  
215-427-2100

**John Nacey Co.**

John Nacey, Owner  
1507 Woodland  
Folcroft PA 19032-1120  
620-586-2431

**John Weber, Inc**

John Weber  
4718 A St  
Phila PA 19120  
215-324-1418 or 610/328-4114

**Kaller & Sons**

Raymond Kaller, president  
340 West Fourth St  
Conshohocken PA 19428  
610.825.6814

**Kulzer Roofing, Inc.**

1 Union Hill Rd.  
West Conshohocken PA 19428  
610-828-9937

**Nick Mullin Roofing, Inc.**

Nick Mullin  
3832 Jasper Street  
Phila PA 19124  
215-743-4040

**Philip D. Tigue**

945 Tigue Road  
West Chester PA 19382  
610-696-5916

**R. C Marland and Associates**

Kenneth Harper, Senior Project Manager  
406 Ward St

Chester PA 19013  
610/497-4600

**R. Kaller & Sons, Roofing Contractors**

1 Union Hill Rd  
W Conshohocken PA 19428  
610.828.9933

**Roofing Restorations Company**

Michael Evasew  
503 Arch Street  
Spring City PA 19475  
610-286-9404

**Russell Roofing**

Arthur Degrendele, roofing consultant  
1200 Pennsylvania Av  
Oreland PA 19075  
610.828.3377

**Slate International**

Alden Gibbs, General Manager  
3422 Old Capitol Trail, Suite 1061  
Wilmington DE 19808  
301-952-0120

**Slate Savers**

63 Main St.  
Stewartstown PA 17363  
877.758.7283

**Structural Slate Company**

22 East Main Street  
Pen Argyl PA 18072  
215-863-4141

**WINDOWS/DOORS**

**20th Century Preservation, LLC**

Christian Busch, Principal  
154 Sutton Road  
Ardmore PA 19003  
610.636.6843

**Allied Window, Inc.**

2724 W. McMiken Ave.  
Cincinnati OH 45214  
513.559.1212

**Drums Sash-Door Co.**

P. O. Box 207  
Drums PA 18222  
717-788-1145

**Energymiser**

Scott Siegel  
PO Box 187  
Conshohocken PA 19428  
610.642.9505

(Windows –Continued)

**Graboyes**

Terry Graboyes, Pres  
421 N 7th St  
Philadelphia PA 19123  
215-626-8810

**Graham Architectural Products**

P. O. Box 1104  
York PA 17405-1104  
717-848-3755

**Historic Doors By Hendricks**

Steve Hendricks, Pres.  
PO Box 139  
Kempton PA 19529  
610.756.6187

**Kane Woodworking Company**

Bill Kane  
800 Memorial Avenue  
Camden NJ 08103  
856.541.7900

**North Americand Door C.**

Len Kazmiroski, sales rep.  
1233 Wrights Lane, Box 2055  
West Chester PA 19380  
610.430.1220

**Forge Millwork & Lumber Co.**

Vince Vita  
185 Lancaster Pike  
Malvern PA 19355  
610-.644.1700 or 800.441.0740

**National Door & Window Company**

182 Sayer Avenue  
Springfield PA 19064  
610-328-9416

**Noel A. Brinker Company**

Noel A. Brinker, Principal  
449 West Price Street

Philadelphia PA 19144  
(215)843-9972

**R. A. Corapi Company**

Robert A. Corapi, Owner  
2307 Oakdale Avenue, Dept. TB  
Glenside PA 19038  
215-955-4988

**Seekircher Steel Window Repair**

John A. Seekircher, President  
2 Weaver Street  
Scarsdale NY 10583  
914.725.1904

**Tague Lumber**

John Roman, sales representative  
560 East High St  
Philadelphia PA 19144  
215.848.2500

**Woodland Building Supply**

4701 Woodland Ave.  
Phila PA 19143  
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