

Focus on Rental Housing

Greenwood Terrace, Jenkintown, Montgomery County

'20s apartments offer modern-day comfort

By Sheila Dyan
FOR THE INQUIRER

Constructed of brick and stone on the outside, the two apartment buildings of Greenwood Terrace are solid. "The walls are solid plaster, with four-inch fire walls. They just don't build them like this anymore," manager Tom Stanton said.

Built in 1922, Greenwood Terrace has concrete floors that are at least four inches thick, too, and its architectural details, inside and out, speak to the buildings' era. Stone cornices and capstones, arched stone entryways, and wrought-iron balconies grace the exterior, while crown molding, built-in cabinetry with glass-paned doors, balcony doors with sidelights, hardwood floors, mirrored doors and glass doorknobs are found inside the units.

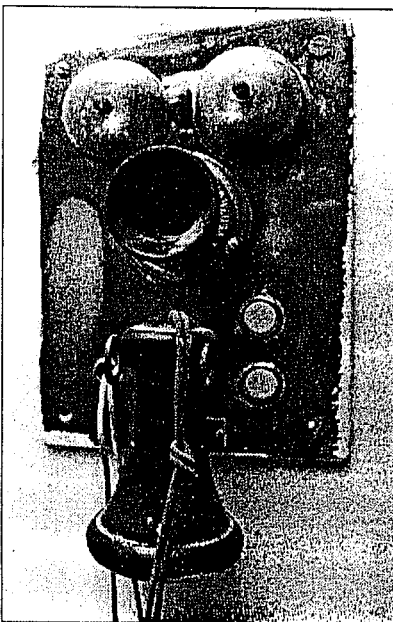
Greenwood Terrace's floor-plans also reflect the Old World design, as foyers and dining rooms are featured even in some smaller apartments. And some larger units have two entrances.

Situated in Jenkintown, Montgomery County, on a quiet, tree-lined residential street — within walking distance of shops and the Jenkintown train station — the buildings of Greenwood Terrace (connected inside) are surrounded by attractive landscaping and mature trees.

Each building has a separate entrance and lobby with an elevator. Each lobby boasts a new ceramic tile floor and hand-painted wall decorations. Maroon and pale gray are used in the fresh color scheme carried out in the lobbies and halls. Just three or four apartments are found off the cozy hallways of each floor of each building.

In 1995 the property was purchased by ELS Associates, which undertook a multimillion-dollar renovation.

The refurbished lobbies and halls were just the beginning. New elevators, a new hot water system, new windows on three sides of the buildings, extensive external brick work, and work on supporting steel structures have been completed, Stanton



Out of the past at Greenwood Terrace are original, nonfunctioning intercoms.

said. The landscaping is new, too, and includes railroad tie beds surrounding huge, old trees.

Inside, kitchens and baths are updated as needed, and central air-conditioning is being installed as apartments become available.

Residents at Greenwood Terrace represent a wide range of ages, but most are young — in their early 30s — and single, said Stanton, who lives at Greenwood Terrace and knows everyone there.

Newlywed Colleen Rumpf, 22, and her husband, Michael, 34, moved to Greenwood Terrace in October. "We wanted to move to this area, and we looked around, but nothing was as nice as this," Colleen Rumpf, an office manager, said. "My dad lives here, so I know the building. I really like the hardwood floors, and it's soundproof. That's a real plus."

"Management is fantastic," she continued. "Maintenance is very good. We've had no problems at all, and it's getting even better as they're remodeling everything, like the halls and lobbies, and the apart-



The buildings stand tall and solid. The arched entryways mark the era. The ap-

ments, too."

Studio units (250 to 400 square feet) rent for \$350 to \$495; one-bedroom units (500 to 800 square feet, some with den) for \$610 to \$790; two-bedroom units (800 to 1,025 square feet) for \$895 to \$950; three-bedroom, two-bath units (1,300 square feet) for \$1,150. Heat, hot water and cooking gas are included in the rent. Although dogs are not permitted at Greenwood Terrace, one or two declawed and neutered cats are allowed, for \$15 per month per cat.

Four years ago, Arthur Hoch, a retired CPA, moved to Greenwood Terrace with his wife, Helen. "It's beautiful now! Mr. Shapiro [Alvin N. Shapiro, a partner in ELS Associates] worked hard ... and Tom [Stanton] worked even harder," he said.

"It's wonderful, and it's even improved since we moved here, with all the renovations. For instance, they used to have the old cage elevators. ... They've been modernized. We're very, very satisfied with management."



For The Inquirer / DAVID SWANSON

at Greenwood Terrace, which was built in 1922. Solid walls, hardwood floors and arched apartments and the landscaping have undergone a multimillion-dollar renovation.

The details

Name: Greenwood Terrace.

Address: 169 Greenwood Ave.

Phone: 215-886-5429.

Type of Housing: Rental apartments in mid-rise building.

Number of Units: 49.

Rental range: \$350 to \$1,150 (efficiency to 3-bedroom, 2-bath); heat and gas included in rent.

Owner/Management: Alvin N. Shapiro, a partner in ELS Associates.

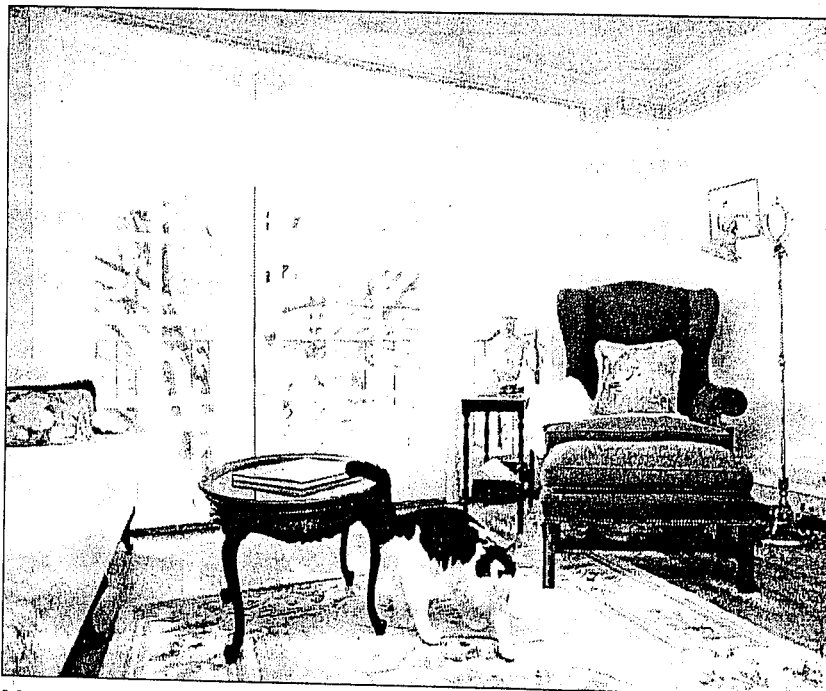
Amenities: Balconies in most units; hardwood floors; coin-op laundry room.

Pets: One or two cats (declawed and neutered), \$15 per month per cat; no dogs.

Shopping: Food market, two-minute drive, or walking distance; shopping in Jenkintown, walking distance.

Public transportation: SEPTA bus and Jenkintown train station, walking distance.

Directions: Take Route 611 (York Road) north to Township Line Road (Route 73) and turn left. At the second light, bear right. Go to Greenwood Avenue (first right) and turn right. Go one block to Greenwood Terrace.



Light from balcony doors bathes the apartments. As many as two neutered, declawed cats are permitted, for \$15 a month per cat.