



# PRESERVATION ALLIANCE

for greater philadelphia

## PRESERVATION

# MATTERS

THE NEWSLETTER OF THE PRESERVATION ALLIANCE FOR GREATER PHILADELPHIA

FALL 2009

## Historic Interiors Protection Becomes Law



Photo by Wyatt Gallery

Fisher Fine Arts Building, University of Pennsylvania



Photo by Wyatt Gallery

Masonic Temple



Photo by Tom Cernie

Ritz-Carlton Lobby

**P**hiladelphia has joined the ranks of major cities in the United States that allow for the designation and protection of historic interiors.

Effective January 2010, the Philadelphia Historical Commission will have the authority to designate historic interiors for listing on the Philadelphia Register of Historic Places as a result of an amendment to the city's historic preservation ordinance passed by City Council in June. Mayor Nutter signed Bill #080527 into law on July 1.

The amended ordinance will allow the Historical Commission to list on the Philadelphia Register historic interiors that are open to the public as a part of normal business operations or were designed to be open to the public. This would include office building lobbies, restaurants, theaters, hotel ballrooms and similar spaces. Interiors of private residences were deliberately excluded. The amendment does not become effective until January to allow the Historical Commission time to write and adopt rules and regulations for the nomination of historic interiors. Until that time, no nominations can be approved.

The Historical Commission staff is expected to present a schedule for adoption of the rules and regulations at its September meeting and a draft of the rules

and regulations at its October meeting. Once the Commission has received public comments and adopted the rules and regulations, the Records Department is required to have a 30-day public comment period before the rules go into effect.

City Council approval came slightly more than one year after Councilman Bill Green introduced the bill, co-sponsored by Council members William Greenlee and Blondell Reynolds Brown. Councilman Green's introduction of the bill was prompted in part by the listing of the Boyd Theater on the National Trust for Historic Preservation's 11 Most Endangered List in May 2008. City Council's Rules Committee held hearings on the bill in 2008 as did the Historical Commission. The Preservation Alliance testified at both hearings offering support and suggesting minor modifica-

tions. Further discussions were held in 2009 with representatives of cultural institutions that house many of the city's finest interiors, leading to some additional amendments. As a result of this deliberate and thoughtful approach, the legislation had broad support from preservation and cultural organizations, the architectural community and civic groups.

The Preservation Alliance commends Councilman Green and his key staff members, Sophie Bryan and Seth Levi, for their patience and persistence, and for their care in making sure that all interested parties had time to discuss and comment on the legislation. The Preservation Alliance also extends its appreciation to members of City Council who supported the amendment and to Mayor Nutter for promptly signing the bill into law.



### EXECUTIVE DIRECTOR'S MESSAGE

**W**hen the Preservation Alliance decided to pursue the idea of creating a preservation plan for Philadelphia we had no clear idea of what form such a plan might take. We knew that a citywide survey of historic resources was essential—surprisingly, none has ever been done for Philadelphia—but how to do that and what else such a plan should include was uncertain. Now, three years later, we have completed several stages of work on this project and have a clearer idea of where we are headed, which we are eager to share with others and to receive comments and suggestions.

Two key reports completed this year have been posted on the website we created for this project—[www.PreservePhiladelphia.org](http://www.PreservePhiladelphia.org). *Historic Preservation in 2020, A Strategic Vision and Strategic Actions* summarizes the key ideas about what preservation might be like in 2020 and the actions needed to get there.

*Historic Context Statements and Survey Methodology, Summary Report* describes how to undertake a citywide survey of historic resources using contemporary technology.

The recommendations in *Historic Preservation in 2020* are intended to provide a focus for the Preservation Alliance's work in the coming years, and are also intended to provide a framework for the work of other organizations concerned with neighborhood development and historic preservation. Developing partnerships to help carry out this vision is a key part of the vision and an important next step in the process.

Brief descriptions of the content of the reports and a series of supporting reports can be found on page 6 of this newsletter.

I encourage you to go to the website to read the reports and send me your comments and suggestions. We are also seeking your help in identifying the historic resources of your own neighborhood or historic resources you admire throughout the city. The Neighborhoods section of [www.PreservePhiladelphia.org](http://www.PreservePhiladelphia.org) allows you to send us photos of historic places in Philadelphia's neighborhoods and comment on neighborhood history and events. Please go to the website and help us learn more about what you value about the historic character of your neighborhood and see what other residents value about theirs.

JOHN ANDREW GALLERY  
Executive Director

### What's Your Favorite Historic Philadelphia Interior?

The Preservation Alliance is seeking suggestions of historic interiors to nominate to the Philadelphia Register of Historic Places. Please send your ideas to Randy Cotton at [randy@preservationalliance.com](mailto:randy@preservationalliance.com).

# Helping City Homeowners: The Alliance's Historic Properties Repair Program

**M**aintaining and repairing an older house can sometimes be a financial challenge for low- and moderate-income homeowners. To help address this challenge the Preservation Alliance has, since early 2006, provided grants to low/moderate-income homeowners to help subsidize the costs of restoring the exteriors of their residences. The grant program recently celebrated the completion of its 50th project.

The source of the grant funds came from the City of Philadelphia's Neighborhood Transformation Initiative, which provided more than \$1.4 million to the Alliance's Historic Properties Repair Program; the National Trust for Historic Preservation provided an additional \$130,000.

Typical projects are masonry, carpentry and roof repairs, porch restorations and window and door replacements. Projects have been in historic districts in Parkside, Germantown, Girard Estate, West Philadelphia, Overbrook Farms, Fishtown, Queen Village, Fairmount, Powelton, Manayunk and north central Philadelphia.

The homeowners that have completed projects appreciate the historical and architectural significance of their homes and value the opportunity the grant program allows them to have restoration-quality workmanship that they otherwise could not afford. "Thank you so much for all your good work and good energy in helping preserve my cherished piece of the 18th century," said one South Philadelphia homeowner. "It meant a great deal to me. I still can't believe it," reported another homeowner who was able to have historically correct windows installed.

To be eligible for the restoration grants, homeowners must live in a residential property that lies within a city or national historic district in Philadelphia or that is individually designated as historic. The grants pay the difference between the cost of non-historic "remodeling" and a more authentic restoration-level project that meets the standards of the Philadelphia Historical Commission. A grant of up to \$20,000 can go to each project; the average grant is about \$16,000.

For more information on the project check under the "Programs" tab at [www.PreservationAlliance.com](http://www.PreservationAlliance.com) or contact program director Randy Cotton at [randy@preservationalliance.com](mailto:randy@preservationalliance.com), 215.546.1146 x2.



BEFORE



AFTER

306 S. Camac St.



BEFORE



AFTER

823 St. Bernard St.



BEFORE



AFTER

1516 North St.



BEFORE



AFTER

3411 Hamilton St.



BEFORE



AFTER

48 E. Haines St.

All Photos by J. Randall Cotton

## Preservation and Form-Based Zoning

"Form-based zoning" is a popular concept these days among planners and architects with important implications for historic preservation. With Philadelphia at work on developing a new zoning code, the Preservation Alliance brought James Lindberg of the National Trust for Historic Preservation to speak on how this alternative to conventional zoning and historic preservation regulation is being integrated in Denver.

While traditional zoning focuses on land use, form-based zoning codes regulate development based on physical form or what a planner quoted in *Urban Land* mag-

azine called "the relationship between building and street." Preservationists are increasingly interested in form-based zoning because it is potentially much more sensitive to existing context than conventional zoning.

Denver began a comprehensive review of its zoning code in 2005 and concluded that a form-based code would suit its needs. Lindberg told a July gathering of about 50 invited planners, architects, city officials and others that Denver will use its form-based code to encourage preservation of existing fabric while establishing sympathetic standards for the massing and scale of new and

infill development in historic neighborhoods. Lindberg believes a form-based code will provide appropriate guidelines for most of the city. But Denver also anticipates using conservation districts to set additional design guidelines for neighborhoods covering about 15 percent of the city's 175,000 properties. Stricter historic district designation would cover an additional five percent of Denver buildings.

No decisions have been made in Philadelphia, Zoning Code Commission Executive Director Eva Gladstein told the gathering, but one possibility could be a form-based overlay for Center City. Such

hybrids have been applied in historic downtowns and commercial corridors. She also reported that the new zoning code could enhance preservation regulation by complementing historic district designation with expanded conservation district regulations and more sensitive base zoning.

*The consulting team working on Philadelphia's new zoning code will present its recommendations to the Zoning Code Commission on September 9 and a public outreach campaign is planned for this fall. Visit [www.zoningmatters.org](http://www.zoningmatters.org) for details and updates. To learn more about Denver's new zoning code, visit [www.newcodedenver.org](http://www.newcodedenver.org).*

# Nemours: The Little-Known Story Behind the Restoration of duPont's "East Coast Versailles"



The Conservatory



Entry Hall

Even after more than 35 years practicing preservation architecture in nearby Chester County, Mary Werner DeNadai, FAIA had only been once to Nemours Estate, the extraordinary East Coast Versailles built by Alfred I. duPont in Wilmington, DE. Despite its enormity (47,000-square-foot house, 222 acres of gardens) and significance (Beaux Arts house and formal landscape designed in 1910 by noted architects Carrere and Hastings), “it was a secret,” recalls DeNadai.

Today, however, DeNadai, a principal with John Milner Architects, is intimate with every inch of the property after heading its \$28 million restoration—the first phase on what is expected to be a \$100 million project completed in 2020.

duPont, one of three cousins who bought a controlling interest in the DuPont Chemical Company in 1902, built the house in 1910; he died in 1935 and his wife, Jessie Ball duPont, lived at Nemours until her death in 1970. The estate was opened to the public in the mid-1970s.

For decades until restoration began in 2004, the house was maintained and there were no physical alterations, but the historic integrity of the estate suffered. “Superficially the mansion looked pretty good,” says Executive Director Grace Gary. But inappropriate cleaning and maintenance techniques, careless painting and incremental deterioration took their toll, especially to a trained eye. Equally significant, the mechanical systems—original 1910 electrical wiring, 1970s HVAC, lack of a fire suppression system and inadequate fire and security alarms—desperately needed upgrades. There was no handicapped access to the house. Of the grounds, says Gary, “the gardens looked shabby.”

Gary, a former Mid-Atlantic director for the National Trust for Historic Preservation, joined Nemours in 2004 with the directive to take the estate to a new level as an operating house museum. With her knowledge of the region, she was able to quickly identify John Milner Architects, which specializes in restoration and adaptation of historic buildings, as ideal to lead a large team which also came to include Rodney Robinson Landscape Architects, conservators and craftspeople. “This could not have worked if we hadn’t gotten the right group of people together,” says Gary. (The project was a 2009

Preservation Achievement Award winner and the whole winning team can be viewed at [www.PreservationAlliance.com](http://www.PreservationAlliance.com). DeNadai herself received the Alliance’s 2007 James Biddle Award for lifetime achievement in preservation; John Milner was similarly honored in 2005.)

Altogether, about 35,000 man-hours were spent restoring Nemours, with DeNadai coordinating a vast range of work. Most of the interior walls had been painted with multiple coats of latex paint that, attempting to match what was there, got progressively darker and monochromatic. Extensive paint analysis revealed the correct palettes. In some places, such as the conservatory with its elaborate trellis, painters used the smallest artists’ brushes to paint individual two-inch squares. In the dining room, where the elaborate Adamesque ceiling was in danger of collapse, workers on scaffolding used hypodermic needles to inject glue behind the failing canvas. Throughout the house, gold leaf was painstakingly reapplied and elaborate woodwork restored.

Over 250 light fixtures were restored to recreate appropriate lighting levels and sprinklers, smoke and motion detectors, etc., were thoughtfully installed so as to be virtually invisible.

The goal was to interpret the house as it appeared during the many years of the duPonts’ residency. “By not using a firm date, we flew in the face of convention,” concedes Gary, “but if we chose 1935 [the year of Alfred’s death], we would have had to take down Turners, Lawrences and Canalettos that Jessie bought after 1935.”

On the grounds, landscape elements including the vista inspired by the Petit Trianon gardens at Versailles, a colonnade and sunken gardens, reflecting pool, fountains and statuary were restored and gold leaf was reapplied to Henri Crenier’s sculpture “Achievement,” the now-dazzling emblem of the estate.

Nemours reopened to the public in 2008 for seasonal guided tours. Future phases of the restoration are planned to continue work on the interior of the mansion, rehabilitate 17 outbuildings and greenhouses and, the aspect that DeNadai and Gary are most excited about, create a new water-management system that will re-use rainwater and “gray” water from the adjacent Alfred I. duPont Hospital for Children to maintain the gardens.

## Tour of Nemours

Renowned preservation architect Mary DeNadai, who headed the restoration of Nemours Mansion and Gardens, will lead a special, private tour for the Preservation Alliance on Saturday, December 5. Nemours will be lavishly decorated for the holidays and DeNadai will share her experiences and insights into the ongoing restoration of one of the country’s grand historic homes.



A bus will leave at 10:30 a.m. from Center City. DeNadai will join us at the nearby DuPont Country Club for a brief introduction over lunch, after which the group will tour the estate, returning to Philadelphia by 5 p.m.

\$75 for general public; \$55 for Preservation Alliance members. Price includes transportation and lunch at the DuPont Country Club. Reservations and advance payment are required. Seats are limited. Register at [www.preservationalliance.com/events/allianceevents.php](http://www.preservationalliance.com/events/allianceevents.php) or call 215.546.1146 x3.

# New Grant Brings Technical Support to Historic African American Churches and Sites

**T**he Preservation Alliance has extended its African American initiative with a new \$64,000 grant from the Heritage Philadelphia Program of the Pew Center for Arts and Heritage. The grant will enable the Alliance to provide technical assistance to staff and volunteers at selected African American congregations, small historic sites and house museums in Philadelphia.

The goal of the historic site/museum component of the grant is to assist the sites in developing public interpretive programs and marketing to attract broader audiences. Participants include the Marian Anderson Residence Museum in South Philadelphia, the Legendary Blue Horizon in North Philadelphia and the Paul Robeson House in West Philadelphia. Philadelphia-based museum consultants Remer & Talbott LLC and marketing firm Karma Inc. are working with the Alliance on this project.

As part of the program, the Alliance's Melissa Jest, coordinator of the African American initiative, led historic site representatives to New York City in August to visit the Weeksville Heritage Center and the Louis Armstrong House to explore best practices used in the area of interpretation, programming and marketing.

The second component of the grant consists of technical assistance to historic African American churches. The goal is to train five or six congregations on how to research and understand their history so they can better tell their stories to the public. These congregations will also be better prepared to nominate their buildings to the National and/or Philadelphia Registers as a means of preservation.

This outreach and training is being developed in cooperation with Partners for Sacred Places (PSP), a Philadelphia-based, national, non-sectarian, nonprofit organization dedicated to helping congregations who care for America's older religious properties. The Alliance and PSP have developed a component that will incorporate historic preservation and interpretive programming into PSP's current training program as a further method of encouraging historic churches to effectively tell their stories and preserve their significant buildings.



[Top] Representatives of African American historic sites in Philadelphia visited Weeksville Heritage Center, a 19th-century, free Black community, in Brooklyn, NY, in August.



[Bottom] Weeksville staffers Kadrena Cunningham and Anna Maternick described the site's operations.

# Community Groups Get Grants to Promote "A Sense of Place"

Four community projects are moving forward, thanks to small, seed-money grants made by the Preservation Alliance at the "A Sense of Place, Preserving Philadelphia Neighborhoods" conference in May. The grants are intended to support community efforts that focus on recognizing and preserving neighborhood history and character.

**Northwest Interfaith Movement** received \$1,500 to collaborate with historians and neighborhood historic sites, scholars and a group of local congregations to produce and present "Germantown Speaks," a series of inter-generational public history programs that will examine 20th-century Germantown street life, World War II, civil rights struggles and community festivals.

Germantown High School students will conduct video interviews with senior citizens in order to capture stories of the recent past. The results will be shared at a program at the high school, along with a mini-exhibition and a project brochure.

The **New Kensington Community Development Corporation** received \$1,500 to develop the "Delaware Riverfront Lost and Found Scavenger Hunt," a self-guided tour where participants will follow a route along the riverfront and through Fishtown. Maps and other materials will incorporate a sense of "lost and found" and will provide a historic context to buildings and spaces along the waterfront, as well as information about their current status and ways to get involved with ongoing efforts to preserve and revitalize the area.

**Vineyard Community Church** received a \$1,000 grant to collaborate with community and business organizations, congregations and other civic groups along Baltimore Avenue from 40th



to 52nd streets, to produce "Baltimore Avenue Venue Menu." The brochure will include a description of the area, a map of the cluster of houses of worship along the route and detailed information about the spaces in each sacred place that is available for public and community use. The goal is to educate the local community and visitors about the history of the area, and to encourage increased knowledge, appreciation and preservation of the area's important historic resources.

**Powelton Village Civic Association** received \$1,000 to collaborate with the University City District and Drexel University to create and display 80 to 100 banners celebrating the sesquicentennial of Powelton Village in 2010. The goal is to draw attention to the heritage of the area and to encourage broader community support for the preservation of its historic resources. The education and outreach effort will also include a special sesquicentennial issue of the *Powelton Post*.

About 140 leaders from neighborhoods throughout the city attended the May conference, the first citywide gathering emphasizing historic preservation as an indispensable tool for community revitalization. The Alliance plans to convene another such conference in fall 2010 and to offer additional small grants for neighborhood projects.



## Maintain, Repair, Restore: Free Homeowner Workshops

Looking for the best ways to restore and maintain your old house? Want to get it fixed up for the holidays? Or maybe your flat roof, wood windows or porch needs repair or restoration.

Historic preservation professionals share their know-how at the Preservation Alliance's fall 2009 series of FREE workshops for owners, and aspiring owners, of older and historic homes. Workshops are being conducted through October 1 in Tacony and at Historic RittenhouseTown in Germantown.

**These popular programs are FREE and open to the public, but seating is limited and reservations are required.** For the full schedule and to make a reservation, visit [www.preservationalliance.com/events/workshops.php](http://www.preservationalliance.com/events/workshops.php) or call 215.546.1146 x4.

The workshops are presented by The Preservation Alliance for Greater Philadelphia and The Fairmount Park Historic Preservation Trust in collaboration with: The Historical Society of Tacony, Tacony Civic Association, Tacony Community Development Corporation, Historic Germantown, Historic RittenhouseTown, The Germantown Historical Society and The Chestnut Hill Historical Society.

## Hillman Medical Center Demolition Approved



Proposed tower for site of Hillman Center.

Until the John Buck Company of Chicago and the owners of the Sidney Hillman Medical Center at 2116 Chestnut Street proposed to demolish the building to build a 33-story apartment structure, most people were probably not aware of this distinctive example of 1950s modernism. Designed by Louis Magaziner and Herman Polss in 1951, the building is listed as a contributing resource in the local Rittenhouse Fittler Historic District. The Pennsylvania Historical and Museum Commission (PHMC) recently determined the building eligible for individual listing on the National Register of Historic Places.

The Hillman Center is significant both for its architecture and its history and its demolition would be a loss to the city and historic district. Hillman was the first medical facility in the country jointly created by employers and the unions representing their employees.

The building was named for Sidney Hillman, an important labor leader, and served as the model for eight other medical centers in other cities, also named after Hillman. David Brownlee, professor of art history at the University of Pennsylvania, has referred to the building as “one of the most architecturally and historically significant buildings built in Philadelphia during the mid-

dle decades of the 20th century.”

Because the property is listed on the Philadelphia Register, the owner and proposed developer needed to secure approval of the Historical Commission for demolition. A financial hardship application was submitted claiming that the owner had been unable to sell the property and that its rehabilitation was unfeasible. The Preservation Alliance questioned many aspects of the financial hardship application, but at its June 2009 meeting, the Commission approved the application and gave permission for demolition. The Alliance has appealed that decision.

The project also requires approval of the new design by the Historical Commission and approval of zoning variances. The architectural design was revised by the developer in response to concerns raised by two adjacent churches—the First Unitarian Church and the Lutheran Church of the Holy Communion—and by neighbors along South 22nd Street. The proposed project currently consists of a four-story, brick-faced base building that houses parking, retail and office space, on top of which is a 33-story, glass-and-aluminum tower. At its July meeting, the Historical Commission approved the proposed design; the Alliance opposed approval on the grounds that the design is out of character and scale with the historic district.

The City Planning Commission recommended approval of zoning variances at its July meeting. In August, the Zoning Board of Adjustment completed hearings on the variances, but had not issued its decision at press time. The two adjacent churches indicated support for the variances and the Center City Residents Association did not oppose the variances. The Preservation Alliance opposed the variances on the grounds that there was no hardship with respect to the property that prevented it from being developed consistent with the existing zoning.

To add further complexity, the developer is applying for funding from the U.S. Department of Housing and Urban Development (HUD) and consequently a Section 106 review of the project must be undertaken to determine the impact on historic resources. PHMC found that the project had an adverse impact on both the historic building and on the Rittenhouse National Register District. This requires a further review of the project to determine if mitigation is possible to lessen the impact on the historic resources.

For the latest developments on the Hillman project, visit [www.preservationalliance.com/advocacy/currentissues.php](http://www.preservationalliance.com/advocacy/currentissues.php).



The fate of La Ronda has become a national news story as efforts continue to save the historic Bryn Mawr mansion from demolition. For the most up-to-date news on the fast-changing situation, visit [www.PreservationAlliance.com](http://www.PreservationAlliance.com).

## Endangered Properties Update

There have been significant developments on two of the listings on the 6th annual Endangered Properties List, published late last year.

### Garrett-Dunn House

The Garrett-Dunn House in Mt. Airy burned to the ground August 2 after being struck by lightning during a heavy storm. Working closely with the city and other partners, the Alliance only last winter had engaged contractors to stabilize and secure the property against the elements after obtaining a court order. The house was abandoned in spring 2008 by developer John Capoferri mid-way through conversion into condominiums, leaving the structure exposed and vulnerable.



COURTESY OF WEST MOUNT AIRY NEIGHBORS

Photo by Lawrence D. MacEwen

The house was a rare example of the residential work of Thomas Ustick Walter, architect of Girard College and the dome of the U.S. Capitol. Records discovered in the Girard College archives only at the time the building was nominated to the Philadelphia Register in 2006 confirmed that the house was designed by Walter.

### Carnegie Libraries

On a happier note, the Alliance was successful in nominating four of the city's Carnegie libraries to the Philadelphia Register of Historic Places. In June, the Commission designated the Holmesburg (built 1908), Haddington (1915), Logan (1918) and Kingsessing (1919) branch libraries, all built with grants from philanthropist Andrew Carnegie. The Alliance listed the historic branch libraries as endangered in 2008 and undertook the nominations in reaction to planned library closures.

## Pennhurst Memorial and Preservation Alliance

With the Preservation Alliance as a partner, Pennhurst Memorial and Preservation Alliance (PM&PA) was recently awarded a design services grant through the Community Design Collaborative, a volunteer-based organization that provides pro bono preliminary design service to nonprofit organizations.

Pennhurst is a historic 112-acre campus of over 20 Jacobean Revival buildings in Chester County, high on a hill overlooking the Schuylkill River. Founded in 1908 as the Eastern Pennsylvania Institution for the Feeble Minded and Epileptic, Pennhurst closed in 1987 and was subsequently sold by the state. A current development proposal would result in the demolition of all or most of the historic campus.



It is hoped that the Community Design Collaborative grant will result in a land-use plan that respects the historic resources yet provides for appropriate and viable mixed-use development that the current owner could endorse and perhaps develop with other nonprofit partners.

The design team will engage in an active dialogue with a task force of community leaders to produce a feasibility report that will be presented to the public. To date, the volunteer team consists of John Milner Architects (architects and historic preservation), Thomas Committa Associates (town planners and landscape architects) and Larsen & Landis (structural engineer). It is anticipated the planning process will be completed by the end of the year.

### Nominations to the 7th Endangered Properties List are Invited

Do you know of any historic buildings that are endangered by demolition or neglect that should be on the Alliance's 7th Endangered Properties List? For an online nomination form, and more information, visit [www.preservationalliance.com/advocacy/endangered.php](http://www.preservationalliance.com/advocacy/endangered.php)

# Building Awareness of African American Historic Sites

by Dana Dorman



The Campbell AME Church in Frankford is one of the properties on the African American historic sites data base. Established in 1807, it is one of the oldest African American congregations in Philadelphia. The current 1870 church building replaced an earlier frame structure at this location.

**T**hanks to a grant from the Samuel S. Fels Fund, I worked at the Preservation Alliance this summer on a project to build a foundation for greater public awareness and preservation of African American historic sites in Philadelphia. I recently graduated from Temple University's Master's Program in Public History, so I was excited to jump into an internship that would let me put theory into practice.

Philadelphia was a vital center of free black life in the U.S. in the 18th and 19th centuries, and it has continued as an important hub of African American life through the 20th century and into the present. Unfortunately, sites and buildings associated with this vibrant African American history have too often received little attention.

My primary task for the summer was to update and expand on the Alliance's inven-

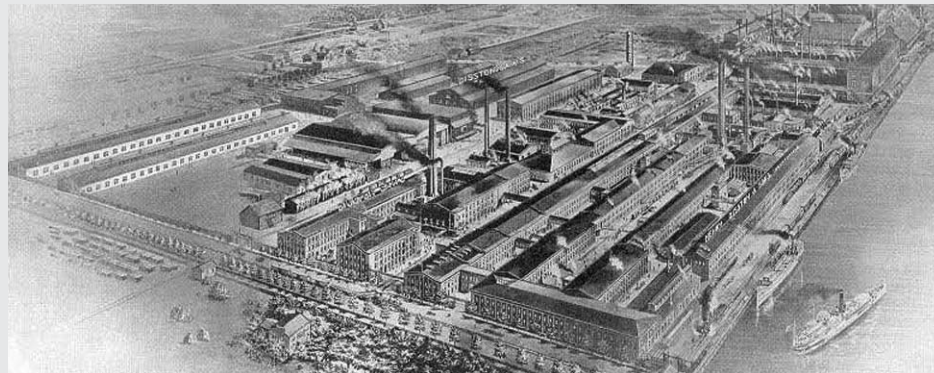
tory of African American historic sites in the city. Originally compiled about 10 years ago, the inventory included churches, schools, businesses, homes, clubs, benevolent associations and more. I incorporated historian Emily Cooperman's 2008 research for the Alliance about African American churches in the city, corrected and expanded the existing inventory listings, and added details about architects, building dates, local and national historic designations and state historic markers.

The inventory now includes 450+ sites and structures, including numerous lesser-known sites like the Campbell A.M.E. Church in Frankford and the Mt. Airy home of Sadie T. M. Alexander, a groundbreaking lawyer and economist appointed by President Harry S. Truman to the Committee on Civil Rights (among many other accomplishments). At least 100 of the resources listed on the inventory have already been lost, but I hope that drawing public attention to the remaining structures will help preserve them.

The final inventory will be available on the Alliance's web site as a searchable database, and we hope to develop an interactive map of all the sites. To help connect

the disparate sites, I wrote a brief historic context statement that will also be available on the Alliance's web site. I hope that the inventory will be a useful tool for neighbors, scholars, students and others who are interested in preserving Philadelphia's past.

*Dana Dorman interned with the Preservation Alliance this summer, supported by generous funding from the Samuel S. Fels Fund Internships in Community Service Program. Her work is a significant contribution to the Alliance's ongoing African American Outreach initiative.*



## PRESERVATION PLAN UPDATE

*The first phase of A Preservation Plan for Philadelphia has been completed. The reports resulting from this work are posted on [www.PreservePhiladelphia.org](http://www.PreservePhiladelphia.org). The following is a list of the key reports and a brief summary of their contents.*

### Summary Reports

*Historic Preservation in 2020, A Strategic Vision and Strategic Actions* ([www.preservephiladelphia.org/plan/reports](http://www.preservephiladelphia.org/plan/reports)) A vision of what historic preservation might be in 2020 and recommended actions to get there. The report recommends that actions focus on four key areas:

- Creating and communicating information about historic resources and public education programs on the importance of preserving Philadelphia's distinctive character;
- Neighborhood revitalization;
- Economic development and sustainability, with a focus on creating new National Register Districts, including along commercial corridors; and
- Developing organizational capacity and coordinated management.

*Historic Context Statements and Survey Methodology* ([www.preservephiladelphia.org/survey/reports](http://www.preservephiladelphia.org/survey/reports)) How to undertake a citywide survey using scanned atlases of historic maps and guided by historic context statements that describe the history of the physical development of the city by neighborhood clusters and key themes. The report includes a list of 1,100 historic atlas plates that are now available on [www.GeoHistory.org](http://www.GeoHistory.org), including 14 atlases covering the entire city.

### Special Report

*The Economic Impact of Historic Preservation in Philadelphia 1998-2008*, Econsult, Inc. ([www.preservephiladelphia.org/plan/reports](http://www.preservephiladelphia.org/plan/reports)) Documentation of over \$7 billion of historic preservation investment in Philadelphia resulting in \$67 million in tax revenues to the City and \$258 million in tax revenues to the Commonwealth of Pennsylvania. The report also concludes that historic district designation increases property values an average of 1% per year following designation.

### Supporting Reports

*Historic Context Statements*, Emily T. Cooperman, Malcolm Clendenin, Clair Schneider, ([www.preservephiladelphia.org/survey/reports](http://www.preservephiladelphia.org/survey/reports)) The first phase of the creation of a history of the physical development of the city, including:

- Overview of the history of the physical development of Philadelphia
- Frankford/ Bridesburg/ Wissinoming/ Tacony Neighborhood Cluster
- Building Industrial Philadelphia
- Philadelphia Architectural Design 1945-1980

*The Frankford Survey*, Preservation Design Partnership and Judy Peters

([www.preservephiladelphia.org/survey/reports](http://www.preservephiladelphia.org/survey/reports)) Summarizes the use of historic atlases to conduct historic resource surveys with illustrations of historic atlases and contemporary property maps, plus survey data forms for 100 residential properties in Frankford. Supplements Frankford Study #1.

*Survey Guide*, Preservation Design Partnership

([www.preservephiladelphia.org/survey/reports](http://www.preservephiladelphia.org/survey/reports)) A handbook to guide field surveys of historic resources, describing and illustrating architectural styles and building materials found in Philadelphia.

*Focused Conversations on a Preservation Plan* (2008) and *Follow Up Conversations* (2009), ([www.preservephiladelphia.org/plan/reports](http://www.preservephiladelphia.org/plan/reports)) Heritage Consulting Inc.

*Online Survey, Summary Report* ([www.preservephiladelphia.org/plan/reports](http://www.preservephiladelphia.org/plan/reports))

*The Preservation Plan project has been made possible by grants from the Barra Foundation, the William Penn Foundation and the Heritage Philadelphia Program of the Pew Center for Arts and Heritage. The project has been undertaken with the support and participation of the staff of the Philadelphia Historical Commission and the Philadelphia City Planning Commission.*

*Technical work and overall direction of the project has been provided by Randall Mason of Penn Praxis and the Graduate Program in Historic Preservation at the University of Pennsylvania; Emily T. Cooperman, PhD; Dominique Hawkins of Preservation Design Partnership and Judy Peters. Special assistance has been provided by the Atheneum of Philadelphia, Heritage Consulting Inc. and Javelin Design.*

*In addition, approximately 100 individuals participated in discussion groups and interviews and another 350 people responded to an online survey. Members of the Historical Society of Frankford made special contributions to the Frankford Survey.*

*The Preservation Alliance is grateful for the interest, support and contributions of all participants.*

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

## CORNERSTONE SOCIETY

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List complete as of August 12, 2009

## Preservation Alliance Welcomes Four New Board Members

### New Member Benefits

The Alliance is proud to offer some exciting new benefits to our members, including:

Half-price admission for all Alliance Architectural Walking Tours



Discount shopping at the AIA Bookstore and Design Center (store and www.aiabookstore.com)



Reduced rates on home and auto insurance from HUB International



30% off John Gallery's new edition of *Philadelphia Architecture: A Guide to the City*

Visit us online at [www.preservationalliance.com/membership/categories.php](http://www.preservationalliance.com/membership/categories.php) to see all of our member benefits and why it pays to join!



Stephen Marshall



Andrew R. Palewski



Thomas J. Sugrue



Rev. Mark Kelly Tyler

The Preservation Alliance for Greater Philadelphia recently welcomed four new members to its board of directors: Stephen Marshall, vice president, Amerimar Realty Company; Andrew R. Palewski, founder and principal, Palewski Architectural Preservation; Thomas J. Sugrue, Edmund J. and Louise W. Kahn professor of history and sociology, the University of Pennsylvania; and the Rev. Mark Kelly Tyler, senior pastor at Mother Bethel A.M.E. Church.

**Stephen Marshall** serves as vice president of the Center City-based Amerimar Realty Company, which focuses on the acquisition and financing of under-utilized commercial properties. Such properties are sometimes blighted, requiring renovation and preservation to return them to productive use. With his wife Nicole, Stephen has volunteered in leadership positions with city institutions including The Academy of Music Young Friends Committee for the Academy Ball, Art After Dark for the Philadelphia Museum of Art, the Franklin Institute Science Awards Committee and the Philadelphia Antiques Show. Stephen is an alumnus of the University of Pennsylvania.

**Andrew Palewski** founded Palewski Architectural Preservation in 1995 and has worked on many of Philadelphia's foremost historic sites, including the Wyck House, Eastern State Penitentiary and Cliveden of the National Trust, all National Historic Landmarks. Andy has been an active participant in the Alliance's Old House Fair and homeowner workshops. He recently successfully nominated the 1849 Church of the Assumption in North Philadelphia's West Poplar neighborhood to the Philadelphia Register of Historic Places. Andy is co-founder and president of Lemon Ridge Garden, a nonprofit organization that provides an outdoor laboratory for the understanding of sustainable

green spaces, water reclamation and urban gardening. He is a graduate of Drexel University.

Professor **Thomas J. Sugrue** of the University of Pennsylvania specializes in 20th-century American politics, urban history, civil rights and race. He is the author of several books, most recently *Sweet Land of Liberty: The Forgotten Struggle for Civil Rights in the North* (Random House, 2008), and lectures widely. Tom served for more than six years as vice chair of the Philadelphia Historical Commission and has served on the boards of the Urban History Association, the Social Science History Association and the Historical Society of Pennsylvania. He is currently co-chair of the board of directors of the Bread and Roses Community Fund, a foundation that supports grassroots organizations working for racial and economic equality. He was educated at Columbia, King's College, Cambridge and Harvard, where he earned his PhD.

**Rev. Mark Kelly Tyler** became the 52nd pastor of Mother Bethel African Methodist Episcopal Church in Philadelphia in 2008. The church, established in 1787 by A.M.E. founder Bishop Richard Allen, is a National Historic Landmark and a major heritage tourism destination. Mark has a PhD in educational leadership from the University of Dayton and his research is focused on the history of clergy education in the A.M.E. church during the mid-19th century. He serves as an adjunct professor at both Payne Theological Seminary in Ohio, from which he received his Masters of Divinity, and at the New Brunswick Theological Seminary, where he also serves on the board of trustees.

The Preservation Alliance also wishes to express its great appreciation to outgoing director **Betty Marmon** for her years of dedicated service.

# ARE YOU A MEMBER?

YOUR PRESERVATION ALLIANCE MEMBERSHIP  
HELPS TO PRESERVE THE ARCHITECTURAL TREASURES AND  
HISTORIC PLACES OF THE PHILADELPHIA REGION.

For details on exclusive member benefits, go to [www.PreservationAlliance.com](http://www.PreservationAlliance.com)

Join online or use this form

- Student ~~\$25~~ \$15 Special Through Oct. 31  
 Individual \$35  Household \$50  Contributor \$100  
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Please mail this application to: **Preservation Alliance**  
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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 imply endorsement.

## YOU CAN MAKE A DIFFERENCE!



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

# UPCOMING AND

# CAN'T MISS!

With the fall comes a full calendar of  
Preservation Alliance events. For details,  
visit [www.PreservationAlliance.com](http://www.PreservationAlliance.com)

#### Guided Architectural Walking Tours

Through October 31

Note that instead of Wednesday evening tours, the post-Labor Day schedule is 10 a.m. and 2 p.m. tours both Saturday and Sunday. Visit us at [www.preservationalliance.com/events/walking\\_tours.php](http://www.preservationalliance.com/events/walking_tours.php) for details.

#### Homeowner Workshops

Through October 1

Workshops on a wide range of old-house topics are held in Tacony and Historic RittenhouseTown in Germantown. See page 4 for details.

FREE

#### New Member Reception

Thursday, October 8

Join the Alliance NOW to secure your invitation to the Preservation Achievement Award-winning Crane Stable, in conjunction with DesignPhiladelphia.

FREE

#### Modernism in America's Oldest Neighborhood

Saturday, October 10

2 p.m.

A special guided tour, with visits inside several private residences, of the great modern architecture that co-exists alongside restored 18th and 19th-century buildings in Society Hill Philadelphia. Learn how modernism and historic preservation were thoughtfully integrated in one of the greatest examples of mid-century urban renewal.

\$20 for general public; \$10 for Alliance members.



Advance registration is required: [tours@preservationalliance.com](mailto:tours@preservationalliance.com) or 215.546.1146 x3.

This tour is presented by the Preservation Alliance in conjunction with DOCOMOMO North America Tour Day, highlighting modern architecture throughout the United States, Mexico and Canada, and DesignPhiladelphia.

#### Philadelphia Architecture: A Guide to the City

Wednesday, October 28

5:30 p.m.

The Athenaeum of Philadelphia

219 S. 6th St.

Alliance Executive Director John Andrew Gallery and his son, photographer Wyatt Gallery, will speak and sign copies of the 2009 edition of popular this guidebook.

FREE

In conjunction with the ongoing exhibit of architectural photography from 1936 to 1970 by prolific Philadelphia photographer Jacob Stelman, which continues through November 7.

#### Grand Opening: Beth Sholom Visitor Center

Sunday, November 15

Festivities to mark the new visitor center at the Frank Lloyd Wright-designed synagogue in Elkins Park. Watch for details.

FREE

#### Nemours Mansion and Gardens

Saturday, December 5

10:30 a.m. to 5 p.m.

An exclusive private tour. See page 3 for details.

\$75 for general public; \$55 for Alliance members.