



PRESERVATION ALLIANCE

for greater philadelphia

PRESERVATION

MATTERS

THE NEWSLETTER OF THE PRESERVATION ALLIANCE FOR GREATER PHILADELPHIA

FALL 2007



EXECUTIVE DIRECTOR'S MESSAGE

Philadelphia is being considered as the location of the National Trust for Historic Preservation's 2011 National Preservation Conference. The last time Philadelphia hosted the conference was 1989, and it's definitely time to invite everyone in the preservation movement to come back to the Philadelphia region and see the exciting things that have happened since then—and the more that will have happened by 2011. The decision on the conference will be made in October, and there is strong competition from Buffalo, NY, and Hartford, CT.

Just this past week—it is late July as I write this—we hosted the staff of the National Trust that evaluates conference sites. We gave them a whirlwind tour of historic venues and brought together leaders of key history and preservation organizations to talk with them about what the Philadelphia region has to offer. Two things stood out for me from this experience: the first is something both you and I know but that we often take for granted: that is, the Philadelphia region has the most extraordinary collection of historic resources of any place in the United States. These resources range from log houses of the 1690s, to the largest collection of National Historic Landmarks in the country, right up to some of the finest examples of mid-20th century modern architecture. It is an exceptional heritage that we hold in trust for the country as a

whole, and it is important for us to realize that and think of our responsibilities in those terms.

The second thing that stood out for me was the outstanding organizations and institutions that are actively engaged in preserving, managing and interpreting these historic places. I sat at lunch one day with leaders of a number of organizations who I know well and whose programs I thought I knew well and I was amazed at the innovative and creative programs and preservation efforts they are engaged in that I didn't even know about. They are as exceptional as the historic places they are helping to preserve.

In recent years the economic impact of arts and culture in the Philadelphia region has been given a great deal of attention and a great deal of public financial support—especially in Philadelphia. This is

appropriate and well deserved. But the economic and community impact of what I will refer to as the "history community" has been less well recognized and poorly supported, as is evidenced by some of the recent events in Philadelphia and Harrisburg noted in this newsletter.

Whether or not we succeed in bringing the National Preservation Conference to Philadelphia in 2011, it seems appropriate for us to use that target date and the next four years to work together to make the historic resources of this region—both physical and organizational—as important a part of public policy as arts and culture have become, and to secure the financial resources essential to enable all of us to be excellent stewards of the national heritage for which we are responsible.

JOHN ANDREW GALLERY
Executive Director

ADVOCACY UPDATES

SUCCESSES

Lazaretto Agreement Reached

In 2006, the Preservation Alliance, Preservation Pennsylvania and the National Trust for Historic Preservation sought an injunction to protect the historic 1799 Lazaretto quarantine station in Tinicum Township, Delaware County. At issue was the construction of a large fire station on the 10-acre site that had been acquired with funding from the state, intended to protect the historic site. Although it was

not possible to prevent construction of the fire station, the legal action by the three preservation organizations resulted in an agreement with the Township that gives the management and preservation responsibility for the Lazaretto site to a newly created non-profit organization composed of representatives from the Township and the preservation organizations.

In July, the three preservation organizations and the Township selected initial

appointees to the non-profit organization's board, which is being formed with pro bono assistance from Pepper Hamilton LLC. Paul Steinke, a former Alliance board chair and now a board member of Preservation Pennsylvania, was appointed by that organization; Mary DeNadai, a prominent architect with John Milner Architects, was appointed by the National Trust; and Donna Ann Harris, a nationally-recognized preservation consultant, was appointed by the Alliance. They are joined by Michael Messina, James McCombie, and Raymond Lonabaugh representing Tinicum Township. The Township commissioners also selected Stantec Inc. to conduct a feasibility study of potential uses for the Lazaretto site that will inform the new non-profit organization and provide a focus for its work.

The Lazaretto is a unique historic site in the Philadelphia region and of national significance. The formation of this new non-profit organization is an important step towards its long-term preservation.

507 South Broad Designated

In the Winter 2007 issue of *Preservation Matters* we reported that Alliance volunteer Mark Flood prepared a nomination to designate 507 S. Broad Street to the Philadelphia Register. In April the Philadelphia Historical Commission approved the nomination. 507 S. Broad Street was the residence of both the Cramp and Lippin-



cott families. It is an extraordinary 1880s brownstone that has been preserved immaculately inside and out by the Circle Mission Church, part of Father Divine's Peace Mission Movement. Fortunately the designation, which protects only the exterior, came just as the property was put up for sale by the church. **ADVOCACY CONTINUED ON PAGE 2**



National Products Site: New Design Approved

Several years ago, developers obtained approval of a master plan for the former National Products site, on the east and west sides of 2nd Street in the Old City Historic District. New residential development proceeded on the west side, but plans for the east side—adjacent to historic Elfreth's Alley—were delayed until Paradigm Realty Alliance took ownership of the property.

At the time the master plan was approved, the Preservation Alliance expressed reservations about the proposed design for an addition on top of the National Products building, with its distinctive 1950s orange tile facade. Paradigm Realty engaged Wallace Roberts and Todd (WRT) as the new architect for the project and allowed WRT to reconsider the design of both the new residential building on

Arch Street and the addition to the top of the National Products building. In March, the Historical Commission gave final approval to the project, with enthusiastic support from the Preservation Alliance.

The new designs are excellent examples of how new construction can be introduced sympathetically into an historic district and as an addition to an historic structure. The Arch Street condominium building has a facade of brick at the lower levels, relating to the existing character of Old City, transitioning to a more contemporary glass expression at the upper floors. The National Products addition is differentiated by a transitional floor set back between the old and new building, and by a masonry facade that manages to be both strikingly contemporary and at the same time similar to the facades of commercial buildings in the area.



Wallace Roberts & Todd, architects

Carnegie Library Project

For several years the Preservation Alliance has been interested in drawing attention to and ensuring the preservation of Philadelphia's Carnegie Libraries. These early 20th-century public libraries, supported by contributions from steel magnate and philanthropist Andrew Carnegie, are important landmarks for many city neighborhoods and, taken together, are one of the city's remarkable historic resources. Fortunately, the Historic American Buildings Survey (HABS) took an interest in this project and has begun the first phase of a two-year project to research and document these historic properties with support from the Alliance and the Free Library of Philadelphia.

Most 19th century libraries were private collections, often attached to schools or special collections and not open to the public. Andrew Carnegie felt libraries should be a public resource and so from 1883 to

1919, he provided grants to local municipalities for the construction of free public libraries. The Carnegie Libraries' free lending system was revolutionary for its time. Over 36 years, Carnegie gave \$40 million for nearly 1,700 libraries built in the U.S. In 1903, the City of Philadelphia received \$1.5 million to fund the construction of 26 Carnegie Libraries, 23 of which remain in use as libraries today, including the Lehigh Branch, recognized in 2006 with a state historic marker as the last Carnegie-funded library to be built in the United States.

During the summer and fall of 2007, HABS will research and document the 23 Philadelphia libraries, under the direction of historian Catherine Lavoie. In 2008, a second phase of the project will prepare an exhibit and catalogue of drawings and photographs of the libraries. This material will be used to prepare a nomination of the libraries to the National Register.



Catherine Lavoie

Tacony neighborhood library.

Hear more about Philadelphia's Carnegie Libraries!

Wednesday, November 14th 7:30 PM

Free Library of Philadelphia - Chestnut Hill Branch, 8711 Germantown Avenue

National Park Service Historian Catherine Lavoie will present an illustrated lecture on the HABS project to document the history and architecture of the Carnegie neighborhood public libraries.

Advance Registration is requested for this free event:
215-546-1146 ext 3 or info@preservationalliance.com

ADVOCACY

LOSSES

No Additional Funding For Philadelphia Historical Commission

In May 2007, Philadelphia City Council adopted a budget for the 2007-2008 fiscal year that did not include any additional funding for the Philadelphia Historical Commission. This was a setback for the Preservation Alliance and a coalition of community organizations that advocated for additional funding since the fall of 2006.

With the assistance of the Alliance's Historic Districts Council, testimony was presented at the April 2007 City Council hearings expressing both the need for additional funding and the extent to which historic preservation contributes to the economic development of the city. David Richards of the Washington Square West Historic District Committee testified on the need for an increase in

Commission staff to support neighborhoods that wish to become historic districts. John Gallery presented documentation showing that in the last eight years there has been approximately \$2 billion in investment in Philadelphia through historic preservation. (John's testimony is available on the Alliance's website.) In addition, the Alliance produced an advocacy postcard with the slogan ".00008% is Not Enough"—.00008% being the Commission's percentage of the total City budget. At least 800 cards were mailed to City Council President Verna.

Nonetheless, when the final budget came before City Council for adoption no increase in the Historical Commission's budget was included. This indicates the need for greater advocacy efforts with City Council members and the next mayor to build a stronger case for adequate funding for the Historical Commission.

State Funding For Historic Preservation In Jeopardy

When Governor Rendell and the state legislature announced a compromise on the state budget, one of the sources of funding for the com-

promise was the Keystone program. The original compromise plan proposed to remove \$40 million of funding from open space and historic preservation programs in order to support the state's hazardous waste program. Fortunately, at the initiative of Representative Dwight Evans (D-Philadelphia), a decision was made to postpone a final resolution of the hazardous waste funding until September 2007. However, this still leaves funding for open space, recreation and historic preservation in jeopardy.

The reduction of funding for historic preservation in the Keystone program was proposed to be offset with \$10 million in funding from the Growing Greener program. However, these funds had been allocated for a new historic preservation grant program to support rehabilitation of historic properties by both commercial developers and homeowners. So, the compromise position was in effect a double loss for historic preservation.

Preservation Pennsylvania, in coordination with groups like 10,000 Friends of Pennsylvania, has taken the lead in representing historic preservation interests. But these actions by the governor and the legislature show that historic preservation also has tenuous support in the state government and that there is a need for historic preservation organizations around the state to work more closely with Preservation Pennsylvania to make sure that these funds are not lost when a final decision is made in September.

Front Street Sites Demolished, Others Saved



Front and Chestnut Streets before and after.

For hundreds of years the view of Philadelphia from the Delaware River served as the city's "front door" for arriving settlers, visitors, and trading ships, as well as for all who came to Philadelphia over the Benjamin Franklin Bridge. Historic etchings and photographs show the line of four story commercial buildings from the Benjamin Franklin Bridge south to Dock Street that formed this view. Many of these buildings have been lost, but the essential character of Front Street remained until recent years.

Two developments this year highlight the changing face of Front Street. In June, three commercial buildings at the critical corner of Front and Chestnut streets—a major point of connection to Penn's Landing—were demolished after months of effort to preserve them by the Philadelphia Historical Commission, the Old City Civic Association and the Preservation Alliance. The owners of these properties first wanted to incorporate them into a large condominium development along with an adjacent parking lot. This proposal was withdrawn after extensive opposition by the community and the Alliance, due to the height and density of the development. At that point the owners pushed relentlessly for demolition, claiming the buildings were dangerous and needed to be demolished.

The full details of this story are complex and difficult to explain. Inga Saffron provided a good summary in her *Philadelphia Inquirer* article of March 30, 2007, indicating

how it appeared that the property owners were able to find a favorable inspector at the Department of Licenses and Inspections to issue an "imminently dangerous" citation that placed the City in a difficult position. Notwithstanding the opposition of the Historical Commission, the leadership of L&I and the Law Department, the owners prevailed and obtained permission for demolition.

There are two lessons to be learned here: first, the important role the Department of Licenses and Inspections plays in protecting historic properties in Philadelphia. Second, the need for real enforcement of the "demolition by neglect" provisions of the City's ordinance. These buildings could have been saved if more attention had been paid to both these issues sooner, rather than at the last minute.

At the same time as the Front and Chestnut streets buildings were heading toward demolition, a success story was happening only two blocks north along Front Street. For decades, the Board of City Trusts had been unwilling to sell a group of commercial buildings once owned by Stephan Girard and included in the estate he left to the City. Finally in 2006, a developer gained control of the properties and received approval to convert them to condominiums. BRP Development of New York City deserves commendation for a renovation plan that retains the historic character of the properties and this critical block of Front Street.

Sears Building-Camden, NJ

As of July 2007, the fate of Camden's Sears, Roebuck & Co. Building, a national and state register building, is yet to be determined. The New Jersey Department of Environmental Protection approved its demolition, overruling the state's Historic Sites Council May 2007 vote opposing demolition, as well as Camden's Historic Preservation Commission unanimous vote to oppose demolition of the building.

The Beaux Arts Sears Building, built in 1927, is located on Admiral Wilson Boulevard and within the City of Camden planning board's approved master plan for Campbell's Soup Co.'s expanded headquarters and office campus. Sears, Roebuck & Co. abandoned the building in 1971, and currently it is vacant. Campbell's offered to buy the Sears building in April 2007, in order to demolish the building and redevelop the site. Previous to that bid, Dr. Denim, a national retail clothing company with headquarters in Camden, entered into an agreement of sale with Gateway LLC, the current owner. Dr. Denim filed suit against Gateway LLC and the City's planning board, upon learning that both parties favored Campbell's bid and ignored Dr. Denim's agreement of sale.

Two other lawsuits have been filed; one by Camden activist Frank Fulbrook and Standard Merchandise Co. and Mark Tarnoff Associates. Both parties filed suit against the City's planning board, believing the board did not present enough factual evidence to approve demolishing the Sears building and that their resolution for support of the demolition was insufficient.

Campbell's threatens to abandon the redevelopment project and leave the city if not allowed to demolish the Sears Building and develop the assembled 110-acre tract. Camden's mayor, Gwendolyn Faison, believes "it puts the city in a dilemma. It's a choice between history and progress."

Preservation New Jersey leads opposition to the demolition and continues to solicit help from other local preservation organizations, historian, planners and activists. Ron Emrich, PNJ's Executive Director, points to Campbell's redevelopment application's failure to explore financial incentives such as historic preservation easements and New Market Tax credits, as well as the State of New Jersey's inability to enact a state historic preservation tax credit, currently available in 29 states.

Representatives of the Governor and state agencies indicate that no final state decision will be made until the end of September. It is likely that hearings on the appeals will not be scheduled until October.



Architect's illustration: Girard warehouses after renovation.

ALLIANCE NEWS

Big Cities Chair

The Local and State Partners organization of the National Trust for Historic Preservation has appointed John Andrew Gallery, executive director of the Alliance, as chair of its Big Cities Group. The Big Cities Group consists of 34 major U.S. cities including New York, Chicago, Los Angeles, Dallas, New Orleans, and Cleveland. The Big Cities group meets twice each year, once at the National Preservation Conference in the fall and once in the spring. In spring 2008, Philadelphia will host the Big Cities meeting.

"This is a great honor," John said, when the appointment was announced. "I learn more from the meetings of this group than almost any other source."

John's New Book

In April 2007, John's new book, *The Planning of Center City Philadelphia: From William Penn to the Present* was published by the Center for Architecture. The book includes an introductory essay on the history of Center City planning illustrated by historic maps, plans and photographs. Brief biographies of nine significant Philadelphia planners are also included along with five walking tours of Center City, covering areas that have been the subject of important plans, including the Benjamin Franklin Parkway and Society Hill.

The book can be ordered online from the AIA Bookstore with a 10% discount for Alliance members or can be obtained free (and autographed) as a member gift when you upgrade your Alliance membership to Sustainer or above (which you can also do online!).

National Trust Comes To Philadelphia In 2008

In 2008, Philadelphia will host two meetings of the National Trust: the National Main Street Conference, from March 30 to April 2nd and the Northeast Regional Conference of the National Trust immediately preceding.

The National Main Street Conference provides learning and networking opportunities for a broad base of preservation-minded individuals interested in downtown revitalization, while the Northeast Regional Conference brings together representatives of historic preservation organizations in the New England and Middle Atlantic States. Both conferences will give participants a great chance to explore Philadelphia and learn from the region's community development and preservation professionals and organizations.

National Trust Offers Finder's Fee To Alliance

The National Trust for Historic Preservation has recently established a program that enables the Alliance to earn a 1% finder's fee for referring projects to the Trust's affiliated corporation, the National Trust Community Investment Corporation (NTCIC). NTCIC purchases the federal investment tax credits that developers of investment properties (apartments, low income housing, hotels, and commercial properties) are allowed to take for rehabil-



itation of historic properties. NTCIC is able to purchase the tax credits at investment levels equivalent to terms offered by commercial banks or other purchasers of tax credits. However, the difference is that 1% of the value of the tax credits purchased will be contributed to the Alliance. While 1% may sound small, tax credits for rehabilitation of historic properties can be several hundred thousand dollars up to several million dollars. One of the special bene-

fits of NTCIC's purchase program is its willingness to purchase tax credits for relatively small investment projects.

To qualify for the finder's fee, the Alliance has to register the project with NTCIC, which will contact the project developer and make an offer. If you are a developer or know of a developer or a project that involves the rehabilitation of an historic property that may be seeking a purchaser for the tax credits, contact or refer them to John Gallery, Executive Director, 215-546-1146x1 or john@preservationalliance.com for further information about the program.

New Grants

The Preservation Alliance recently received grants from the National Trust for Historic Preservation, the Claneil Foundation, and the Department of Community and Economic Development (DCED) of Pennsylvania. The National Trust grant will support the Alliance's efforts to develop a National Register nomination for historic African American churches in Philadelphia. The grant will extend the work of the 2002 Alliance publication *The Rise of the African American Church in Philadelphia* (which can be downloaded from the Alliance's website), which sets an historic framework for the African American churches project.

The Claneil grant provides funds to help increase the Alliance's fundraising capacity and the DCED grant will support the Alliance's technical assistance to neighborhood organizations. The Alliance is grateful for this support and especially grateful to state Senator Vincent Fumo and City Councilman Frank DiCicco for their assistance in obtaining the grant from DCED.

New Website

In August, the Alliance launched its redesigned website. Created with the assistance of Jay Valinis of Javelin Design, the new site incorporates all the information of the previous website in a new and, hopefully, easier to use format. New information has been added and will continue to be added on a regular basis. The website has new versions of the Events Calendar, which lists all historic preservation-related events in the Philadelphia region that the Alliance is aware of, and the Alliance's directory of professional service organizations. In addition, there are links to financial resources and preservation agencies and a list of Alliance publications.

If your organization is holding an event, contact Pippa Liebert, Director of Special Events and Membership, 215-546-1146 x3 or pippa@preservationalliance.com and she will list it on the calendar.

NEW BOARD MEMBERS ELECTED

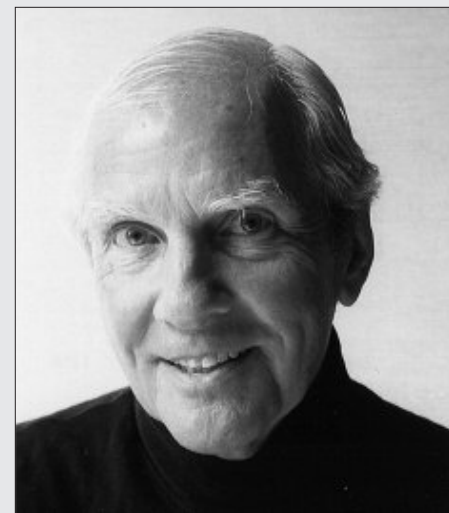


Hal Wheeler, Rebecca Stoloff and Harry K. Schwartz, Esq. were elected to the board of directors of the Preservation Alliance at the annual meeting in May 2007.

Hal Wheeler is a co-founder of Wheeler Brothers, LLC, and Mid-Atlantic Associates, LLC, both real estate investment companies established in 1988. Hal has been involved in real estate acquisitions and development since 1984. Until 1995, he focused primarily on retail real estate transactions. Since that time Hal has redirected his focus toward large, urban mixed-use transactions in the New York - Washington, DC corridor and south Florida. He is involved in many civic and charitable activities and served on the Mayor's Economic Advisory Council for the District of Columbia and as fund raising Chairman for the United Way organization in Washington, D.C. Through the ARCWheeler Group, he is the developer of 10 Rittenhouse, a condominium on Rittenhouse Square.



Becky Stoloff is a lifelong Philadelphian. She has been an advocate for historic preservation since 1970 when she and her husband restored a 1770's house in Society Hill. She serves actively on several preservation organizations: a member of the Society Hill Civic Association, currently vice president and a member of its Zoning and Historic Preservation Committee, a founding member of the Head House Conservancy, vice chair of the Reading Terminal Market Corporation Board and chair of the Board of the Reading Terminal Market Preservation Fund. In addition, Becky is a former docent guide for the Foundation for Architecture, where she served as a board member, director and Board Chair. She is also a member of the Executive Committee of the Friends of the Independence Branch Library and the Cosmopolitan Club. Professionally retired, Becky enjoys theater, music, and gardening and often travels to Berkeley, CA to visit her son, his wife and her two grandchildren - when she is not otherwise venturing across the globe (her latest travels took her to Burma).



Harry K. Schwartz is a lawyer and former Director of Public Policy of the National Trust for Historic Preservation. He received the John Chafee National Honor Award for 2006 from the National Trust for his work in assisting states and localities in establishing tax-based incentives for historic rehabilitation and has written extensively in the field. He is a former officer and member of the Executive Committee of Preservation Maryland and was awarded the George T. Harrison Volunteer Award by the organization. He served in the Carter Administration as Assistant Secretary for Legislation and Intergovernmental Relations of the U.S. Department of Housing and Urban Development and as a member of the White House Domestic Policy Staff. His previous government service includes serving as Legislative Assistant to the late Senator Joseph S. Clark of Pennsylvania. He was a partner in Dechert, Lane & Edson, P.C. and Dewey Ballantine. A native Philadelphian, he attended Central High School, Harvard College, and the University of Pennsylvania Law School.

EASEMENTS

Eight New Easements Donated

With the recent addition of preservation easements on eight historic residential properties, the Preservation Alliance now protects more than 200 historic properties in Philadelphia and the region through its easement program.

Located in the heart of the Society Hill Historic District, 306 Delancey is a Georgian-styled brick rowhouse originally built circa 1774 by house carpenter Benjamin Worrell. Its first occupant was Edward Burd, Esq., who held the rank of Major during the Revolutionary War. Burd also held the office of prothonotary of the Pennsylvania Supreme Court, and after the Revolution, he was a Justice of that Court. The property is the left half of pair of similarly detailed houses each with attractive Flemish-bond brickwork, pedimented doorways, and a shared arched passageway that allows access to the rear of the property. The easement on 306 Delancey was donated by its homeowners.

Home Elite Inc. donated the other seven easements on townhouses in the Spring Garden Historic District, which the developer has converted to condominiums. Five of the historic properties are on the 1700 block of Wallace Street (numbers 1704, 1705, 1708, 1712, and 1715), the remaining two around the corners at 610 N. 17th and 617 N. 18th. All are three-story brick rowhouses dating from the 1850s and share such Italianate-style features as bracketed cornices, arched doorways and marble trim.

Congressional Action On Easements

In August 2006, the U.S. Congress passed legislation that continues the availability of a federal income-tax deduction for the donation of a preservation easement to an organization such as the Alliance. The legislation increases the annual amount deductible for most taxpayers from 30 percent to 50 percent of a taxpayer's contribution base (adjusted gross income less net operating loss carrybacks), and extends the carry-over period for deductions from five to fifteen years.

The legislation also tightens and strengthens the standards for easement donations eligible for tax deductions. For example, the entire exterior of a historic property must be protected by the easement, and the property owner is required to provide the IRS more detailed substantiation to prove the value of the donation. The Alliance easements are designed to meet these standards.

Overall, according to the National Trust for Historic Preservation, the "changes included in Public Law 109-280 should help to encourage higher standards of practice for easement holding organizations, easement promoters, and appraisers. Equally important, by reforming the law providing tax incentives for historic preservation easements—and rejecting an earlier congressional recommendation to substantially reduce or eliminate the deduction—Congress has soundly affirmed the validity of preservation easements and the federal tax incentives that encourage them."

For more information on the Alliance's easement program and its benefits for property owners, visit www.preservationalliance.com or contact Randy Cotton, Associate Director, at 215.546.1146 x2 or randy@preservationalliance.com.

2007 Preservation Awards Luncheon



Grand Jury Awardees from the Restoration of the Water Works South Garden and Cliff Terrace.



Marian Kornilowicz with Dave Ziel of Board of Directors Award Recipient Urban Outfitters, Inc.



Janet Klein, Hy Meyers and Wayne Spilove.



2007 Community Action Award Recipients Proud Neighbors of Collingswood with Alliance Board member Stephen Hague.



Philadelphia Museum of Art team for the award winning Perelman building: (LEFT TO RIGHT) George Ross, Anne d'Harnoncourt, and Gail Harry, with David Brownlee.

Candidates for Mayor Respond

The Preservation Alliance asked Democratic Candidate for Mayor Michael Nutter and Republican Candidate for Mayor Al Taubenberg to respond to seven questions about historic preservation and its relationship to planning, zoning, community and economic development in Philadelphia. Here are their answers to our questions.

What policies or programs would you adopt as mayor to enhance the relationship between the preservation of historic resources and community and economic development?

Nutter Philadelphia's many historic sites and neighborhoods contribute to the economic vitality and character of our city. As Mayor, I will work with preservation advocates to ensure that our historic resources are integrated into the city's tourism and marketing efforts. Boston, Massachusetts and Charleston, South Carolina provide useful models for how we might best utilize Philadelphia's historic elements to attract visitors. During my tenure in City Council, I was instrumental in supporting the relocation of the Please Touch Museum to Memorial Hall, an important preservation and tourism project. As Mayor, I will continue to promote comparable concrete efforts to incorporate our city's historic resources into how we promote Philadelphia.

Additionally, I plan to implement policies that encourage historic preservation when it comes to planning and community development. As part of this effort, I will direct the city's development agencies to balance the needs of neighborhood revitalization and preservation of existing buildings, communities, and resources. While in City Council, I helped create the Fairmount Park Historic Preservation Trust, which provides for the historic preservation of Park properties by securing long-term tenants who have the financial capacity to undertake needed renovations. As Mayor, I will support similar projects.

Taubenberg My approach to any policy or program that I adopt as mayor on this issue will reveal my conviction that development and historic preservation are not at odds. The preservation of our historic resources contributes tangible and intangible benefits that aid in community and economic development. My approach to the actual implementation of these policies and programs would be a surgical one, such as that taken by Edmund Bacon and my polit-

ical role model when it comes to urban renewal, Mayor Richardson Dilworth.

What, if any, is the relationship between historic preservation and the reform of the City's zoning code or city planning policies?

Nutter If elected Mayor, I will restore the Planning Commission as the city's preeminent planning agency. I will also work with City Council to craft legislation to ensure that community needs are factored into the Planning Commission's considerations. Opening up the city's planning process to review and civic involvement will provide historic preservation advocates with a much-needed voice in the development of Philadelphia's future.

Taubenberg Reform of the city's zoning code and planning policies must reflect the critical importance of preserving Philadelphia's greatest asset: its history. Zoning and planning policies ought to better recognize the need to protect structures and sites that are important to the history of our city and nation. Each of these layers tells a story, whether it is from 1901 when City Hall was completed, or 1701 when Philadelphia was founded or earlier. The loss of any layer is irreplaceable and makes the story incomplete. If our diverse and rich history is important to us as a community it should be reflected in our zoning and planning policies.

How do Philadelphia's historic and architecturally distinctive residential buildings and neighborhoods fit into your vision and what policies and programs would you adopt to enhance the preservation and improvement of such neighborhoods?

Nutter Historic preservation is linked to many important issues facing Philadelphia. Accordingly, as Mayor I will make it a part of my tourism and neighborhood planning efforts (as mentioned above). I will also work to ensure that the historic district

designation process is carried out in a timely manner.

Taubenberg Any policy or program that encourages homeowners to renovate crumbling homes and preserve their historic character is one that I would favorably consider as mayor. Given the proper incentives, such policies and programs could be as successful today as they were when applied to Society Hill in the 1950s and 1960s.

Do you feel that historic district designation is a valuable procedure and if so, what actions would you take to enable neighborhood organizations to obtain designation as an historic district in a reasonable period of time?

Nutter Historic district designation is an important mechanism for protecting Philadelphia's many defining buildings, sites and neighborhoods. If elected Mayor, I will work to speed up the designation process by ensuring that the Historical Commission has sufficient resources - such as staff, loaned executives and volunteers - to manage designation requests in a timely manner.

Taubenberg The designation of historic districts is definitely a valuable preservation approach to protecting historic assets. Given its history, it is tragic that Philadelphia has been unable to make more use of historic district designations. One action that I would take as mayor is to ensure that the Historical Commission has the resources it needs to assist community organizations in preparing nominations for historic district designation. At the present the Commission does not have the resources to complete the review process of these applications, let alone prepare the district nominations themselves.

What steps would you take to monitor the status and condition of City-owned historic properties and to insure that such properties are preserved, well maintained and appropriately used?

Nutter Restoration projects should not be at the mercy of inconsistent budget cycles. As Mayor, I will work with civic leaders to secure funding, including private funding streams, for the maintenance and preservation of significant buildings, such as City Hall.

Taubenberg The steps would be two-fold: first, to make sure that the Philadelphia Historical Commission has the resources it needs to fully apply Philadelphia Preservation Ordinance 14-2007 when carrying out its critical mission to protect the city's historic resources; and second, to ensure that the Department of Licenses and Inspections improves its performance in assisting the Commission in a timely, efficient, and effective manner.

Ideally, what activities do you think the Historical Commission should undertake beyond its required regulatory functions of reviewing permit applications? What level of funding do you think is appropriate and necessary for the Commission to carry out its responsibilities?

Nutter It should provide regular updates to the Mayor on the status of historic buildings- especially ones under agreement to developers, where progress is not being made.

Taubenberg The appropriate level of funding is determined by agency mission and the ability of the agency to perform its core mission. That being said the ability of the Commission to perform its core mission has been jeopardized by years of under funding. As the Commission's portfolio of historic districts and stewardship of properties increased, its staff and budget should have increased accordingly. As mayor I would support—and strongly encourage City Council to support—a staff increase of at least three persons, as well as an increase in the Commission's budget for consulting services. Activities in addition to required regulatory functions, such as assisting community organizations in the preparation of historic district nominations, should only be considered after it has adequate resources to perform its core mission.

What is your favorite historic building in Philadelphia and why?

Nutter I find Memorial Hall to be particularly beautiful. I like the setting (Fairmount Park), and the majestic columns and the dome. It is a great building.

Taubenberg Independence Hall was my favorite historic building as a child growing up in Philadelphia, but as an adult City Hall is looking better and better every day.....

Historic Properties Repair Program

The Alliance's Historic Properties Repair Program (HPRP) has funded 22 exterior repair projects for owners of historic homes in Philadelphia.

HPRP provides grants to homeowners to pay for the incrementally higher cost of authentic restoration work – of the type and quality required by the Philadelphia Historical Commission – above the cost of inauthentic “remodeling”-quality work. The grant program was initially funded with \$1 million from the City's Neighborhood Transformation Initiative and a \$100,000 grant from the National Trust for Historic Preservation.

The program benefits low- and moderate-income households who own and live in a residential property in a National or Philadelphia Register historic district such as Powelton Village, Girard Estates, Queen Village, University City, Overbrook Farms, Spring Garden, and others. Grants are provided for exterior work only and include porch restorations, brick pointing, and window or roof repairs or replacement. Homeowners can use a contractor that has been pre-approved by the Alliance or one of their own choosing, if that contractor can meet program standards.

In addition to the 22 projects completed or under way, approximately another 20 are in the planning stages. Illustrated here are two recent HPRP projects.



Tile roof restoration at 2418 S. 21st Street (Girard Estate).



Restoration of porch, cornices, eaves and gutters at 639 Church Lane (Germantown).

Homeowner Workshops Held In May: More In September!

In May, owners and aspiring owners of historic and older homes were once again able to take advantage of two parallel sets of Historic Homeowner Workshops presented in Germantown at Cliveden of the National Trust and in West Fairmount Park at the Fairmount Park Historic Preservation Trust's facility. Attendees spent an evening learning from preservation professionals and discussing a variety of topics including: purchasing older houses; historic home inspection; financing house rehabilitation; and project planning. The series also included hands-on demonstrations about windows and shutters, exterior painting, wood flooring and flat plaster repair. The interactive evenings included formal presentations by the professionals and ample question and answer time.

The Preservation Alliance is very grateful for the generous donation of time and professional talent from the presenters at the May workshops. Special thanks to: William Kibbell of Tri County Inspection Co.; Anita Sharpe, Anthony Casey and Nick Shalers of GMAC Mortgage; Loretta Witt and Melissa Click of Prudential Fox & Roach Realtors; Andrew Palweski, Palewski Architectural Preservation; and Ray Tschoepe, Jessica Baumert, Joy Naifeh, and Thomas McPoyle of the Fairmount Park Historic Preservation Trust.

The next in the series of Homeowner Workshops will take place in September. The programs are in collaboration with Fairmount Park Historic Preservation Trust, Chestnut Hill Historical Society, the Historical Society of Pennsylvania, the Germantown Historical Society and University City Historical Society.

LECTURE WORKSHOPS AT CLIVEDEN

Roofing on Historic Buildings

September 5 at 7 PM

Masonry and Pointing

September 2 at 7 PM

Window Sash Conservation

September 19 at 7 PM

Energy Efficiency in Historic Houses

September 26 to 7PM

"HANDS-ON" WORKSHOPS IN WEST FAIRMOUNT PARK

Repairing Historic Windows

September 4 at 6 PM

Masonry and Pointing

September 11 at 6 PM

Repair of Traditional Roofing

September 18 at 6 PM

Flat Plaster Repair Techniques

September 25 at 6 PM

WORKSHOP LOCATIONS

GERMANTOWN

Cliveden

6401 Germantown Avenue

WEST FAIRMOUNT PARK

The Sheep Barn

2020 Chamounix Drive

Free and open to the public, but registration required. 215-546-1146 x4

2007 Old House Fair

These photos show just a few of the over 500 homeowners who braved inclement weather last March 17th to attend the Old House Fair. Mark your calendars! 2008 Old House Fair will take place on Saturday March 22, 2008 at the Germantown Friends School. If you are interested in being a sponsor, vendor, or volunteer, contact Patrick Hauck at 215.546.1146 x4 or patrick@preservationalliance.com.



Guests at the Old House Fair.



2007 Homeowner Recognition Awards recipients.



Andy DeGruchy showing OHF attendees the art of Lime Putty.



Seth Ahrenholz doing a live demonstration on the show's floor.

Alliance Volunteer Profile

Mark Flood is one of a number of volunteers who assist the Alliance by researching historic properties and preparing nominations. Mark volunteered with the Alliance during 2006 and 2007, and prepared the successful nomination of 507 S. Broad Street to the Philadelphia Register. Mark's background is in computer science, and currently he works as a software engineer at a company that sells software and services for the healthcare industry. As a Philadelphia native, he has always been fascinated by the city's built environment, but recently became more interested in the city's history and development.



Mark recounts, "It has been really difficult to learn of the many beautiful and important buildings that have been lost through the years. When I learned that this short-sighted destruction was still occurring in the city (this time in connection with the Convention Center expansion) I felt the need to do 'something'."

"The Alliance was very appreciative of my interest and worked with me to find a

property that I would enjoy researching based on my particular interest in Victorian buildings. They were very supportive throughout the process, letting me work at my own pace and giving me the help I needed to finalize my submission. It was a very rewarding experience, made

even more so by the fact that the property and all its contents were auctioned off just days after it was designated historical by the Philadelphia Historical Commission. As an added bonus, the owners at the time were nice enough to give us a tour of the interior, which was beautiful. I was glad to have had the opportunity to see it."

"When I pass this building on South Broad Street I feel that I had some small role in helping to preserve the building for

others to enjoy as much I do. I have been devoting much of my time lately to writing and leading architectural walking tours in the city. But I'm looking forward to being able to work with the Preservation Alliance again to nominate additional buildings."

If you would like to volunteer to assist the Alliance help protect Philadelphia's historic resources, contact Liz Blazeovich, Advocacy Associate, at 215-546-1146 x5 or liz@preservationalliance.com.

LIKE TO DO RESEARCH?

WANT TO HELP PROTECT AN HISTORIC PROPERTY?

Although a large number of historic buildings in Philadelphia are protected by historic designation, many were never included on the Philadelphia Register and lack protection against demolition or inappropriate alteration. The Preservation Alliance is endeavoring to submit nominations for important buildings to be added to the register each year. However, to do so we need assistance in gathering information and helping to prepare the nomination forms.

If you like to do research and are interested in helping protect an historic building, we need your help! We have a list of buildings that we would like to nominate to the Philadelphia Register of Historic Places—one of which might be in your own neighborhood.

CONTACT Liz Blazeovich, Advocacy Associate at Liz@preservationalliance.com for further details and to volunteer.

Young Friends Events



Our proud Preservation Alliance Young Friends after a hard day of work rehabbing a historic home in Camden New Jersey for Habitat for Humanity.



Preservation includes interior restoration and remodeling for Alliance Young Friends.



Preservation Alliance Young Friends Clarissa Griebel, Rachel Royer, Michelle Marx and Cory Kegerise enjoying the Big Kids Playday at Smith Memorial Playground (BELOW).



Young Friends Happy Hour Sail along the Delaware Waterfront.



Spring Events Assistant Alyssa Baum, Preservation Alliance Director of Membership & Events Pippa Liebert, Advocacy Associate Liz Blazeovich and Old House Fair Coordinator George Hoessel enjoying the Secret Cinema Alfresco.

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

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