Preserving Neighborhood Fabric

• History of Philadelphia Neighborhood Fabric
  o Evolution of Neighborhood Fabric
  o Examples of housing types

• Redevelopment Neighborhoods-21st Century Repopulation
  o Temple University-student and affordable housing development
  o Northern Liberties/Fishtown-Hipster invasion
  o Graduate-Center City expansion

• City of Philadelphia planning efforts
  o Rowhouse Manual
  o New Zoning Code-Non-conforming lots and buildings
  o Remapping zoning by district
Evolution of Neighborhood Fabric

- 1682-1865: Urban Villages
  - Small scale mixed use and varied scale development
- 1866-1899: Industrialization “Workshop of the World”
  - Dense rowhouse development near factories or Center City
- 1900-1919: Streetcar and subway expansion
  - Lower density rowhouse development, green setbacks
- 1920-1929: Great wealth and rise of car ownership
  - Building boom-suburban style rows and twins
- 1930-1945: Great Depression and WWII
  - Lack of new development
- 1945-1964: Post-war expansion and urban renewal clearance
  - Building out the City at lower density, auto oriented
- 1965-1999: Depopulation, disinvestment, blight and vacancy
  - Demolition and clearance, subsidized development
- 2000-2013: Repopulation and urban revitalization
  - Market and affordable new homes, infill development
Philadelphia Urban Growth Pattern
Population and Housing in Philadelphia

- **Population**
  - 1940: 1,931,334
  - 1950: 2,071,605
  - 1960: 2,002,512
  - 1970: 1,948,609
  - 1980: 1,688,210
  - 1990: 1,585,577
  - 2000: 1,517,550
  - 2010: 1,526,006

- **Percent Housing Stock Built (# Units)**
  - Built 1939 or earlier: 39.74%
  - Built 1940 to 1949: 14.46%
  - Built 1950 to 1959: 16.89%
  - Built 1960 to 1969: 10.68%
  - Built 1970 to 1979: 7.88%
  - Built 1980 to 1989: 3.65%
  - Built 1990 to 1999: 2.80%
  - Built 2000 to today: 3.91%
19th Century Neighborhood Fabric
Neighborhood Fabric 1900-1920
Neighborhood Fabric 1920-1929
The Mid-Century Rowhouse

**Known as:** Postwar townhouses, Airlites, Straight-throughs

**Size:** 1,500 – 1,800 sq. ft. on two floors

**Location:** Southwest Philadelphia, Northeast Philadelphia, Roxborough, East Mount Airy

**Defining Characteristics:** One-car garage at lower level, elevated front yard and entry, two-story, sometimes with front porch
Yorktown: 1960’s Urban Renewal
Yorktown: 1960’s Suburb in the City
Yorktown: 2000’s Neighborhood Preservation

Temple’s Looming Presence
Philadelphia-revitalization in core neighborhoods
North Central (Temple Univ.) area: long term vacancy
Temple University off campus student housing
Cecil B Moore Homeownership
Temple east: Pradera homeownership setting
Temple east: Pradera homeownership
Temple east: Pradera LEED homeownership
Temple east: Paseo Verde TOD
Northern Liberties: Schmidt’s Brewery site
Schmidt’s Brewery neighborhood context
Northern Liberties: Residential at former industrial
Northern Liberties/Fishtown: Contemporary Rowhouses
Northern Liberties/Fishtown: LEED Platinum Rowhouses
Vacant Property Reclamation and Neighborhood Change in Southwest Center City Philadelphia

2122 Catharine Street in 1998 and 2008

Fels Institute of Government
University of Pennsylvania
Hallie Mittleman and Catherine Lamb
July 2008

Map 1.1 Current Conditions of Houses from the 1998 Vacant House Inventory

Legend
- Rehabilitated and Occupied
- Unimproved Vacant Lot
- Renovations In Progress, Unoccupied
- Still Vacant
- Improved Open Space
- Others
Graduate: Existing fabric
Graduate: early infill projects
Graduate: Inconsistent individual projects
Graduate: Garage intrusions
Graduate: Cacophony of Bays
Graduate: Cornice lines
Graduate: LEED projects
Graduate: Churches demolished for home development
Graduate: Civic design responses
Graduate: Land swap for new park

Non-Conformities Section 14-305

See Also: Dimensional Standards
Section 14-701

Contextual front setback

Setback based upon context of buildings on 2 abutting lots

3rd story setback when abutting 2-story homes on both sides

- Not applicable to corner lots
- Cannot put deck in setback area

Abutting lots contain 2 stories of habitable space

Min. 8 ft. setback for third story

Civic Design Review

Affected Properties:

A. Separated by only an alley or shared driveway

B. Shares all or part of a side or rear property line with the applicant’s property

C. On the same blockface and any portion of the property is within 200 ft. of the applicant’s property

D. On the opposite blockface and (1) the cartway separating the two properties is less than 100 ft. wide, and (2) the property or a portion of the property is within 200 ft. of the applicant’s property
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