**ADAPTIVE REUSE AREA:**

**TOWN HALL AND HIGH SCHOOL**

Although the Borough of Germantown merged with the City of Philadelphia in 1854, Germantown’s special brand of local civic pride and identity lingered on well past consolidation. Two of the neighborhood’s historic buildings in particular represent Germantown’s identity as a town-within-a-city: Town Hall (1922–23, by architect John P.B. Sinkler) and Germantown High School (1914, by architect Henry Decourcy Richards). Although these buildings are celebrated for their stately architecture and role as a civic common ground, they sit vacant, awaiting new users. A few private developers have expressed interest in bringing commercial or residential uses to Town Hall, which is still publicly owned. Any redevelopment should permit public access to the building’s generous rotunda. The high school’s sheer size presents a bigger redevelopment challenge. This plan endorses the concepts presented by the Germantown High School Coalition in 2014: retaining the historic auditorium and gymnasium for public use, with a mix of residential, educational, and live/work space filling the balance of the complex. A priority should be placed on preserving the original 1914 structure.

**PROPOSED SITE PLAN**

- Historic preservation priority
- Maintain building until a campus master plan is developed
- Pedestrian improvements (for example, paths and plazas)

**Images from the Past of the Civic Buildings**

- Germantown High School under construction, 1914. Source: City of Philadelphia Department of Records
- Germantown High School Class of 1926. Source: Germantown Historical Society/Historic Germantown
- Germantown Town Hall shortly after completion, 1925. Source: City of Philadelphia Department of Records
- View of steps and railings at Town Hall, 1961. Source: City of Philadelphia Department of Records
Public access priority

Community Center
Lobby
Live/Work
Performance space

Community gathering space
Encourage redevelopment of rear offices

Exterior Space Priorities
Lawn, Terraces, Walkways

Interior Space Priorities
Auditorium, High St Entrance Lobby

Interior Space Priority
Rotunda

Exterior Space Priorities
Plaza, Staircases

Germantown High School
Public access priorities

Germantown Town Hall
Public access priorities