

**NOMINATION OF HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT
PHILADELPHIA REGISTER OF HISTORIC PLACES
PHILADELPHIA HISTORICAL COMMISSION**

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM (CD, EMAIL, FLASH DRIVE)
ELECTRONIC FILES MUST BE WORD OR WORD COMPATIBLE

1. ADDRESS OF HISTORIC RESOURCE *(must comply with an Office of Property Assessment address)*

Street address: 370 W Johnson Street

Postal code: 19144

2. NAME OF HISTORIC RESOURCE

Historic Name: Wood Norton Residences

Current/Common Name: Wood Norton Residences

3. TYPE OF HISTORIC RESOURCE

Building Structure Site Object

4. PROPERTY INFORMATION

Condition: excellent good fair poor ruins
Occupancy: occupied vacant under construction unknown

Current use: 12 Units - Single Family Apartments

5. BOUNDARY DESCRIPTION

Please attach a narrative description and site/plot plan of the resource's boundaries.

6. DESCRIPTION

Please attach a narrative description and photographs of the resource's physical appearance, site, setting, and surroundings.

7. SIGNIFICANCE

Please attach a narrative Statement of Significance citing the Criteria for Designation the resource satisfies.

Period of Significance (from year to year): from 1911 to 1912

Date(s) of construction and/or alteration: building permit: 1911; finished 1912

Architect, engineer, and/or designer: _____

Builder, contractor, and/or artisan: William E. Rees

Original owner: William E. Rees

Other significant persons: _____

CRITERIA FOR DESIGNATION:

The historic resource satisfies the following criteria for designation (check all that apply):

- (a) 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,
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
- (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- (e) 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,
- (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
- (g) 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,
- (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
- (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

Please attach a bibliography.

9. NOMINATOR

Organization WMAN- West Mt Airy Neighbors Date _____
Name with Title Sherman Aronson AIA, LEED BD+C Email sca2012@outlook.com
Street Address 6906 Heyward Street Telephone 267-251-6458
City, State, and Postal Code Philadelphia, PA 19119

Nominator is is not the property owner.

PHC USE ONLY

Date of Receipt: February 7, 2023
 Correct-Complete Incorrect-Incomplete Date: 2/9/2023
Date of Notice Issuance: 2/9/2023
Property Owner at Time of Notice:
Name: Johnson Street Holdings LLC
Address: PO Box 171
City: Bryn Mawr State: PA Postal Code: 19010
Date(s) Reviewed by the Committee on Historic Designation: 3/15/2023
Date(s) Reviewed by the Historical Commission: 4/14/2023
Date of Final Action: 4/14/2023

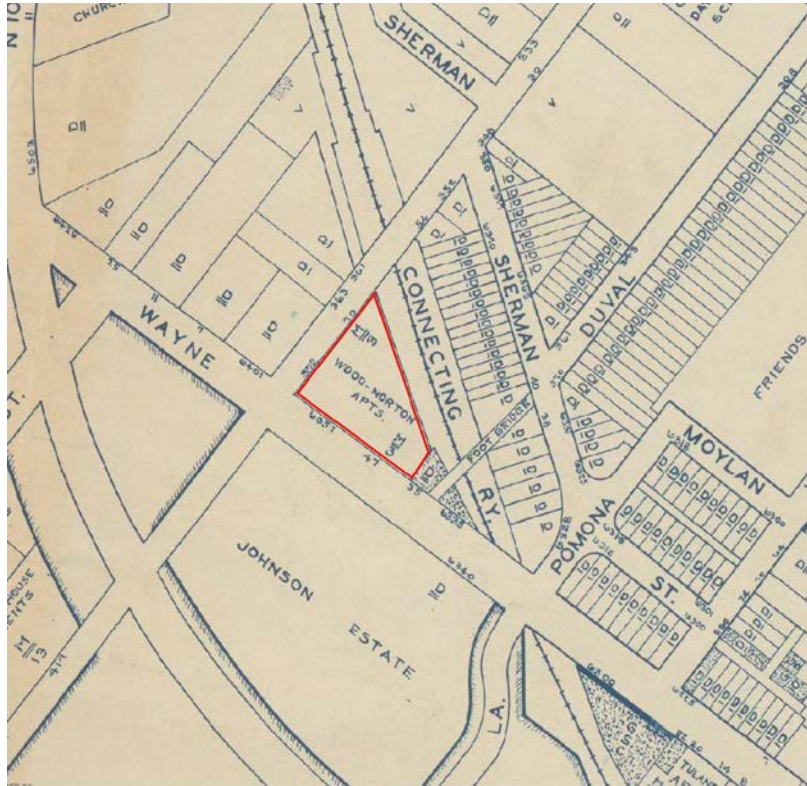
Designated Rejected

5. Boundary Description

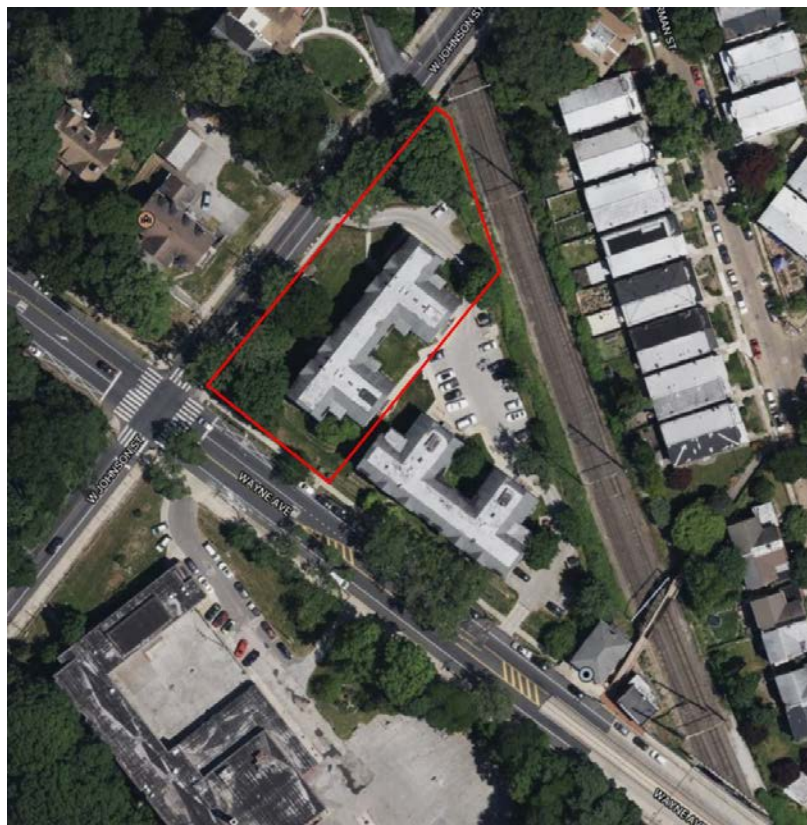
This nomination proposes to designate a portion of the property known as 370 W Johnson Street. The proposed boundary is limited to the northwestern portion of the property and the 1911 Tudor Revival building that fronts W. Johnson Street, with a buffer around it. The proposed boundary begins at the intersection of the Northeasterly side of Wayne Avenue and the Southeasterly side of Johnson Street; thence extending Northeasterly along the said Johnson Street the full length of the tax parcel, 273 feet 4-1/8 inches, to the Germantown and Chestnut Hill Branch of the Pennsylvania Railroad; thence along the same Southeasterly approximately 150 feet to a point; thence extending Southwesterly through the tax parcel approximately 195 feet to a point on Wayne Avenue; thence extending Northwesterly along Wayne Avenue approximately 123 feet to the intersection of Wayne Avenue and W Johnson Street and the place of beginning.



*The proposed boundary for the nomination is shown in red with approximate dimensions above.
The full tax parcel at 370 W Johnson Street is outlined in blue.*



Land Use Map, 1942, Overall Site Outlined in Red



*Aerial Photo, 2022, Prior to Demolition,
with Remaining 370-72 West Johnson Street Building Outlined in Red*

6. Architectural Description:



Image: View of West Johnson Street Façade from the northwest, Sherman Aronson 2023-01

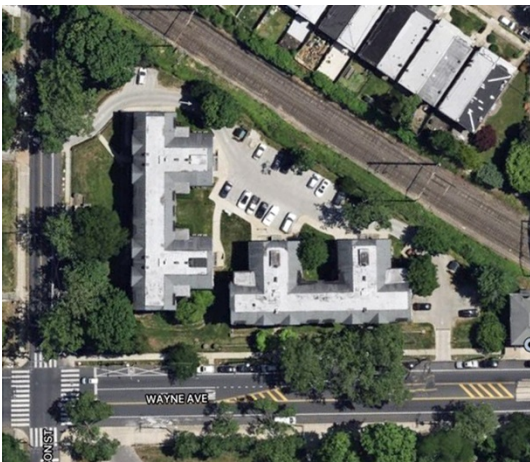
Introduction / Geographic and Neighborhood Context

The Wood Norton Residences building at 370 W. Johnson Street is located at the intersection of W. Johnson Street and Wayne Avenue in the Mt. Airy neighborhood of Northwest Philadelphia. The three-story Tudor Revival apartment building incorporates local Wissahickon schist stonework and was built in 1911. It is set back on the parcel, which is enclosed by a black metal fence and stone retaining wall. The Wood Norton was originally designed and constructed as a pair of structures set at a 90-degree angle on the northeast corner of Wayne Avenue and West Johnson Street; one along Wayne Avenue at 6347-57 and the other on West Johnson Street at 370-72. In mid-2022 the structure on Wayne Avenue was demolished and replaced with a larger, six-story building with 50 apartment units. The latter is not included in the nomination.

Form, Massing & Roofline

The Wood Norton Residences building on West Johnson Street is a duplicate of the demolished building, and it differs in concept and design from the neighboring single-family and twin houses around it while still sharing architectural characters and features. It was built as an apartment building of three floors, with a plan composed as two adjoined T-shaped buildings, each with a separate main entrance on West Johnson Street. The rear wings of the buildings are set at a 90-degree angle to the main volume and overlook the railroad right-of-way not far from the Wayne Avenue bridge over the tracks.

The massing of the building is heavy, with stout blocky volumes, emphasized by robust materials. Common the Tudor Revival style, the building reads as a model Medieval row of eight to ten buildings. The front façade is symmetrical and articulated in bays, with two recessed narrow entrances flanked by projecting bay windows centered on each “T”. The flanking bays project under the gabled roofline and are further elaborated by bay windows on the first, second and third stories. Three bays span the area between the entrances and one bay finishes the main volume at each of the north and south ends of the façade. The north and south elevations are organized into two bays terminating in a pair of gables. Each “T” has a rear wing joined at a 90-degree angle to the main volume, also terminating in a pair of gables to mimic the ends of the main volume. Wood frame porch balconies are tucked into the inside corner joints of the building plan, providing outdoor space to the apartments.



Images: Aerial View prior to demolition of Wayne Avenue building, ca 2021, Apple Maps; View of rear (east) elevation showing rear wings, Sherman Aronson 2023-01

Each “T” accommodates two apartments per story, for a total of 12 apartments. These units are generously arranged with two and three bedrooms each, each extending from the front of the building to the rear. A cellar, likely for mechanical service and storage, is indicated by windows and vents at grade. The roof of the main volume is gabled with narrow eaves. The roofs of the rear wings are also gabled, forming a cross gable where they join with the main volume. At the apex of the gables, the slopes terminate with a high flat roof in the center of each wing. At the north and south ends, between the gabled roofs of the bay windows, there are smaller shed roofs that connect the gables together, giving a unified look to the entire composition. The shed roofs are clad with gray asphalt shingles, although they were likely slate shingles at original construction. The flat portion is a gray membrane roof. Four small masonry chimneys perforate the roof areas, two above each entrance bay.



Images: Detail of front entry terrace on West Johnson Street; Detail of porch balconies; Sherman Aronson 2023-01

Design: Materials / Fenestration / Architectural Detail

The Wood Norton Residences building employs materials and ornament that evoke English Tudor village architecture, yet also show their Philadelphia roots. Though the most ubiquitous material that was employed in the building was Wissahickon Schist stone, the overall structure exhibits distinctive qualities and employs building materials that echo the picturesque styles exhibited on other domestic structures in the neighborhood.

The dominant exterior architectural treatment is the use of coursed rubble stonework of local Wissahickon schist for the lower portion of the building, from grade through the second floor, with the third floor being constructed of half-timbered stucco cladding. The north and south gable ends and the rear wings carry the same exterior materials and treatments around the full perimeter of the structure.

Both entrance doors of the building are wood and glazed with 18 light fixed windows. A cast stone quoin frame is constructed around each entrance. The entrances are set four steps above grade and are fronted by a brick terrace laid in a herringbone pattern that stretches the length of the Johnson Street elevation. At each of the rear porch balconies, there is a wood door glazed with a four light fixed window.

The West Johnson Street elevation of the building features four sets of bay windows that are positioned on either side of each entrance door. The first and second floor bay window openings

are set off with white cast stone frames in the Tudor style. All bay windows on floors one and two include four windows overall, one window in each of the chamfers of the bays, and two paired windows on the projected bay.



Images: (top left) View of the Wayne Avenue elevation of the Wood Norton Residences, 2022-12, Sherman Aronson; (top right) View of the Wayne Avenue building during demolition, 2202-08, Brad Maule; (bottom left) Aerial View of both buildings before demolition, ca 2021, courtesy Google Earth; (bottom right) View from Wayne Avenue and West Johnson Street, ca 1960, courtesy Dept of Records.

The fenestration on the flat bays of the façade have paired sash windows set in each bay. At the gable ends of the main volume, the fenestration uses single windows. Paired windows are again employed in the flat bays and gable ends of the rear wings. All window openings on the first floor incorporate stone jack arch headers and cast stone sills. The sash windows appear to be original and are of wood construction with 6-over-1 sash in all the openings, including the bay windows. The windows are painted dark brown and are protected with dark brown metal framed storm window sashes. These windows are character defining features of the style, along with the applied half-timbering of the third floor that reinforces the Tudor Revival style.

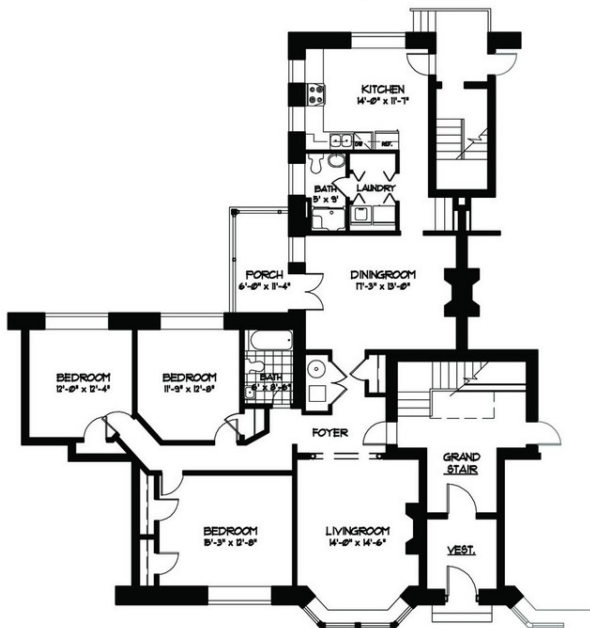
The third-floor windows are highlighted by blind dormers set in the main slope of the roofscape. The bay windows are composed with a tall gabled dormer above the upper floor windows. The entrance flanking third floor openings have a slightly raised low-slope dormer above each

window. This treatment accentuates the rhythm and pattern of window groups and reinforces the simple construction of the main roof structure.

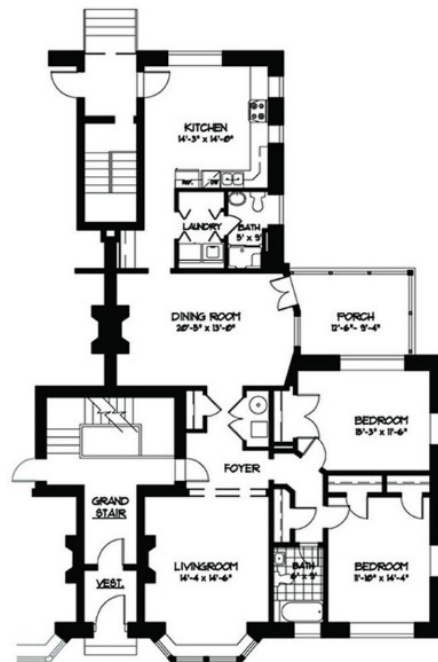
The third floor is clad in half-timbered detail on all but the rear elevation, delineated in stucco and painted wood. The bay windows facing West Johnson Street on the third floor are large triple windows, double hung, with half-timber wood trim between the windows and framing along their perimeter. There is a half-timber header across the group of three windows, with a slight camber along the top edge of the wood.

Seen from the corner of West Johnson Street and Wayne Avenue, the rhythm of bay windows, gable and sloped dormers, and stone base with stucco upper floor, is particularly pleasing. The elevation was intended to be seen in context with the now demolished twin building on Wayne Avenue, and not to be read simply straight ahead. The pair of structures was sited and designed to be seen chiefly from this vantage point, an important corner visible to commuters headed to the surrounding train stations.

3 Bedroom, 2 Bath Apartment



2 Bedroom, 2 Bath Apartment



Open space for the use of tenants in the building is limited but there is a modest landscaped courtyard where the two buildings met, in the original plan. There are also sloped lawn areas with sporadic trees along the West Johnson Street front and around the corner along Wayne Avenue. There is a modern black metal picket fence along the property perimeter that obstructs the historic pedestrian paths and steps from the West Johnson Street sidewalk.

7. Significance

Located in the Mt. Airy neighborhood of Northwest Philadelphia, the Wood Norton Residences building at 370 W. Johnson St was built in 1911 by William E. Rees, Builder, and was designed in the Tudor Revival style, incorporating local Wissahickon Schist stonework.¹ This stylistic choice was typical of early twentieth century residential and commercial development in the area, romanticizing the “old world” designs of the English village.

Taking advantage of a parcel that is located immediately adjacent to the Chestnut Hill West Line of the Pennsylvania Railroad (now SEPTA), and located between the Tulpehocken and Upsal Stations, these apartments demonstrate the investment potential that could be leveraged by constructing a dense housing structure near public transportation nodes. The Chestnut Hill West Line of the Pennsylvania Railroad had been completed by Henry Houston by 1884, but it was only in the second decade of the twentieth century that housing began to be constructed immediately adjacent the railroad right-of-way.

Originally constructed as one of two matching apartment buildings on the parcel, the remaining 1911 building nevertheless stands as an important example of the type of multi-family housing developments built along the Northwest Philadelphia railroad lines in the early decades of the twentieth century, and merits listing on the Philadelphia Register of Historic Places for its significance under the following Criteria for Designation:

Criterion C: Reflects the Environment in an Era Characterized by a Distinctive Architectural Style; and,

Criterion J: Exemplifies the cultural, political, economic, social or historical heritage of the community.

Criterion C:

The early Twentieth Century witnessed the ambitious development of commuter railroads linking the center of our cities with the near “suburban” areas within a brief train journey. Philadelphia exhibited especially robust railroad expansion in the Northwest region of the city during this time, and in tandem, extensive real estate development activity created new neighborhoods.

The construction of the Wood Norton Residences in 1912 is indicative of a trend in real estate development and architectural design in Northwest Philadelphia during the first decades of the Twentieth Century. This building, along with many others of the era, combined building elements and design features in a distinctive manner with a recognizable and long-term impact on the character and quality of the immediate environment and the adjacent neighborhood. These new residential buildings set a tone for good construction, spacious interiors, and carefully crafted facades with historical references and timeless details.

Historical Context

¹ Aside from listings in the Philadelphia city directories and project notes from the *Philadelphia Real Estate Record and Builders' Guide*, little is known of the life and career of William E. Rees. However, for building permits on file with the City of Philadelphia, stated that his office address was 312, The Betz Building, at Broad and South Penn Square, a prominent location in Center City Philadelphia at the time. The June 1912 Builders' Guide announcement for the construction of the Wood Norton Residences read “William E. Rees (O), 312 Betz Building. Cost, \$50,000. Apartments, three stories, 270 x 127 feet. Wayne avenue and Johnson street.”

The rise of industrialism in the 19th century produced the period we know as the Gilded Age as an extension of late Victorian wealth and opulence. Jackie Craven writes in her article entitled “Introduction to the Gilded Age” that “families had accumulated wealth from generation to generation — profits from the Industrial Revolution, the building of the railroads, urbanization, the rise of Wall Street and the banking industry, financial gains from the Civil War and Reconstruction, the manufacturing of steel, and the discovery of American crude oil. The names of these families, such as John Jacob Astor, live on even today.”²

In an essay entitled, “Railroad Suburbs”, written by John Hepp and Charlene Mires, the impact of the railroad on real estate development in Philadelphia is described in the extract below:

“As railroads reached outlying villages and the countryside around Philadelphia during the nineteenth century, railroad companies and other enterprising real estate developers created fashionable residential enclaves, new suburban towns, and vast semirural estates. These developments enabled prosperous Philadelphians to live apart from the city while still enjoying its amenities and maintaining their positions in the urban industries, businesses, and professions that produced their wealth. In the new railroad suburbs, local shopkeepers and service workers also helped sustain semirural living for the upper and middle classes.

The region’s first railroad suburbs developed along the Philadelphia, Germantown & Norristown Railroad (the PGN), which introduced commuter trains running northwest from the city in 1832. In Northwest Philadelphia, completion of the Pennsylvania Railroad’s Chestnut Hill Branch in the early 1880s set off a new wave of suburban development west of Germantown Avenue. Henry Houston (1820-95), a member of the railroad’s board of directors with extensive land holdings in Northwest Philadelphia and adjacent Montgomery County, proposed the new rail line and then followed the pattern of the Main Line by beckoning elite residents to Chestnut Hill with amenities such as the Wissahickon Inn (1883, later the Chestnut Hill Academy), the Philadelphia Cricket Club (1883), and a Protestant Episcopal Church, St. Martin-in-the-Fields (1888). In his Wissahickon Heights development (later renamed St. Martin’s), he made homes available by lease. Houston’s son-in-law George Woodward (1863-1952) continued the family tradition and Chestnut Hill’s suburban evolution in the early twentieth century with picturesque developments such as French Village (1913), Linden Court (1915), and English Village (1925). Between Chestnut Hill and Germantown, in Mount Airy, the Drexel Company built the planned suburb of Pelham between 1895 and 1910.”³

Real Estate Development in Northwest Philadelphia

In Mt. Airy during the late 19th and early 20th century developers, such as Herman Wendel, Willard Smith, Henry Houston, and George Woodward, were building homes to accommodate the suburban living style newly created by the development and expansion of the Philadelphia, Germantown & Norristown Railroad away from the urban centers.

From roughly 1880 until America’s Great Depression, families who had profited from the Industrial Revolution in the U.S. put their money into architecture.⁴ Business leaders amassed enormous wealth and built elaborate homes.

² Craven, Jackie, ‘Introduction to the Gilded Age.’ Thought Company, February 16, 2021. [Thoughtco.com/what-is-gilded-age-architecture-176011/](https://www.thoughtco.com/what-is-gilded-age-architecture-176011/)

³ Hepp IV, John H. and Charlene Mires. “Railroad Suburbs.” The Encyclopedia of Greater Philadelphia. <https://philadelphiaencyclopedia.org/essays/railroad-suburbs/>, 2019.

⁴ Craven, Jackie, ‘Introduction to the Gilded Age.’ Thought Company, February 16, 2021. [Thoughtco.com/what-is-gilded-age-architecture-176011/](https://www.thoughtco.com/what-is-gilded-age-architecture-176011/)

Architects such as G.W. and W.D. Hewitt, Horace Traubauer, William L. Price, Charles Barton Keen, Frank Mead, Robert Rodes McGoodwin, Tilden, Register and Pepper, H. Louis Duhring, Willing, Sims and Talbutt and Mellor & Meigs, George T. Pearson and Boyd & Boyd were designing homes to meet the new demands of suburban living. Styles employed by these included Colonial Revival, Tudor Revival, Italianate, Flemish, Jacobean, Queen Anne, Greek Revival, Dutch Colonial and eclectic hybrids. As a result, much of the Mt. Airy and other Northwest Philadelphia neighborhoods demonstrate an eclectic mix of architectural styles.

Architectural Styles in Northwest Philadelphia

Joseph Minardi writes: “What is important to remember is that most structures in this vast period of development don’t fit neatly into one category, especially in the late 1800s to early 1900s when Victorian Eclecticism meant a virtual free-for-all, combining two or more unrelated elements in one building, leading to what was referred to by critics as “architectural aberrations”.⁵ The following buildings are major examples of a selective range of historical design influences in Northwest Philadelphia around the time the Wood Norton Residence was constructed, focused on Tudor Revival:



Images: Examples of Tudor Revival residential design in Mt. Airy. (top left) 1013 Westview Ave c.1900 via Zillow; (top right) 30 Pelham Rd, Fairlawn Manor, 1897-1902 via Curbed Philadelphia; (bottom left) 354 Mt. Airy Ave c.1920 via Zillow; (bottom right) 6640 Lincoln Drive c.1910 via Redfin.

As architectural trends trickled down to less prominent practitioners designing for the expanding and aspiring middle class in the first quarter of the 20th century, this wide vocabulary of picturesque architectural characteristics was applied to a variety of smaller housing stock, and eventually, to low-rise apartment buildings for rental tenants. These new residential buildings set the tone for good construction, spacious interiors, and carefully crafted facades with historical references.

⁵ Minardi, Joseph, *Historic Architecture in Northwest Philadelphia 1690-1930s*, p.8., 2012.

Criterion J:

The Wood Norton Residences building exemplifies the railroad-led economic and historical transformation of Northwest Philadelphia and the former German Township in the early decades of the 20th century. What had been for more than two centuries a small German settlement and bucolic rural retreat for a few wealthy Philadelphians located far from the disease-ridden urban crowds became, between 1910 and 1930, a bustling residential suburb within the city limits.

After the Civil War, expansion of Philadelphia’s streetcar network to West Philadelphia triggered a great westward middle-class expansion from the historical core of the city. After 1880, the “third wave” of American immigration from southern and eastern Europe accelerated the city’s industrial boom, which in turn made the city a magnet for the Great Migration of Black Americans from the south. These concurrent processes turned large swaths of South Philadelphia and North Philadelphia into densely crowded working-class precincts.

The railroads colonized Northwest Philadelphia in 1854 with the Chestnut Hill Railroad, now Chestnut Hill East line and 1884 with the Philadelphia, Germantown, and Chestnut Hill Railroad, now Chestnut Hill West line. However, it wasn’t until continued industrialization had thoroughly populated West, South, and North Philadelphia around 1910 that the clerical and employer classes sought refuge in large numbers in “suburban” Mt. Airy and Chestnut Hill.

According to the 1920 and 1950 censuses, tenants largely represented the clerical and managerial classes, including quite a few railroad employees. Philadelphia’s own version of Jim Crow—de facto and de jure segregation in the early twentieth century, another noteworthy and lamentable aspect of the social heritage of Philadelphia—is also represented by the fact that there were just three tenants of color listed at nearby 7200 Cresheim Road in 1920 (a servant, the janitor, and the janitor’s wife) and zero in 1950.⁶

The transformation of Mt. Airy and Northwest Philadelphia from remote rural refuge to busy residential community along the railroad finds eloquent architectural expression in the Wood Norton Residences. In 1912 when they were completed, the eclectic hybrid buildings occupied an experimental period between after dominant styles of both Colonial Revival and the European styles and before the as-yet unborn period of modernism. The designers mixed styles to excite buyers by expressing an open future without boundaries, and an expression of change and growth. The building retains the triple-sided bays familiar in many European period styles that express a classical, historical outward feature that also practically provides light within the home.

The Wood Norton Residences were a foundational part of eclectic architecture that was prevalent during this period. The expansion of the Chestnut Hill Railroad line had stimulated development, especially under the influence of entrepreneurial developers. The properties along the railroad line became the 19th century’s fashionable destination, creating neighborhoods with a variety of building patterns and architectural styles within the Germantown Township. In the immediate area, the housing stock is rich in architectural eclecticism. The building is in the Tudor Revival style, adding simple details for emphasis around the entrances of each “house”. This stylistic choice was typical of early twentieth century residential and commercial development, romanticizing the “old world” designs of the English village.

⁶ United States Census Bureau; 1920 Population Census, Philadelphia, Pennsylvania, Ward 22; using Heritage Quest and United States Census Bureau; 1950 Population Census, Philadelphia, Pennsylvania, Ward 22; using Heritage Quest

The following images are examples of apartment buildings from the same era, c. 1911 through 1939, and all exhibit these key architectural features to various degrees. Taken together they indicate a distinctive style of eclectic architecture that responded to the real estate development goals and demands of the early Twentieth Century in Northwest Philadelphia, especially as related to buildings in short walking distance from the new railroad stations:



Images: Examples of low-rise apartment buildings of similar age in Mt. Airy, showing both Tudor Revival and Colonial Revival architecture. (upper left) Cresheim Valley Apartments, 7200 Cresheim Road, 1915, Libby Hawes 2022-8; (upper right) Green Manor, The Tudors, 258 West Johnson Street, 1929, Douglas Kingsbury; (middle left) English Manor Apartments, 243 West Tulpehocken Street, 1930, Douglas Kingsbury 2022-8; (middle right) Pelham Court Apartments, 6803 Emlen St, 1911, Douglas Kingsbury 2022-8 (lower left) TulWayne Apartments 6220 Wayne Ave, 1921, Douglas Kingsbury 2022-8; (lower right) 608 West Phil-Ellena St, 1920, Douglas Kingsbury 2022-8

Architectural Significance of Wood Norton Residences

The design of the Wood Norton Residences in 1911-1913 is indicative of a trend in real estate development and architectural style in the first decades of the Twentieth Century. This building, along with many others of the era in Northwest Philadelphia, combined building elements and design features in a distinctive manner with a recognizable and long-term impact on the character and quality of the immediate environment and the adjacent neighborhood. These new residential buildings set the tone for good construction, spacious interiors, and carefully crafted facades with historical references, timeless details and enhancements.

There are more than thirty similar residential apartment buildings from this era located within walking distance of the Wood Norton Residences, all built along the Chestnut Hill West rail line. They have similar overall features, including massing, height, courts, entry design, window treatments and façade features, including:

1. Use of Wissahickon schist stone or clay brick for primary façade surfaces
2. Expression of masonry openings with lintels and sills, usually of brick masonry or stone
3. Enhanced entrance design with Colonial Revival porticoes, columns, balustrades, cornices and related details
4. Visually important roof line with dormers, parapets, cornices, shed roofs and distinctive materials
5. Use of courtyards, gardens, open areas and light courts to provide daylight and views from every room
6. Massing organized into “houses”, either as a large single structure or divided into separate house-forms
7. Pronounced entry steps, walkways, lighting and landscape features
8. Use of distinctive windows, often grouped into pairs or triples, with frames, sash and modest ornamentation
9. Treatment of street frontage as key facades with egress stairs, fire escapes and balconies on the rear elevations
10. Mostly low rise without central elevators.



Photo courtesy Google Street View »

Wood Norton Residences


Location: 370 West Johnson Street


Built: 1911

Amid a national housing crisis, demand for stable, safe and affordable homes is at a historic high. The value of preserving existing housing becomes even more apparent when you add the charm of historic character and the environmental benefits of maintaining an existing building to the mix – which was why it was so frustrating to see roughly half of the Wood Norton Residences at the corner of Wayne Avenue and West Johnson Street, at the edge of the Germantown/Mount Airy border, fall to the wrecking ball.

The 1911 apartment complex was sensitively renovated as recently as 2009. It is an admittedly modest, but handsome, set of buildings, featuring local flourishes like Wissahickon schist and reflective of Northwest Philadelphia's residential growth in the early 20th century. Previously issued zoning permits indicate a plan to construct a six-story, 50-unit set of two new buildings. While the new construction will represent an increase in raw unit density, the loss of occupied, well-maintained, 100-plus-year-old buildings is a high price to pay. Unfortunately the city and some property owners seem committed to pursuing a shortsighted, poorly sustainable pattern of demolishing intact older structures in favor of new construction.

The Apartment Guide.Com Listing for Wood Norton Residences, 2023

 **Apartmentguide**
Powered by Rent.



The Wood Norton Residences

Built in 1911, the Wood Norton Residences have been a historical center piece of Mount Airy for nearly a century. These immaculately renovated, stone and stucco, Tudor revival residences overlook Fairmount Park. Wood Norton offers you city life without the city. These exquisite, spacious, two and three bedroom apartments are only minutes from historic Chestnut Hill and Manayunk, a short drive to Center City, and just steps away from the Tuptehocken Train Station. We invite you to come see why the Wood Norton Residences are perfect for your next apartment home.

8. Major Bibliographical References

- City of Philadelphia Bureau of Building Inspection: Application for Erection of a Tenement, Apartment of Flat Houses not Exceeding Four Stories in Height.* 370 West Johnson Street, Permit 4426, June 12, 1912.
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- United States Census Bureau; 1950 Population Census, Philadelphia, Pennsylvania, Ward 22; using Heritage Quest
- Chestnut Hill Local, "Tenants Evicted Over the Holidays to Make Way for 50-Unit Mid-Rise", 30 December 2021
- Preservation Alliance of Greater Philadelphia, Extant Magazine, "Wood Norton Residences", Fall 2022