



# PRESERVATION ALLIANCE

for greater philadelphia

## PRESERVATION

# MATTERS

THE NEWSLETTER OF THE PRESERVATION ALLIANCE FOR GREATER PHILADELPHIA

WINTER 2008

## Philadelphia Life Insurance Co. Buildings Lost

**O**n January 22, 2008, Commonwealth Court Judge Keith Quigley dismissed the Preservation Alliance's request for a hearing on the demolition of the Philadelphia Life Insurance Co. buildings on N. Broad Street and lifted the injunction halting demolition. This action gave the Convention Center Authority and the Department of General Services the ability to demolish the historic buildings, in spite of the written

agreement that the Convention Center Authority had signed with the Pennsylvania and Historical and Museum Commission stating that the buildings would be preserved.

This decision came after a month of struggle by the Preservation Alliance and others to preserve the buildings, considered by many to be an outstanding example of how to relate a modern addition to a historic building. The Alliance sought and obtained an initial court order against demolition after the Convention Center Authority began demolishing the façade of the Mitchell / Giurgola addition at 6:30 AM on December 22, 2007. A preliminary injunction was obtained on January 8, 2008. However, at that time the Convention Center Authority and Department of General Services (DGS) challenged the Alliance's right to seek a hearing on the demolition because the Alliance was not party to the agreement to preserve the buildings. DGS

also argued that it had complied with the requirements of the state History Code to "consult" with the Pennsylvania Historical and Museum Commission.

After reviewing the judge's opinion, the Preservation Alliance decided not to file a further appeal, but to try instead to seek intervention from Governor Rendell or Mayor Nutter. To encourage such intervention, the Alliance organized a public gathering to support preservation of the buildings on January 25th, attracting approximately 75 supporters who lined the Broad Street median in front of the buildings. An editorial in the *Philadelphia Inquirer* called on the Governor to intervene, as did letters from the Design Advocacy Group and others. In spite of such efforts, no intervention was forthcoming.



Public supporters for preservation of the Philadelphia Life Insurance Co. buildings.

Both buildings were demolished in early February, completing the demolition of 19 of the 21 buildings in the path of the convention center expansion. Only two remain and those will probably be demolished by the time this newsletter is received.

## Alliance Receives \$495,000 grant from William Penn Foundation

**I**n November 2007, the William Penn Foundation awarded the Preservation Alliance a \$495,000 two-year grant to support four programs of the Alliance. Funds from the grant will enable the Alliance to continue its Neighborhood Preservation programs, which began two years ago with a previous grant from the William Penn Foundation. The Neighborhood Preservation programs include the Alliance's workshops for community organizations, workshops on home repair and maintenance for owners of historic properties, the Old House Fair (see story elsewhere in this newsletter) and technical assistance to neighborhood organizations and individuals on historic preservation issues. During 2008 and 2009 the Alliance will expand both its workshops for community organizations and its workshops for homeowners—previously focused in Germantown and West Philadelphia—to other sections of the city. In addition, the grant will support

the organization of a citywide gathering of community organizations interested in preserving the character of their neighborhood in the fall of 2008.

The grant will also provide support for the creation of a comprehensive preservation plan for Philadelphia. For several years, with other grants, the Alliance has been exploring the possibility of creating a preservation plan for Philadelphia, supported by a comprehensive survey of historic resources in the city. No such survey has ever been undertaken and, in fact, only 4% of the properties in the city have been evaluated for their historic significance. An historic preservation plan would be coordinated with a new comprehensive plan for Philadelphia being proposed by the City Planning Commission, but would focus on preservation issues in greater detail. The Alliance has been working with the Graduate Program in Historic Preservation at the University of Pennsylvania to research similar efforts in

other cities and to develop an approach to creating such a plan. Alliance executive director John Andrew Gallery visited Los Angeles last year to meet with the city's preservation and planning staff to discuss a similar effort underway in Los Angeles.

A third component of the grant will support efforts to strengthen the policies of the City of Philadelphia regarding preservation. The Alliance hopes to use these funds to develop preservation ideas for the Zoning Code Commission and other policy studies that might be helpful to the new administration of Mayor Nutter. In addition, some funds will be used to support the creation of a state tax credit program for historic preservation.

The Alliance is grateful for the Foundation's support. The William Penn Foundation, founded in 1945 by Otto and Phoebe Haas, is dedicated to improving the quality of life in the Greater Philadelphia region through efforts that foster rich cultural expression, strengthen children's futures, and deepen connections to nature and community. In partnership with others, the Foundation works to advance a vital, just, and caring community. Learn more about the Foundation online at [www.williampennfoundation.org](http://www.williampennfoundation.org).

### FIFTH ANNUAL ENDANGERED PROPERTIES LIST

#### PHILADELPHIA

STEPHEN GIRARD BUILDING

♦  
FAMILY COURT

♦  
HASSRICK/SAWYER HOUSE

♦  
BOYD THEATER

♦  
GERMANTOWN AVENUE  
STREET PAVING

♦  
1900 BLOCK OF SANSOM STREET



### EXECUTIVE DIRECTOR'S MESSAGE

**I**t is somehow fitting that this issue of our newsletter, which incorporates our Fifth Annual Endangered Properties List, should start off with a story about the loss of another historic building in Philadelphia. There are several lessons to be learned from this experience, one of which is that listing on the Philadelphia Register of Historic Places is the only reliable public protection against demolition of historic properties. This lesson, unfortunately, applies to three properties on the Endangered Properties List as well—neither the Stephen Girard Building, the Hassrick/Sawyer House nor the Boyd Theater is listed on the Philadelphia Register and, consequently, none are protected from demolition. The Stephen Girard Building is a particularly bad omen: developers who leased this site from the Board of City Trusts appear to have applied for and received a demolition permit more than six months ago even though they had no plans for the actual development of the block.

The omission of important historic resources from the Philadelphia Register is one of the reasons the Preservation Alliance believes that Philadelphia needs a preservation plan and a comprehensive survey of historic resources in the city. We are excited by the commitments Mayor Michael Nutter has made to the reform of planning and zoning practices and hope that he will recognize that historic preservation is an essential component of those activities.

JOHN ANDREW GALLERY  
Executive Director

# Threatened, Still Threatened, and Threatened Again!

## THREATENED

### Stephen Girard Building

21 South 12th Street

**BACKGROUND** Built in 1896, the Stephen Girard Building was designed by prolific Philadelphia architect James H. Windrim and constructed as offices for the Board of Directors of City Trusts, the custodians of the Girard Estate. Stephen Girard (1750-1831) bequeathed the majority of his property to charitable and municipal institutions and established Girard College. Windrim designed many civic, governmental and commercial buildings throughout Philadelphia. He was appointed official architect of the Girard Estate in 1871. The block also includes a distinctive 1939 Art Moderne garage designed by the Ballinger Co. and Harry Sternfeld.

In 2007, the Board of City Trusts entered into a 75-year lease with Trinity Capital Advisors, LLC granting Trinity the right to develop the entire property, including the right to demolish all of the existing buildings. Neither the Stephen Girard Building nor any of the other buildings on the site are listed on the Philadelphia Register.

**THREAT** The Board of City Trusts is interested in maximizing income from development of the Girard block to support Girard College and the Board's other responsibilities. Trinity Capital believes that to achieve this objective the preferred development of the block would be a mixed-use project that includes a large convention hotel with underground parking and loading, office and retail space, with a pedestrian connection from Market Street to Chestnut Street. Trinity believes that such a project cannot be created without demolishing all the buildings on the block.



**SOLUTION** There is no question that the development of the Girard block represents a unique opportunity to revitalize east Market and Chestnut streets. It might also be the appropriate location for a hotel to support the convention center expansion. However, it is not clear at the moment that there is or will be a market for the scale of development that would require demolition of every building. Trinity Capital should proceed with several options: first, it should develop the best plan possible that includes preservation of the Girard Building and see if it is feasible to implement that plan before proceeding with plans that require demolition of the building. Second, if it is not possible to develop a large mixed-use project, Trinity should rehabilitate the Girard Building and place it on the Philadelphia Register of Historic Places and use other portions of the site for new development.



### Family Court Building

19th and Vine Street

**BACKGROUND** When Jacques Gréber revised the plans for the Benjamin Franklin Parkway in 1917, he redesigned Logan Square and surrounded it with civic buildings. Gréber modeled the Free Library and Municipal Court Building—now Family Court—after the twin palaces on the Place de la Concorde in Paris, France. Family Court, constructed in 1938-41, was designed by architect John T. Windrim in 1931 to match the design of the Free Library. The Works Progress Administration (WPA) financed the construction. Within the building are stained glass designs by the D'Ascenzo Studios and paintings by nine artists sponsored by the WPA, two of which are by Philadelphia muralists. Philadelphia architects Kelly Maiello Inc. produced a master plan for the building began in 1998, and started interior and exterior restoration work in 2000, which continues today.

Family Court wants to consolidate all of its activities in one location, as some offices are located at 12th and Chestnut streets. In 2007, proposals were suggested to either build a new Family Court building or relocate all Family Court activities to the former Provident Mutual Life Insurance Building, at 45th and Market streets in West Philadelphia. In either plan, the

Family Court building on the Parkway would be vacated.

**THREAT** The Alliance has heard from several sources that the City is considering selling or leasing the Family Court building to a private developer and allowing the construction of a tall tower on top of the building for hotel or residential development, in order to maximize the amount of money the City could receive for the property. Not only would this plan destroy the character of this important building, but it would also significantly alter the character

of Logan Square, one of Philadelphia's most important and most beautiful public spaces.

**SOLUTION** Keeping Family Court in its present location is undoubtedly the most economical solution. Space exists in the area to construct an "annex" building if it is important to consolidate all activities in close proximity to one another. The economic benefit of moving Family Court needs to be demonstrated before deciding to move to another location.

But the desire to move to a new location may overcome economic concerns, in

which case the City will vacate the present building. The building is far too important for the City to give up ownership and far too important for its historic character to be altered. It presents both a challenge and an opportunity to find a way to use the building that will contribute to the collection of cultural institutions along the Parkway, while preserving its historic integrity. Why not look to the Family Court Building as the opportunity to create a new multi-cultural facility? Perhaps all the City's historic preservation, arts and cultural advocacy organizations could move there, creating an exciting center for education, research and exhibitions about the history of the City. Perhaps there would be a way to create spaces in the building where dance or chamber music groups could perform. Perhaps there are ways to collaborate with Moore College on programs and exhibits, or with other institutions.

A vision for Family Court should be developed at the same time as plans for a new facility for the court are developed. Mayor Nutter should start the process by creating a task force that will bring together institutions along the Parkway, preservation and cultural organizations, and civic and community interests to explore the building's potential uses. The City should not relinquish ownership, but should be open to the type of public/ non-profit partnership that enabled the Please Touch Museum to adapt and preserve Memorial Hall.





## Hassrick / Sawyer House

*Cherry Lane, East Falls*

**BACKGROUND** In the late 1950s, Kenneth Hassrick, a local avant-garde metal sculptor, and his wife inherited land along Cherry Lane (East Falls, Philadelphia) belonging to his wife's family. Hassrick commissioned modernist architect Richard Neutra to design a one-story house with a garage and room above. He later added a studio for his sculpture work and then added a two-story welding studio to the back of the house, designed by Thaddeus Longstreth, a student of Neutra's.

The initial house had an open, sprawling interior plan, typical of Neutra's southern California houses. Kitchen and living room were one room divided by a suspended kitchen cabinet. The exterior character also followed Neutra's southern California houses; it had a flat room and huge expanses of glass including full floor to ceiling, ten foot wide sliding glass doors along the living room.

In 1962, Henry Sawyer, an attorney, and his wife purchased the house and the

Sawyer family retained ownership until 2003. Relatively few changes were made during this time. The studio was turned into a recreation room, the kitchen was enclosed to give greater separation from living rooms and other changes were made, some of which were subsequently removed.

**THREAT** The house is now vacant and in poor condition. It is owned by a developer who is committed to preservation of the house, but has yet to find an interested buyer.

**SOLUTION** The Hassrick house is a unique example of Richard Neutra's residential architecture in Philadelphia. It deserves to be preserved and returned to its original, distinctive character. Right now what is needed is a buyer who loves mid-20th century modern architecture and is willing to undertake a sensitive rehabilitation of the property. Once rehabilitated, the property should be protected by either a preservation easement or by listing on the Philadelphia Register. In the meantime, the current owner should be sure the property is adequately secured and maintained.

## STILL THREATENED

### Boyd Theatre

*1900 block Chestnut Street, Philadelphia*

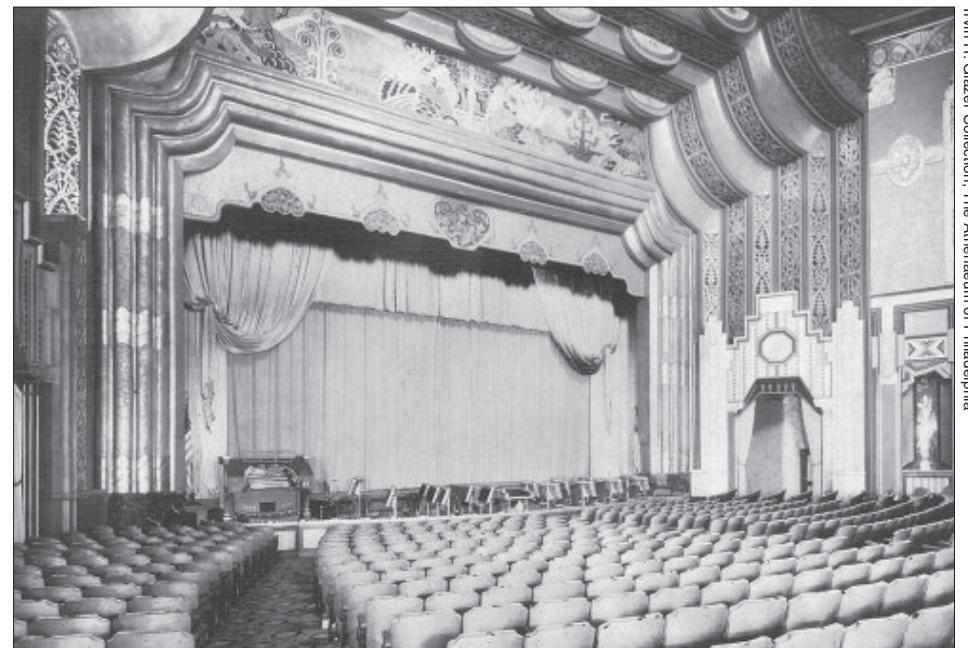
**BACKGROUND** Built in 1928, the Boyd Theatre is the last surviving motion picture palace in Philadelphia. Acclaimed as one of the world's first exuberant Art Deco-style theatres, the Boyd is one of Philadelphia's most important twentieth century entertainment landmarks. Designed by Philadelphia's premier theatre architects, Hoffman and Henon, the Boyd's exterior included a towering vertical sign, retail arcade, ticket booth, and colossal etched glass window with Art Deco motifs. The interior hosts one of Philadelphia's grandest Art Deco lobbies, lined with etched glass mirrors, a foyer including two-story colorful mirrors, marble fountains, elaborate plasterwork, and suites of restroom lounges and a 2,450 seat auditorium equipped with an orchestra pit, pipe organ and a proscenium mural by famed artist Alfred Tulk of the Rambusch Company.

The Boyd drew local and regional patrons for blockbuster films and opening nights until 1998, when it closed.

**THREAT** In 2002, the preservation of the Boyd Theater was the focus of considerable public attention. Thanks to the efforts of the Committee to Save the Sameric—now Friends of the Boyd, Inc.—Mayor Street's support for preservation was obtained. When Clear Channel purchased the property and announced it would restore the Boyd for live entertainment and films it looked as if the Boyd's future was secure. However, when Clear Channel's theater holdings were divested to Live Nation all work on the Boyd stopped. Live Nation

offered the theater for sale along with other properties in 2006. No sale has taken place and representatives of Live Nation have failed to return phone calls, emails and letters from both the Preservation Alliance and Friends of the Boyd.

**SOLUTION** Ideally, Live Nation should put the theater up for sale and agree to sell only to a buyer committed to preserving the theater. Mayor Nutter should make the preservation of the Boyd Theater a top economic development priority of his administration. This would include exploring the potential for tax increment financing or the formation of a non-profit / private partnership to create eligibility for state Redevelopment Grant assistance. The Boyd Theater is languishing; Mayor Nutter should provide new leadership for its preservation.



Irvin R. Glazer Collection, The Athenaeum of Philadelphia

### Germantown Avenue Street Paving

**BACKGROUND** In 2005, the Pennsylvania Department of Transportation (PennDOT), in partnership with Southeastern Pennsylvania Transit Authority (SEPTA) presented plans to the Philadelphia Historical Commission to repave the 5200 - 5400 blocks of Germantown Avenue. The repaving plan called for the removal of historic Belgian blocks in the trolley track bed. After reviewing the plans and obtaining an independent engineering assessment, the Historical Commission denied PennDOT's application to remove the historic paving and determined that the Belgian block should remain for the full width of the street. PennDOT subsequently rejected the Historical Commission's

decision and informed the Commission it intended to proceed with the original plans. In a letter to the Philadelphia Historical Commission, PennDOT takes the position that the Commission's review is merely advisory and not binding.

**THREAT** Presumably PennDOT is now proceeding to develop its plans to remove the Belgian block from the center portion of the street. This action presents two threats to preservation: first, the change in the historic character of the street, and second, the long-term implications that PennDOT will refuse to recognize the Historical Commission's jurisdiction over other streets in Philadelphia's Historic Street Paving District that

are designated as state highways.

**SOLUTION** PennDOT should recognize that the Philadelphia Historical Commission denied permission to repave the 5200 - 5400 blocks of Germantown Avenue because of the historic significance of the paving and its relationship to a concentration of historic properties in this area. This is the only section of Germantown Avenue where the Historical Commission has asked that the full street paving be retained. PennDOT should abide by this decision since the repaving of the street is in issue of local significance and not of state-wide consequence. The City Law Department should take appropriate legal action to enforce the Historical Commission's decision.

## Castleway Development

19th and Walnut Streets

**BACKGROUND** In 1999, the Philadelphia Parking Authority (PPA) acquired this L-shaped vacant parcel between 19th and 20th streets, Sansom and Walnut streets. PPA's plans to develop the parcel into a multi-screen movie theater and parking garage included the demolition of three historic buildings; the Rittenhouse Coffee Shop, Warwick Apartments and Oliver H.



Bair Funeral Home. PPA received approval for the demolition from the Philadelphia Historical Commission (PHC), whose approval was appealed by the Alliance and others. In 2004, Common Pleas Court Judge Matthew Carrafiello overturned PHC's decision.

**THREAT** Castleway Properties purchased the site in 2007 and now proposes to build a 550-foot condominium tower along Sansom Street and a hotel facing Walnut Street. The plan greatly exceeds the FAR allowed by zoning, is in conflict with the Center City Resident Association's neighborhood plan, and requires the demolition of two of the three historic buildings.

**SOLUTION** The same standards for compliance with the Historic Preservation Ordinance should apply to Castleway as applied to the Philadelphia Parking Authority. Castleway must demonstrate that it is "necessary in the public interest" for the two buildings to be demolished. The Alliance does not believe that a private luxury condominium and luxury hotel meets the intent of "public interest" in the ordinance. Castleway should revise its plans to conform to the existing zoning and to preserve the historic buildings, or it should come forward immediately and submit its plans and the justification for demolition of the historic buildings to the Historical Commission.



## UPDATES

**Fort Washington** – In 2007, a developer purchased the Fort Washington Hotel. Restoration of the façade and a rear addition provided a new life for this ailing building. Plans for a restaurant on the first floor and office space in the upper stories are in process.

**The Lazaretto** – Progress continues at the Lazaretto site in Tinicum Township. As reported in previous newsletters, a non-profit corporation has been created to manage the site and board of directors appointed consisting of township, Preservation Alliance, Preservation Pennsylvania and National Trust appointees. A feasibility study is underway to determine appropriate use and restoration plans for the site.

**Nugent / Presser** – In July 2007, the developer returned to the Philadelphia Historical Commission with revised plans for a 6-story apartment building on the site. The new proposal received approval from the commission, but no work has commenced on the site. Today the Nugent and Presser properties continue to languish due to a lack of site security, as demonstrated when the copper cornice on the Nugent was stolen during the summer of 2007.

**Dilworth House** – In November 2007, John Turchi received approval from the Philadelphia Historical Commission for a 16-story condominium tower on the Dilworth House site. Demolition of the rear and side ells of the Dilworth House will be necessary for the construction of the Robert Venturi designed residential building on the

lot. The Society Hill Civic Association and nearby condominium residents have appealed the Commission's decision.

**Madison Square** – Madison Square Neighbors, a residents group comprised of the 2200 and 2300 blocks of Madison Square, have started gathering information and developing plans to rehabilitate the common garden and its wrought iron fence.

**Dolington Village** – In 2007, the Department of Veteran's Affairs purchased farmland from Toll Brothers, on the periphery of Dolington Village, for a veteran's cemetery. Though the village's character is less threatened due to this passive land use, Toll Brothers continues to plan for a new residential housing development on land adjacent to this site.

**Queen Village** – The Philadelphia City Planning Commission approved the proposal for a Queen Village Conservation District, and the required legislation was introduced into City Council in January. If approved, this will be the first Conservation District in the city and will establish design guidelines for new development in Queen Village.

**Chester Avenue** – In September 2007, Southeastern Pennsylvania Transportation Authority (SEPTA) and the City of Philadelphia reached an agreement, allowing SEPTA to remove historic Belgian Blocks from the street bed on the 4100-4900 blocks of Chester Avenue in West Philadelphia. This removal was a loss not just for the street, but also for the Historic Street Paving District. (see *Germantown Avenue Street Paving*).

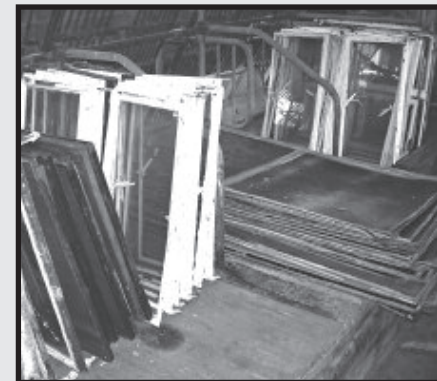


### OSKAR STONOROV HOUSE AVAILABLE

**M**odernist architect Oskar Stonorov designed and built two steel houses on family property in Charlestown Township, Chester County, circa 1946. At the urging of Walter Reuther (who was looking for opportunities to continue employment of war-time steel workers), and with the possible collaboration of Louis Kahn, Stonorov designed the houses as prototypes of mass-produced pre-fab houses marketed to returning veterans. Stonorov's designs went by the name of Harmon Houses and were manufactured in Wilmington (some were eventually built but not many before the company went out of business).

The Preservation Alliance has dismantled one of the steel houses (which stood in the way of a suburban development) and the labeled parts are now carefully stored in a barn in Charlestown Township. The Alliance will give the dismantled house to someone who commits to rebuilding it.

If you are interested in this opportunity, contact Randy Cotton at 215.546.1146 x 2 or [randy@preservationalliance.com](mailto:randy@preservationalliance.com).



# EASEMENTS

## The Bellevue and Three Other Historic Properties Protected by Easements

**A**fter eight years of negotiations, the Preservation Alliance and the owners of the Bellevue (200 South Broad Street, Philadelphia) concluded the year 2007 by successfully completing a preservation easement which will protect the landmark structure in perpetuity. In addition to the exterior, the easement is notable in that it also protects many of the publicly accessible interior spaces.

The Bellevue Stratford opened in 1904 and quickly became Philadelphia's leading hotel. It was designed in the French Renaissance style by architects G.W. and W.D. Hewitt, but it also contains elements of the Colonial, Italian and Greek styles in interior spaces. The building underwent major renovations in 1980 and 1989 and today is a successful mix consisting of the Park Hyatt hotel, high-end specialty shops, offices, restaurants, banquet facilities, and a busy food court.

(On May 1, the Ballroom at the Bellevue will be the site of the Preservation Alliance's Fifteenth-Annual Preservation Achievement Awards Luncheon.)

By donating the easement the owners, Bellevue Associates, can benefit from a charitable-gift tax deduction.

All tax-deductible easement donations require that the exterior of a building be protected, but in the case of the Bellevue the owners wished to additionally protect significant historic interior spaces including the main and hotel lobbies, the ballroom and its lobby and grand staircase, and, on the nineteenth floor, the magnificent Barrymore and Founders dining rooms and the Rose Garden Room



(which was originally an open-air rooftop garden). All these spaces are accessible to the public.

With the addition of the Bellevue, much of the commercial architecture along South Broad Street in Center City is protected by easements including the Land Title Building, 1401 Walnut (originally the Manufacturers' Club), the Atlantic Building, and 215 S. Broad (originally the Hotel Walter).

At the end of last year, property owners also donated preservation easements to the Alliance on three other historic properties: Quarters M-7 in the Navy Yard, 1215 Locust Street, and 929 Clinton Street.

Part of the Philadelphia Naval Shipyard Historic District, Quarters M-7 was built in 1917 to house Marine officers. It was designed by the prominent Philadelphia firm of Rankin, Kellogg and Crane in the Georgian Revival style. The building is currently being converted to offices by P & A Associates, which has previously developed other historic buildings in the revitalized Navy Yard.

1215 Locust Street was originally designed as a semi-detached dwelling by noted architect Frank Miles Day. It was later converted to a hotel, then restored as a single dwelling in 1974 by the University of Pennsylvania, and recently converted to distinctive condominium units by architects (and developers) David and Ligia Slovic. The notable Renaissance Revival-styled façade features orange Roman brickwork, marble panels, terra-cotta bas-relief ornamentation, leaded-glass windows, and a deeply overhanging wooden cornice.

Also recently converted to condominium units is 929 Clinton Street, which, like many of its neighbors, is a well-preserved Georgian/Federal brick townhouse in the Clinton Street National Register Historic District. Two blocks of Clinton Street were originally developed in 1835-1850 as a fashionable residential area, and the quiet, street-lined neighborhood remains such today. Including 929 Clinton Street, six properties in this historic district are protected by Alliance preservation easements.

(For more information on how to donate preservation easement to the Alliance go to the "Programs" page at [www.preservationalliance.com](http://www.preservationalliance.com) or contact Randy Cotton at 215.546.1146 x 2 for a free easement booklet.)

## Historic Properties Repair Program Continues

**S**ince its inception in early 2006, the Alliance's Historic Properties Repair Program (HPRP) has provided grants to 41 low- and moderate-income homeowners in Philadelphia to help pay for exterior restoration projects. The grants pay the difference between non-historic "remodeling" and the cost of a restoration project that meets the standards of the Philadelphia Historical Commission. About \$1.2 million in grants

will be awarded to qualified homeowners with funds from the City's Neighborhood Transformation Initiative and the National Trust for Historic Preservation.

To date, twenty projects have been completed, another 21 are in progress, and approximately twenty more are pending. Visit [www.preservationalliance.com/Programs](http://www.preservationalliance.com/Programs) for more information on HPRP. Shown here are examples of recently completed projects.



5132 Tabor Road is an original house in the 1813 Whitaker Mill village along Tacony Creek (northeast Philadelphia); project work included the restoration of the cornice, eaves and gutters.



125 League Street (Queen Village) is a rare surviving example of an early 19th-century wood-frame rowhouse. The property was officially listed as historic by Philadelphia fifty years ago, making it one of the city's earliest such designations. A grant from HPRP helped pay for the restoration of the windows, roof and dormer.



1008 South 49th Street is a Queen-Anne style twin house in West Philadelphia; restoration included the repair of eaves and gutters, stucco, woodwork, and painting the exterior in a three-color Victorian palette.

# Mayor Nutter appoints Jon Farnham and New Historical Commission

**M**ayor Michael Nutter announced on January 8, 2008, the appointment of Jonathan Farnham, PhD, as executive director of the Philadelphia Historical Commission, along with a number of other permanent and acting appointments to City departments. Jon Farnham has been serving as Acting Director of the Commission since June 2005, having previously served as Preservation Planner at the Commission since 2002. Jon received his PhD in the History, Theory, and Criticism of Architecture as well as his M.A. in Architecture from Princeton University. He also holds an M.A. in Art History from the University of Massachusetts Amherst. Among Jon's many contributions at the Commission was the preparation of the nomination for Guild House by Venturi and Rauch to the Philadelphia Register, praised by Commission members as an outstanding work of scholarship.

Mayor Nutter also appointed eight new members of the Historical Commission. The new members, and the positions they fill as required by the City Ordinance, are: David Amburn, Amburn-Jarosinski Architects (architect with historic preservation experience); Leslie Benoiel, Philadelphia Develop-



ment Partnership (representative of a community organization); Della Clark, The Enterprise Center (representative of a CDC); Richardson Dilworth III, Assistant Professor, Drexel University (historian); Sam Sherman, Sam Sherman Associates (developer); Robert Thomas AIA, Campbell Thomas Architects (architectural historian); and attorneys John Mattioni and Denise Smyler.

**“Our unique historic character is central to our identity, our quality of life and neighborhood experience, and ultimately to the city's economic development. Preservation will be an integrated component of planning and development.”**

MAYOR MICHAEL NUTTER

THE PRESERVATION ALLIANCE IS PLEASED TO ANNOUNCE...

## The 2008 Old House Fair!

Saturday, March 22, 2008 | 9:00 AM to 5:00 PM  
Germantown Friends School, 31 W. Coulter Street, Philadelphia, PA

PHILADELPHIA-AREA RESTORATION & RENOVATION FANS, MARK YOUR CALENDARS AND SAVE THE DATE!

Join over 1000 of your neighbors and fellow residents of older and historic homes for an expanded version of this popular and exciting one day event featuring:

- ➔ 75 Booths of professional vendors, consultants and specialists from the region's preservation and restoration industry, as well as representatives of state & local preservation and design organizations.
- ➔ Service and product workshops, demonstrations and presentations.
- ➔ FREE 15 minute exterior paint color consultations with The Color Doctor, John Crosby Freeman, featured in the *Old House Journal*.
- ➔ FREE 15 minute consultations with old house specialists at the Ask the Experts table.
- ➔ The Old House Fair Resource Center.
- ➔ Presentation of the 2008 Awards of Recognition for homeowner projects.

For tickets or more information contact: George Hoessel, Old House Fair Coordinator  
215.546.1146 x7 / george@preservationalliance.com or visit www.preservationalliance.com

## THANK YOU TO ALL WHO CONTRIBUTED TO THE ALLIANCE'S 2007 ANNUAL APPEAL

\* denotes \$101 and up

Ms. Joanne Aitken, AIA	Matthew DeJulio*	Mr. and Mrs. Thomas M. Hyndman, Jr.	Mr. Daniel K. McCoubrey	Mr. and Mrs. Eric Rugart
Ms. Edna Andrade	Mr. Avi Decter	Mr. Louis A. Iatarola	Ms. Nancy Mennuti	Mr. Greg Schopp
Mr. John H. Arnold	Mr. David G. DeLong	Mr. and Mrs. L. Stockton Illoway	Mr. and Mrs. Philippus Miller, Jr.	Mr. and Mrs. Harold A. Sorgenti
Mr. Joseph Barker	Mrs. Helen B. Desher	Ms. Carol A. Ingald	Dr. Randall M. Miller	Ms. Carol M. Spawn
Robert and Eleanor Barr	Mr. James Dickinson	Ms. Doris E. Italiano	Mr. C.J. Moore	Dr. Paula Spilner
Mr. Stephen Bartlett	Mr. Marc T. Dinardo	J.J. DeLuca Company Inc.	Drs. Roger Moss and Gail Winkler	Mr. and Mrs. Anthony D. Stagliano
Ms. Suzanna E. Barucco	Mr. Jane E. Dorchester	Ms. Jen Jasuta	Mrs. Nancy Most*	Mr. Jonathan Stavin
Mr. William Becker	Mr. G. Morris Dorrance, Jr.	Mrs. Gay G. Johnson	Mr. and Mrs. John D. Moyer	Mr. John M. Stevenson
Mr. Perry Benson, Jr.	Mr. Edmund Doubleday	Mr. George Bryan Jones	Anthony Naccarato / Peter Naccarato	Mr. Marvin D. Suer
Mr. Michael Berkwitz	Mrs. Peggy Duckett	Mr. Kenneth S. Kaiserman	Ms. Judith A. Nagle	Mr. Mark Ueland
Mr. Roy Bernat	Ed and Sue Duffy	Barbara and Jerry Kaplan*	Ted Newbold and	Ueland, Junker, McCauley, Nicholson
Mr. Allen D. Black*	Mr. William Eberhardt	Mr. and Mrs. Warren J. Kauffman	Helen Cunningham	Unkefer Brothers Construction
Mr. Lawrence D. Bodine	Mr. T. Arden Eidell	Mr. Thomas H. Keels	Ms. Edith Newhall and	Mr. Don L. Verdiani
Mr. and Mrs. Hans Bombeck	Ron Emrich and Marc Coleman	Mr. and Mrs. Lewis Keen	Mr. David Walters	Mr. Fred Vincent
Ms. Joy Ellen Booth	Ms. Barbara V. Farley*	Mr. William Keough	Ms. Iris Newman	Mr. Mark K. Wagnveld*
Mr. Mark Brack	Mr. James A. Farmer II	Ms. Phyllis Kidder	Mr. and Mrs. Stanley Newman	Mr. Kenneth Weinstein
Ed and Sophie Bronstein	Mrs. Charlotte T. Feldman	Mrs. W. Stanton Kip	Ms. Eileen M. O'Brien and	Mr. Anthony Wells /
Mrs. Ruth E. Brown*	Mr. Michael Patrick Felker	Vern and Jennifer Knapp*	Mr. Samuel G. Hopkins	George Woodward Co.
Ms. Sheila M. Brown	Mr. James Fennell	Ms. Nancy D. Kolb*	Mr. Louis H. Oschmann	Ms. Ann J. Wilkerson
Dr. and Mrs. Nick Bryan	Ms. Mary Jane Fischer	Mrs. Sally L. Kuder	Mr. Jan T. Pasek	Mr. Oliver P. Williams
Paul Bugos and Lorraine McCarthy	Mr. Mark Flood	Mr. Lucius Kwok	Mr. John Pcsolar and	Mr. and Mrs. Bernard Wilson
Mr. and Mrs. Carter Buller	Ms. Helen H. Ford*	Mr. Harry Kyriakodis	Dr. Alan Sandman	Miss Lisa M. Witomski*
Mr. and Mrs. Theodore Burkett	Gimme Shelter	Ms. Bette E. Landman	Steven J. Peitzman, M.D.	Ms. Jean K. Wolf
Mr. Christian A. Busch	Dodi Fordham & Sam Howe	Ms. Laura A. Lane	Ms. Judith A. Peters	Ms. Diane-Louise Wormley
Mr. John Linton Butler	Donald and Hilke Frankentfield*	Chris and Lindsay Lane	Mr. Paul E. Pickering	
James and Diane Calkins	Mr. and Mrs. Klaus Fuelleborn	Mr. David M. Lauer	Ms. Nancy Pontone	<b>Philadelphia Life Insurance Co.</b>
Ms. Christine M. Cayer	Mr. and Mrs. Martin Goldberg	Mr. Lance E. Laver	Ms. Janet Greenstein Potter	<b>Legal Fund Contributors</b>
Ms. Janet Chapman-Mason	Mr. Jonathan Goldstein	Judge Samuel M. Lehrer	Carl Primavera, Esq. / Klehr Harrison	Suzanna Barucco
Cloud Gehshan Associates*	Frank and Jean J. Greenberg	Judith E. Levin	Harvey Branzburg & Eilers	William Becker
Mr. and Mrs. Mark Cochard	Mr. and Mrs. G. Davis Greene	Levine and Company	Ms. Anne L. Prosseda	Perry Benson, Jr.
Mr. Louis Coffey	Ms. Nan Gutterman &	Mr. Berthold W. Levy	Mr. William H. Richards	Blaine Bonham
Ms. Mary K. Cole	Mr. William Irby Jr.	Sylvia and Norman Lieberman	Dr. and Mrs. Wallace Ritchie, Jr.	Catherine G. Broh
Mr. Paul S. Connors	Bernice and Bernard Hamel	Loughry and Lindsay LLC	Theodore and	Ed Bronstein
Mr. & Mrs. Howard Coonley II	Mr. Marshall Hamilton	Mrs. Cecily Littleton	Margaret Armstrong Robb	Michael Cole
Ms. Jeanne F. Coryell	Ms. Carol Ann Harris	Mr. William A. Loeb	Mr. David Robb	Katherine Dowdell
Mrs. Patricia Cregan	Ms. Winnie Harris	Mr. Michael Lombardi	Ms. Joan Roberts	Shawn P. Evans
Ms. Karen Y. Cromley	Dr. Russell Harris and	Ms. Diana J. Mackie*	Mrs. Norman Robinson*	Mary Ellen Langsdorf
Mr. Edward D'Alba*	Mr. John Casavecchia	Kelly / Maiello Architects	Thomas and Tania Rorke	Thomas P. McKernan
Joseph D'Antonio M.D.	Mr. Henry G. Hart, Jr.	Ms. Marcia Makadon*	Martin Jay Rosenblum	Gray Smith
Dr. Patricia M. Danzon	Mr. Ed Hillis*	Elliott L. Mancall, M.D.	Mr. Hugh G. Rouse*	Kristin Szwajkowski
	Mr. Robert J. Hotes AIA	Ms. Michelle Marx	Ms. Rachel Royer	James P. Templeton
	Mr. Francis J. Hughes	Mr. James F. McCaffery	Mr. Ronald Rubin*	Marvin and Leila Verman

# The 2008 Old House Fair

The 2008 Old House Fair will take place on Saturday, March 22, 2008, from 9:00 A.M. to 5:00 P.M. at the Germantown Friends School, 31 W. Coulter Street, Philadelphia, PA.

This year's event has been expanded to include 75 booths featuring professional vendors, consultants and specialists from the region's preservation and restoration industry, as well as representatives of state and local preservation and design organizations. The fair will include service and product workshops, and demonstrations and presentations of techniques for maintaining historic properties. Among the opportunities at the fair will be a free 15-minute exterior paint color consultations with "The Color Doctor", John Crosby Freeman, featured in the Old House Journal and free 15-minute consultations with old house specialists at the "Ask the Experts" table.

The 2007 Old House Fair was attended by approximately 700 persons in spite of a snow and ice storm the day before — something



we hope to avoid this year!

For Tickets or more information contact: George Hoessel, Old House Fair Coordinator 215.546.1146 x 7 [george@preservationalliance.com](mailto:george@preservationalliance.com) or visit [www.preservationalliance.com](http://www.preservationalliance.com).

The Old House Fair is supported, in part, by a grant from the William Penn Foundation, and by the following sponsors:

**Andrew R. Palewski, Architectural Conservation, Architectural Windows of Philadelphia, Historic Germantown Preserved, Knapp Masonry, Masonry Preservation Group, Pennsylvania**

**Historical and Museum Commission, Provenance Architectural Salvage and Russell Roofing.**

# 2008 Homeowner Recognition Awards

Preservation of a neighborhood happens one house at a time, through the investment and hard work of homeowners. Are you aware of someone in your neighborhood that has done such a great job on restoring their home that they should get an award? Has the former eyesore in your neighborhood become the shining star on the block? Have you done a great job yourself? It is time to stand up and take a bow! The Preservation Alliance would like your help in identifying local preservation heroes as candidates for our 2008 Awards of Recognition. We are looking for suggestions for nominees from throughout the region who have completed an outstanding restoration of their home. Awards will be presented at the 2008 Old House Fair.

For more information on the awards and a nomination form, please visit our website [www.preservationalliance.com](http://www.preservationalliance.com) or contact Patrick Hauck, Director of Neighborhood Preservation Programs at 215.546.1146 or [patrick@preservationalliance.com](mailto:patrick@preservationalliance.com)

**THANK YOU!** *The Preservation Alliance expresses its appreciation to the following organizations and individuals.*

## CORNERSTONE SOCIETY

\* Denotes Leadership Circle Member

Mr. and Mrs. Kenneth P. Balin  
Ms. Kelly Boyd  
Alan and Constance Buerger\*  
Ms. Bobbye Burke  
Mr. Richard Cohen  
Mr. and Mrs. Samuel Michael Cohen  
Mary Werner DeNadai, FAIA  
Mr. Allan Domb  
Kevin and Betsy Donohoe  
Ms. Sandi Foxx-Jones  
Mr. William Frankel  
Mr. John Andrew Gallery  
Dr. and Mrs. Henry A. Jordan  
Mr. Leroy E. Kean  
Susan and Leonard Klehr  
Ms. Janet S. Klein\*  
Mr. Marian A. Kornilowicz  
Mr. and Mrs. Eugene LeFevre  
Mr. and Mrs. L. Gie Liem  
Mr. and Mrs. Andrew S. Margolis  
Mr. & Mrs. David G. Marshall  
Mr. and Mrs. Don Meginley\*  
Mr. and Mrs. William E. Millhollen  
John D. Milner, FAIA  
Mrs. Nancy Most  
Mr. Paul Pincus  
Peter and Caroline Piven  
Mr. Paul Steinke  
Ms. Rebecca Stoloff  
Ms. Kate F. Stover and  
Mr. Timothy D. Wood\*  
Mr. and Mrs. Stanley F. Taraila  
Mr. Douglas C. Walker\*  
Ted and Stevie Wolf\*

## CORPORATE SPONSORS

10 Rittenhouse Square  
The Bancorp Bank  
Blue Rock Construction, Inc.  
Brown Brothers Harriman & Co.  
Citizens Bank  
Cohen Seglias Pallas Greenhall & Furman PC  
DOMUS Construction

Dranoff Properties, Inc.  
George Woodward Co.  
Haverstick-Borthwick  
John Milner Architects  
Klehr Harrison Harvey Branzburg  
Ellers LLP  
L.F. Driscoll Co.  
Masonry Preservation Group, Inc.  
Milner + Carr Conservation, LLC  
Paradigm Realty Alliance, LLC  
Philadelphia Management Co.  
Saul Ewing, LLP  
The Shusterman Foundation  
Toll Brothers, Inc.  
Vitetta

## BENEFACTOR MEMBERS

Ms. Deborah Dilworth Bishop

## PATRON MEMBERS

Mrs. Joseph T. Beardwood III  
Mr. Eugene Buckley and Mr. Colin Likens  
Ms. Helen H. Ford  
Mr. and Mrs. John C. Haas  
Mr. Henry G. Hart, Jr.  
Ms. S. Yvonne Novak and  
Mr. Aaron Weindling

## SUSTAINER MEMBERS

Mr. George D. Batcheler, Jr.  
Mr. Richard C. Boothby  
Mrs. Ruth E. Brown  
Ms. Jeanne F. Coryell  
Mr. John K. Cugini  
Tobey and Mark Dichter  
Ms. Amber Eichner  
Ms. Lois Frischling  
Ms. Adena Herskovitz  
Mr. William F. Hooper III  
Barbara and Jerry Kaplan  
Mr. Robert W. Loder  
Ms. Diana J. Mackie  
Susan O. and Edward A. Montgomery, Jr.  
Mr. David Robb  
Dan and Barbara Rottenberg

Mr. David Seltzer  
Mr. James B. Straw  
Ms. Gina M. Sullivan

## PROFESSIONAL PARTNER MEMBERS

1:1:6 Technologies Incorporated  
A.D. Marble & Company, Inc.  
A.R. Palewski Architectural Conservation  
AIA Philadelphia  
Allied Construction Services II, Inc.  
Architectural Windows of Philadelphia  
Archway Builders Ltd.  
Atkin Olshin Schade Architects  
Blackney Hayes Architects  
BLT Architects  
Brawer & Hauptman Architects  
Bruce E. Brooks & Associates  
Buell Kratzer Powell Ltd.  
C.D. Kaller, Inc.  
Campbell Thomas & Co. Architects  
Cecil Baker & Associates  
Cliveden of the National Trust  
Cloud Gehshan Associates  
The Color Doctor  
Tom Crane Photography, Inc.  
Cultural Resource Consulting Group  
Daniel J. Keating Co.  
David Flaharty, Sculptor  
David L. S. Walters Graphic Design  
David Wolfe Design  
deGruchy Masonry Restoration  
Duane Morris, LLP  
E. Allen Reeves, Inc.  
East Bradford Township  
Eichler & Mofly Realtors  
Fairmount Park Commission  
Fairmount Park Historic Pres. Trust, Inc.  
Wyatt Gallery Photography  
Gluckman Mayner Architects  
GMAC Mortgage LLC  
Greater Philadelphia Tourism  
Marketing Corp.  
H2L2 Architects/Planners LLC  
Ms. Donna Ann Harris

Heritage Consulting Group  
Heritage Metalworks  
Historic Germantown Preserved, Inc.  
Historical Society of Pennsylvania  
Hyperion Bank  
J.J. DeLuca Company, Inc.  
J.S. Cornell & Son  
Jacobs/Wyper Architects LLP  
Jeffery Hayes Architect  
Ms. Joanna Dillon Rios  
John Canning & Co.  
John Milner Associates, Inc.  
JRB Historic Restoration, Inc.  
Kaiserman Company, Inc.  
Keast & Hood Co.  
Kelly / Maiello Architects  
Ms. Phyllis Kidder  
Kise Straw & Kolodner  
Klein & Hoffman, Inc.  
Knapp Masonry  
Matthew J. Koenig, AIA  
Kreilick Conservation, LLC  
Landmark Facilities Group, Inc.  
Levine and Company  
J. Scott Laughlin, Realtor  
The Lighting Practice, Inc.  
Loughry and Lindsay LLC  
Mr. George Lyons  
Magargee Brothers Painting  
Mark B. Thompson Associates  
Martin Jay Rosenblum RA & Associates  
Matthew Millan Architects, Inc.  
McMullen Roofing, Inc.  
Menke + Menke Landscape Architects  
Mr. Jeff Moak  
Nason Construction, Inc.  
Mr. Nicholas Thaete  
Northstar Advisors LLC  
O'Donnell & Naccarato, Inc.  
Palmer Waterproofing, Inc.  
Patricia Marian Cove Interior Design  
Patrick J. Murphy & Assoc., Inc.  
Patterson and Perkiss  
Paul Thompson Architecture  
Pearl Properties

Pennrose Properties  
Pennsylvania Historic  
Museum Commission  
The Philadelphia Housing Authority  
Philadelphia Industrial  
Development Corp.  
Philadelphia Museum of Art  
Plumstead Studios  
Powers & Co.  
Premier Building Restoration, Inc.  
Provenance Architectural Salvage  
PZ Architects  
Rampart Holdings  
Ray Kaller Roofing, Inc.  
Reading Terminal Market Corp.  
RMJM Hillier  
The Roof Doctor  
Ross O'Neal Artists and Gilders  
Russell Roofing  
Schade and Bolender  
Shelterfield Valuation Service  
Society Hill Civic Association  
Steven Erisoty Paintings Conservation  
Stradley Ronon Stevens & Young LLP  
Susan Maxman & Partners  
Switzenbaum & Associates  
Tackett and Company, Inc.  
Tague Lumber, Inc.  
Taylor Wiseman & Taylor  
Temple Town Realty  
Thornton-Tomasetti Associates, Inc.  
Tri County Inspection Co., Inc.  
UCI Architects  
The Union League of Philadelphia  
U.S. Green Home  
Ueland, Junker, McCauley, Nicholson  
Unkefer Brothers Construction  
Urban Engineers, Inc.  
Urban Partners  
Walter & Jackson, Inc.  
Watson & Henry Associates  
Willie Fetchko Graphic Design  
Loretta C. Witt, CRS, GRI, Associate Broker  
Wu & Associates, Inc.

Nonprofit Organization  
U.S. Postage PAID  
Philadelphia, PA  
Permit No. 987



**PRESERVATION  
ALLIANCE**  
for greater *philadelphia*

1616 Walnut Street, Suite 1620  
Philadelphia, PA 19103

RETURN SERVICE REQUESTED

## Are You a Member?

Join in the efforts of the Preservation Alliance to preserve the architectural treasures and historic places of the Philadelphia region.

For member benefits, go to our website  
[www.preservationalliance.com](http://www.preservationalliance.com) and join online or use the form below:

- Student \$25    Individual \$35    Household \$50    Contributor \$100  
 Sustainer \$250    Patron \$500    Benefactor \$1,000

Total amount enclosed: \$ \_\_\_\_\_

My check (payable to Preservation Alliance) is enclosed

Please charge my:  Visa    Master Card    American Express Card

Card #: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

PHONE (day) \_\_\_\_\_ PHONE (eve) \_\_\_\_\_

EMAIL \_\_\_\_\_

I prefer not to receive membership gifts etc.

Please mail this application to: **Preservation Alliance**  
**1616 Walnut Street, Suite 1620, Philadelphia, PA 19103**

Memberships are tax deductible to the extent allowed by law. A copy of the official registration and financial information may be obtained from the Pennsylvania Department of State by calling toll free within Pennsylvania: 1.800.732.0999. Registration does not mean endorsement.

## YOU CAN MAKE A DIFFERENCE!

### PRESERVATION ALLIANCE FOR GREATER PHILADELPHIA

1616 Walnut Street, Suite 1620  
Philadelphia PA 19103

TEL 215.546.1146   FAX 215.546.1180

E-MAIL [info@preservationalliance.com](mailto:info@preservationalliance.com)

WEB SITE [www.preservationalliance.com](http://www.preservationalliance.com)

#### BOARD OF DIRECTORS

Marian Kornilowicz, *chairman*  
Kathy Dowdell AIA, *vice chair*  
Rosemarie Fabien, *secretary*  
Christophe Terlizzi, *treasurer*

Ramona Riscoe Benson, Peter Benton,  
Omar Blaik, Carl E. Dranoff,  
Linda Galante, Esq., Susan Glassman,  
Stephen Hague, Eugene Lefevre,  
Edward Liva, Betty Marmon,  
Dr. Randall Mason, John D. Milner, FAIA,  
Harry Schwartz, Esq., William Schwartz,  
Paul Pincus, Rebecca Stoloff,  
Elise Vider, Hal Wheeler

#### STAFF

John Andrew Gallery, *Executive Director*  
J. Randall Cotton, *Associate Director*  
Pippa Scott Liebert, *Director of Membership  
and Special Events*  
Patrick Hauck, *Director of Neighborhood  
Preservation Programs*  
Elizabeth Blazeovich, *Advocacy Associate*

#### PRESERVATION MATTERS

David L. S. Walters, *Design & Production*

The Preservation Alliance for Greater Philadelphia actively promotes the appreciation, protection, and revitalization of the Philadelphia region's historic buildings, communities and landscapes



THE PRESERVATION ALLIANCE'S

## 15th ANNUAL PRESERVATION ACHIEVEMENT AWARDS

# Save-the-Date

Thursday May 1, 2008

The Park Hyatt at  
The Bellevue  
PHILADELPHIA PA

#### ALABASTER SPONSORS

ARC Wheeler  
John Milner Architects  
Milner + Carr Conservations LLC

#### MARBLE SPONSORS

Citizens Bank  
The Shusterman Foundation

#### GRANITE SPONSORS

AIA Philadelphia  
INTECH Construction Inc.  
John Milner Associates  
Keast & Hood Co.

Kelly / Maiello Architects  
Rampart Holdings / Tackett & Co.  
Stradley Ronon Stevens Young LLP