

PRESERVATION MATTERS

The Newsletter of The Preservation Alliance for Greater Philadelphia

SPECIAL ISSUE
ENDANGERED
PROPERTIES

Fourth Annual Endangered Properties List

Executive Director's Message

Each year, the Preservation Alliance tries to anticipate historic preservation problems by drawing attention to properties that are in danger of demolition or adverse alteration. Our hope is that publicizing properties in difficult circumstances will bring support for their preservation. In fact, I am pleased to say that many of the properties included on our previous lists have been saved. (See pages 7-8)

The Endangered Properties List draws on nominations submitted by preservation organizations, community organizations and individuals. This year we found – much to our pleasant surprise – that there were relatively few truly significant historic properties in immediate danger. This is not to say that there are not a lot of historic properties that are in need of help—including ones we may not be aware of. But many of those in need of help have organizations actively working on their preservation.

Because of the relative absence of properties endangered in the traditional sense, we decided to focus this year's list for Philadelphia on a few general situations that represent collections of properties that we think deserve special attention and concern. In addition, we have included several properties in the region that also merit special concern.

JOHN ANDREW GALLERY
Executive Director

PHILADELPHIA

SURPLUS CITY PROPERTIES ♦ CHESTNUT STREET ♦ HATFIELD HOUSE

CHURCH OF ST. JAMES THE LESS ♦ CRAMP SHIPYARD

REGIONAL

DOWNTOWN COATESVILLE ♦ JOHN LEWIS HOUSE ♦ FORT WASHINGTON HOTEL

PHILADELPHIA

Surplus City Properties

Philadelphia

SIGNIFICANCE As the City of Philadelphia's physical facilities needs change, some City-owned properties become surplus. When this happens the City often transfers properties to either the Redevelopment Authority (RDA) or the Philadelphia Industrial Development Corporation (PIDC) to sell for private use. This is a reasonable approach: it is better to find a private user than to have a building vacant and such sales provide revenue to the City.

Some surplus public properties have historic character and some are listed on the

Philadelphia Register of Historic Places. For example, in 1969 the City sold the 26th District Police Headquarters. (See page 2.) In 2004, the City transferred the Mercantile Library on Chestnut Street—listed on the Philadelphia Register—to the Redevelopment Authority, which in turn sold it to a private developer. Both of these properties are now vacant. The City has transferred the former Engine Pumping station at 140 N. Columbus Boulevard—listed on the Philadelphia Register and vacant—to PIDC, and a bill has been read out of committee in City Council to transfer the Germantown Town Hall—the most significant historic building yet to be offered for sale by the City—to PIDC.

Other buildings may become available in the future. For example, Family Court may be relocated from its historic building on Logan Square, with the possibility that the building



would no longer be needed by the City and would become available for another use.

THREAT The Alliance recognizes that some City properties will become surplus and selling such properties for private use is appropriate. However, there are potential dangers to the survival of historic properties in such transactions. First, not all City property that has historic significance is listed on the Philadelphia Register and a buyer could demolish the property if the land seemed more valuable than the building. Second, historic properties may remain vacant because the buyer does not have resources for rehabilitation.

RECOMMENDATION Many of the potential dangers for loss of these historic properties could be averted by actions of the City and PIDC or the RDA. First, the City could make sure that any historic building it intends to sell is listed on the Philadelphia Register. This would insure long-term protection of the historic character of the building after its sale.

Second, in transferring such properties the City could make it clear to PIDC and RDA that preservation of the historic property is the most important objective and the sale price or terms should be set in a manner that maximizes that possibility. For these properties, the highest sales price should not be the objective: it should be the highest sales price that insures historic preservation of the property.

Third, in marketing these properties PIDC and RDA should make it clear that the properties are historic and protected by historic designation. The listing of the Engine Pump House on PIDC's website, for example, makes no mention of its historic designation. Such listings might also include notice that historic preservation tax credits may be available to help finance renovations.

Lastly, PIDC and RDA should seek proposals for purchase through competitive, public marketing and advertising, and should not transfer actual ownership of any historic property unless the developer is able to present a committed use and full financing for the rehabilitation of the property.

26th District Police Headquarters

2130-2142 Eat Dauphin Street
Philadelphia

SIGNIFICANCE The 26th District Police Headquarters was built in 1896 and designed by noted Philadelphia architect John Windrim. The Renaissance-style building was closed around 1950 as part of a re-organization of the Police Department. It was listed individually on the National Register and the Philadelphia Register in 1984. The building is architecturally significant for its design, and historically significant as it was commissioned Windrim's father, James M. Windrim, who was the Director of Public Works for the City of Philadelphia. It is also the only brick and terracotta, classically inspired police station remaining in the City.

In 1969, the City sold the property for use as a food preparation and storage center for convenience foods. Subsequently, the building served as an assisted living center for elderly and handicapped adults until the late 1980s.

THREAT The 26th District Police Headquarters is now vacant and for sale. The building's current owners appear to be marketing the land not the historic building as evidenced by the listing price of \$1.2 million compared to the \$275,000 purchase price (*Philadelphia Weekly*, May 10, 2006).

RECOMMENDATION The Police Station is an example of how a well-intentioned and appropriate initial sale of an historic property can eventually lead to the possibility of demolition. The property is listed on the Philadelphia Register and so the means to prevent demolition is there. However, preservation may depend on reminding the current owners of the historic significance of the property and its protection, and offering advice on financing for uses that could preserve the building. This is a service that perhaps PIDC or the RDA could provide to developers who purchase former City properties.



Kevin Mueselmann, NKDDC

Chestnut Street

Philadelphia

SIGNIFICANCE The 700 to 2000 blocks of Chestnut Street chronicle the growth of the commercial center of Philadelphia and contain one of the most diverse collections of architecture in the city. Over the years Chestnut Street has been the location of major newspapers, banks, office buildings and a wide variety of retail establishments. Three department stores—Wanamakers, Gimbels and Snellenbergs—had entrances on Chestnut Street, and other distinctive retailers like Bonwit Teller, Jacob Reed's Mens Store, Caldwell Jewelers, and Bailey Banks and Biddle had stores on the street. The Girard Trust Bank, Provident Bank, Philadelphia National Bank, Western Savings and Beneficial Savings all had their headquarters on Chestnut Street. Two of the city's most important office buildings—the Land Title Building (Daniel Burnham, architect, 1905) and Liberty Place (1995)—are on Chestnut Street. And there was once a concentration of movie theaters all along Chestnut Street of which the Boyd Theater is the most significant remaining example. These landmark structures were designed by many great American architects including Daniel Burnham, Paul Cret, Willis Hale, McKim, Meade and White, Horace Trumbauer, John Windrim, Zant-zinger, Borie and Medary, and Helmut Jahn.

What gives Chestnut Street its distinctive character is the combination of these great landmark buildings and the many smaller buildings of architectural distinction—Willis Hale's Keystone Bank Building at Juniper, the Art Deco Art Institute in the 1600 block, the eclectic collection of buildings on the 700 block, and numerous others. All told 34 properties are listed on the Philadelphia Register of Historic Places, 12 on the National Register, and one—the Wanamaker Building—is designated a National Historic Landmark.

Chestnut Street has been recognized as sufficiently important to merit its inclusion in a Special Controls District created by City Council. This Special Controls District requires that all façade changes to buildings on Chestnut Street be approved by the City Planning Commission.

THREAT Over the years the retail character of Chestnut Street has changed with an accompanying impact on its architectural character. Although many historic properties retain their original features and are well maintained, many others have been and continue to be inappropriately altered, especially at the ground floor. Many distinctive buildings have been converted to other uses—what were once movies theaters, banking rooms and distinctive men's clothing stores

are now drug stores that show little sympathy for their historic settings. These inappropriate alterations continue today, in spite of the Special Controls District and review by the City Planning Commission. Not only are the first floors of smaller commercial buildings altered in ways that are unsympathetic to their historic character, but even buildings whose conversion to condominiums has resulted in appropriate historic rehabilitation of the upper floors continue to alter the ground floors in unsympathetic ways.

RECOMMENDATION Chestnut Street's distinctive architectural character can be an asset to its revitalization. Preservation of the historic character needs a multi-faceted approach consisting of the following elements:

First, there are two sites whose development would have significant benefits to both Chestnut Street and Center City. One is the proposed development of Girard Estate block, the other is the Boyd Theater in the 1900 block. There should be a strong City commitment to both projects—the Girard block needs to be well planned and the Boyd Theater needs strong support from the City, perhaps even financial assistance in the form of a tax increment financing district, to insure its preservation.

Second, incentives might be offered to encourage the historically correct renovation of smaller buildings. Most of Chestnut Street is located in one or more National Register Districts and building owners can obtain federal investment tax credits for renovation of historic buildings. Owners can also obtain charitable tax deductions for donation of façade easements. Both these tax benefits can provide financial assistance to property owners who rehabilitate their properties in a correct historic manner. At one time the Center City District offered grants to property owners who would restore their facades. Perhaps such a program, combined with the tax benefits, and promoted to smaller property owners could facilitate better renovations.

Third, either the City Planning Commission should take a stronger position supporting historically appropriate renovations, particularly at the ground floor, or Chestnut Street from 7th to 20th streets should be designated an historic district to enable the Historical Commission to have jurisdiction over building modifications. It would be simpler and quicker for the City Planning Commission to use the authority it has under the Special Controls District to require renovations consistent with historic character of the building. If necessary, it might call on the Historical Commission staff to participate in reviews of projects on Chestnut Street.



Many buildings along Chesnut Street, like the top left and right, have been restored to their historic character. But many others, as shown in the other photographs, have not.

Church of St. James the Less

3222 West Clearfield Street,
Philadelphia

SIGNIFICANCE According to its National Register statement of significance, the Church of St. James the Less is “the first pure example of an English Parish church in America.” Modeled after St. Michael’s, a 13th century Gothic parish church in England, St. James the Less was built between 1846 and 1850, by John E. Carver, architect, after drawings by George Gordon Place (1846-1850) through a commission by Philadelphia-based China-trade merchant Robert Ralston. The Cambridge Camden Society (later, the Ecclesiological Society), founded in 1839 to restore and reconstruct the outward signs and symbols of the Anglican Church, endorsed the design and the principles it supported. St. James the Less was widely used as a prototype for other American Episcopal church buildings, one of the reasons for its listing as a National Historic Landmark.



Historic American Building Survey

THREAT The Church of St. James the Less became vacant in February 2006 and now has no congregation supporting or using

the church. A staff member of the Episcopal Diocese lives on the grounds and the churchyard remains open to visitors only by appointment, while the gates are closed all the time. The Episcopal Diocese is trying to start a new congregation, so far without success. The great danger of continued vacancy is that the church property will decline, be vandalized or that it might be sold and its significant interior altered and destroyed.

RECOMMENDATION St. James the Less is one of the most important religious properties in Philadelphia. It is imperative that it be preserved in its present condition on both the exterior and interior. The Episcopal Diocese should continue its efforts to establish a new congregation or seek ways in which other congregations might jointly make use of the church. The Diocese and preservation organizations like the Alliance and Partners for Sacred Places should collaboratively seek help to preserve and use this important building.



Wheat Gallery

Hatfield House

33rd and Girard Avenue,
East Fairmount Park

SIGNIFICANCE Hatfield House is a two-story, frame, gabled farmhouse built between 1750 and 1760 in Nicetown for the Naglee family. In 1835, a Greek revival style portico with five Ionic columns was added to dress up the façade. In 1854, it was purchased by its namesake, Dr. Nathan L Hatfield. The house was moved to Fairmount Park in 1930 by his son, Major Henry Reed Hatfield, and presented as a gift to both the Park and the City. Historically, the house has had multiple uses as a residence to the Hatfield family, a girl’s boarding school, a residence for Fairmount Park employees and, most recently, as local non-profit offices.

Hatfield House is only one of over 400 historic properties located in Fairmount

Park. Given the inadequate funding for the park, the Fairmount Park Commission has very limited resources with which to address the preservation of the historic properties under its care. The Commission has turned over 28 of the historic properties to the Fairmount Park Historic Preservation Trust, which has done a commendable job in finding tenants and to invest in the preservation of these properties. The Commission is considering adding other properties to those currently managed by the Trust.

THREAT Hatfield House is currently leased to a non-profit organization. Neither it nor the Fairmount Park Commission has had funds to invest in the property. As a result, the house’s exterior and interior are deteriorating and are in need of rehabilitation before further weathering causes destruction of the exterior fabric and degradation

to the structural system. Other properties in the park are in similar condition. Due to the lack of funding, the Fairmount Park Commission is forced to focus its limited resources on the most endangered properties, while others continue to decline.

RECOMMENDATION Current discussions about Fairmount Park and proposals to merge the Commission with the Department of Recreation focus mainly on the park as a natural environment and do not recognize the unique importance of the historic properties within the park. While there is an obvious need for increased funding for Fairmount Park for all its responsibilities, there is also a need to recognize the different and special needs of the historic properties. A merger of the Park Commission and the Recreation Department is not likely to result in a more favorable situation for the historic properties.

The Fairmount Park Commission and the City should make greater use of the Fairmount Park Historic Trust to preserve the most important historic properties in the park. A greater number of properties—including Hatfield House—should be turned over to the Trust for management, with some seed money from the Park Commission and the City to assist with basic rehabilitation and maintenance while permanent users and funding is found. Both the Commission and the Trust should only lease properties to organizations that have the financial ability to rehabilitate and maintain the properties.

Cramp Shipyard Machine Shop No. 2

Philadelphia

SIGNIFICANCE In 1830, William Cramp established his own shipbuilding firm on the Delaware River waterfront. By the latter part of the 19th century, the shipyard had grown to be one of the most important in the United States and a major employer in Philadelphia. The distinguishing characteristic of the Cramp Shipyard was its ability to adapt to the changing technology of shipbuilding, successfully going from wood, to iron and eventually to steel ships. Cramp was a major supplier of ships during the Civil War and constructed the largest ironclad warship used in that war. War ships were also produced for the Russian and Venezuelan navies.

During World War I, the Cramp Shipyard employed 10,000 workers. It went out of business in 1927 but reopened in 1940, and by 1944 over 15,000 people were employed there. At that time the shipyard partnered with the Board of Education to open the first vocational school to teach shipbuilding trades. The shipyard closed for good in 1946 at the end of the war and the site and remaining buildings are now vacant.



Sarah Thorpe

THREAT Machine Shop No. 2 is one of the important remaining buildings of the Cramp Shipyard. It is significant for its historic functions and as an example of industrial architecture. The building contributes to an eligible National Register district for Fishtown. PennDOT proposes to demolish it as part of the plan for the reconstruction of ramps to I-95 to serve casino development in this area, even though it was identified in PennDOT’s environmental impact report of

2004 as a building whose demolition would have an adverse impact on historic resources.

RECOMMENDATION PennDOT should try to revise the plans for the ramps to I-95 to accommodate preservation of Machine Shop No. 2. In the mean time, the Philadelphia Historical Commission should add Machine Shop No. 2 to the Philadelphia Register of Historic Places as a significant example of industrial architecture.

IN THE REGION

1791 John Lewis House

1231 Montgomery Avenue, Wynnewood
Lower Merion Township, Montgomery County

SIGNIFICANCE The Lewis House, built in 1791 by Quaker carpenter Joseph Price (1753-1828), is at the center of Libertyville, one of the area’s oldest 18th century colonial settlements. The house is believed to be the oldest existing building by Joseph Price, who also built Lower Merion Academy (1812) and the William Penn Inn (1799). Only two families since the original Welsh settler owners have lived in the house. One of these was George Harding (1882-1959), famed Brandywine School artist, travel illustrator and Pennsylvania Academy of Fine Arts instructor. Other than two additions added in the 1850s and mid-20th century, few changes have been made to the house’s exterior and interior. Many original ornamental details, window frames and staircases are still intact.

THREAT Although it is listed as a Class 2 historic resource with Lower Merion Township, the Lewis House has deteriorated for some time. The current owner plans to sell the house to a developer who intends to demolish the building and construct condominiums on the site.

RECOMMENDATION The John Lewis House needs a new, preservation-minded owner. The Lower Merion Conservancy has actively tried to identify a potential buyer who would restore the building and gardens for residential use. Through its efforts a



Tara Cubie, Lower Merion Conservancy

National Register for Historic Places nomination was submitted to the Pennsylvania Historical and Museum Commission, which deemed the property eligible for the National Register. The Conservancy is prepared to accept a preservation easement on the building or help a buyer apply for federal tax credits. The Conservancy listed the Lewis House on its 2006 Preservation Watch List as the #1 endangered property.

Downtown Coatesville

Chester County

SIGNIFICANCE During the nineteenth century, Coatesville became one of the largest commercial centers in Chester County, due largely to the iron and steel industry. The Brandywine Iron Works was founded here in 1810, and later joined with the Lukens family to operate rolling mills. In 1881, two iron furnaces were established in the town and woolen and paper mills soon followed. Lukens Iron and Steel Company became an overwhelming presence in the city and spurred much of the city's development into the early 20th century. Various retailers and commercial entities located in downtown Coatesville to provide goods and services to the expanding population. Many buildings constructed around the commercial core include Carpenter Gothic, Italianate and Craftsmen style residences, which add to an already eclectic mix of vernacular commercial structures. Today, this significant area comprises Coatesville's National Register Historic District.

As the steel industry declined in the mid-20th century, Coatesville's economy shifted from an industrial to a service and retail economy. New strip center development and malls grew up around downtown Coatesville and many of the historic district's commercial businesses closed, and some continue to struggle.

The City of Coatesville has tried many revitalization techniques including an expansive Main Street program and tax increment financing incentives. The Redevelopment Authority has assembled downtown parcels and provided developers with incentives to



Andrea MacDonald, PHMC

purchase consolidated lots with the ultimate goal of creating a new downtown center. However, these efforts do not adequately take into consideration the potential for renewal through the preservation and adaptive use of the historic fabric that defined Coatesville as an historically significant industrial and commercial center.

THREAT Coatesville is in danger of losing its historic downtown commercial and residential character. The City of Coatesville has encouraged large-scale demolition and new development. During October 2006, the historic block of North 3rd Avenue and Lincoln Highway / Main Streets was torn down, as a developer acquired the historic properties from the Coatesville RDA to construct a mixed-use project.

Normally development proposals in a

National Register Historic District would be reviewed by an Historic Architectural Review Board (HARB) before permission for demolition is granted. It was recently discovered that the City had not properly registered its HARB with the Pennsylvania Historical and Museum Commission (PHMC). Once this error was recognized, PHMC worked with city officials to recommend changes to the City's ordinance so that the HARB could regain active status. Unfortunately, the City has not taken steps to complete the registration process, and currently there is no active HARB for the city.

RECOMMENDATION The City should take the necessary measures to certify its HARB with the state, and use the guidance of the HARB to develop a revitalization plan that balances preservation and new construction.

Fort Washington Hotel

Whitemarsh Township, Montgomery County

SIGNIFICANCE The Fort Washington Hotel, built ca. 1855, served outbound Philadelphians on the North Pennsylvania and Bound Brook Railroad. It is also located on Bethlehem Pike, one of the oldest roads in the United States. Today, only a few original structures associated with the railroad and pike remain. This unique area that highlights early transportation history was enhanced in recent years by SEPTA's bridge replacement and landscaping along the pike. Increased attention by the township, local historical societies and preservation-related organizations helped bring owners to preserve and reinvest in the historic properties that still line



Lewis Keen, Historical Society of Fort Washington

this transportation corridor.

THREAT Due to a collapsing roof, Whitemarsh Township officials declared the Fort Washington Hotel as "unfit for human occupancy." The Historical Society of Fort Washington, fears that due to the building's condition, the hotel may not make it through the winter and that it may be taken down by the township.

RECOMMENDATION The Historical Society of Fort Washington, the Conservancy of Montgomery County, Plymouth Meeting Historical Society, and Fort Washington Rescue have joined together to save the hotel by trying to find a buyer to rehabilitate the property and preserve its history. Whitemarsh Township should give this group adequate time to pursue solutions that would preserve the hotel.

CURRENT STATUS

Queen Village

Philadelphia

2005 Endangered Properties List

The Queen Village Neighbors Association has pursued the designation of Queen Village as a Conservation District in order to prevent the further loss of historic character resulting from new construction and insensitive rehabilitation. A Conservation District nomination is expected to be presented to the City Planning Commission in November or December 2006, with subsequent introduction to City Council.

To address the problems created in Queen Village and other neighborhoods from the intrusion of parking garages into single family houses, Councilman Frank DiCicco introduced, and City Council passed, an ordinance stating that off-street parking is not required for any one or two family dwelling, and that the provision of such parking would require a Certificate from the Zoning Board of Adjustment. This ordinance covers virtually all of South Philadelphia, the southern part of Center City and the area from Spring Garden Street to Girard Avenue east of Sixth Street in North Philadelphia.

Chester Avenue Street Paving

Philadelphia

2005 Endangered Properties List

As reported in our Fall 2006 newsletter, the Historical Commission denied approval of SEPTA's proposal to repave the 4200 to 4900 blocks of Chester Avenue and approved retention of the historic paving material.

Madison Square

Philadelphia

2005 Endangered Properties List

Residents of the 2200 and 2300 blocks of Madison Square have formed the Friends of Madison Square for the purposes of raising funds and restoring the historic garden fence. The Friends are having a professional estimate prepared to determine what work needs to be done and its anticipated cost. The Alliance has contributed funds toward this effort and will help raise funds for the project.

Stonorov Steel Houses

Chester County

2005 Endangered Properties List

As reported in our Winter 2006 newsletter, one of the two Stonorov steel houses was dismantled and

donated to the Preservation Alliance and parts of the other salvaged. Several parties expressed interest in obtaining and reconstructing the house. The Alliance selected what seemed like the best candidate, but that party has not proceeded with plans in 2006 and so the Alliance is now in the process of negotiating with other interested parties with the hope of transferring ownership in early 2007.

Independence Square

Philadelphia

2004 Endangered Properties List

In October 2006, the National Park Service dropped its proposal to build a six-foot high security fence across Independence Square and to permanently transform the Old City Hall into a security screening facility. In addition, the Park Service agreed not to build an addition to the Liberty Bell Center for security screening. This change in the Park Service's plans came about through the leadership of the Independence Mall Business and Residents Coalition and the efforts of Senator Arlen Specter. However, the Park Service still intends to implement some kind of security system. New plans will be developed by the Park Service with a first public discussion on such plans in December, 2006.

Nugent Home for Baptists and Presser Home for Retired Musicians

Philadelphia

2004 Endangered Properties List

As reported in our Fall 2005 and Fall 2006 newsletters, the Nugent and Presser homes were bought by Nolen Properties

Inc. for conversion to residential use. Development plans, approved by the Philadelphia Historical Commission and the Zoning Board of Adjustment, are being revised, and the properties submitted for listing on the National Register in anticipation of an early 2007 start of construction.

Dilworth House

Washington Square, Philadelphia

2004 Endangered Properties List

As reported in our Fall 2006 newsletter, the Philadelphia Historical Commission approved plans for the partial demolition of the Dilworth House and the construction of a new 16-story condominium to the rear. While this is an improvement over the initial plan to demolish the entire house, reservations and opposition was still expressed by the Society Hill Civic Association, nearby residents, and the Preservation Alliance. Three parties have appealed the Historical Commission action. The appeals may not be heard until after the Historical Commission's final approval, the date of which is uncertain.

Provident Mutual Life Insurance Building

Philadelphia

2004 Endangered Properties List

The School District of Philadelphia appears to have abandoned its interest in acquiring and demolishing the Provident Mutual building for the site of a new high school. The Urban Education and Research Foundation, owners of the property, are making renewed efforts to preserve this West Philadelphia landmark and find new tenants.

The Lazaretto

Tinicum Township, Delaware County

2003 Endangered Properties List

Tinicum Township has begun construction of a proposed firehouse on the Lazaretto site. Unable to reach agreement with the Township to relocate the firehouse, the Preservation Alliance, Preservation Pennsylvania and the National Trust for Historic Preservation sought a temporary injunction to halt construction and a permanent injunction to prevent construction of the firehouse. At the urging of the court the three preservation organizations and Tinicum Township attempted to negotiate an agreement to ensure preservation of the Lazaretto. An agreement in principle appears to have been



The Lazaretto

reached that would ensure long-term preservation of the Lazaretto building and site. However, not all details of the agreement have been accepted by the parties and it may not be clear until late December whether an agreement will be reached.

North Philadelphia Historic Blocks

Philadelphia

2003 Endangered Buildings List

The houses on the 1500 block of N. 17th Street were among those of greatest concern to the Alliance when various blocks of houses were listed in 2003. The Alliance has provided an Historic Property Repair Program grant to the owner of one of the houses on that block and the Redevelopment Authority has selected a developer to rehabilitate the properties it owns on the block.

Germantown Town Hall

Philadelphia

2003 Endangered Properties List

In 2006, an ordinance was introduced into City Council to transfer the Germantown Town Hall to the Philadelphia Industrial Development Corporation for sale to a private developer. While the Alliance supports sale of surplus City property, we expressed concern about the transfer because it appeared that the property would be sold, without competitive marketing or advertising, to an inexperienced developer with no financing for rehabilitation. At City Council hearings on the bill, Councilman Clarke, chair of the committee, indicated that PIDC would market the property competitively and be sure that financing was available before any sale took place. As of this date, the bill to transfer the property has not been presented to City Council.

LOST OR UNCHANGED

The following properties remain in the same condition as they were when listed on the Endangered Properties List, or have been lost as noted.

Bouvier Building, **Philadelphia**
2005 Endangered Properties List

Burk Mansion,
Temple University, Philadelphia
2005 Endangered Properties List

Mt. Moriah Cemetery,
Delaware County
2005 Endangered Properties List

Chester Heights Camp Meeting,
Delaware County
2005 Endangered Properties List

Bunting Friendship Freedom House,
Delaware County
DEMOLISHED
See Winter 2006 newsletter.

Dolington Village, **Bucks County**
2004 Endangered Properties List

Historic Vodges Street Farmhouse, **Philadelphia**
2003 Endangered Properties List

Church of Christ, **Philadelphia**
DEMOLISHED
See Fall 2004 newsletter.

“Community character is lost one building at a time.”

Ed McMahon, THE CONSERVATION FUND



Is there an historic property in your neighborhood that you would miss if it were demolished? Don't wait for it to appear on our 2007 Endangered Properties list — tell us about it NOW and let us help you find a way to protect it through historic designation or other means.

CONTACT LIZ BLAZEVICH, ADVOCACY ASSOCIATE,
at Liz@preservationalliance.com or 215.546.1146 Ext. 5

Sleighton School

Delaware County

2003 Endangered Properties List

The 350-acre site and dozens of buildings, which comprise this historic girls-school campus, is under an agreement of sale to a developer who wants to build up to 400 high-end houses on the property. So far the local townships have denied variances for the development plan. Although the developer may appeal the denials, there could be an opportunity for a more appropriate, e.g., institutional, entity to buy out the developer's interests.

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
WEB SITE www.preservationalliance.com

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