

# ON THE WEST SIDE

THE UNIVERSITY  
CITY HISTORICAL  
SOCIETY



January, 2006

<http://www.uchs.net>

Mike Hardy, Editor

UCHS

AWARDS

TEA

FEBRUARY 12



With a new year comes the opportunity to publically thank and celebrate those stewards of historic properties in University City who have, in the last year, “done the right thing” by way of improvements to both the public exteriors of their buildings and the green settings that surround them. Those responsible for these “**Gifts to the Streets**” who have received letters of commendation from the society will be our special guests at this year’s **Valentine’s Award Tea** on Sunday, February 12. Their names and efforts are itemized in this newsletter and we encourage you to join them, the membership of the society and UCHS Board to enjoy the informal festivities at a full scale tea with treats prepared and served by UCHS members at “**The Castle**,” the home and B&B of **Nick & Ellie Cernansky at 48<sup>th</sup> and Springfield Avenue**, from 4 to 6 p.m.

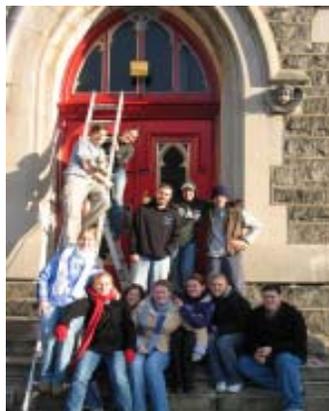
At 5 p.m., we will also be announcing and presenting the annual **Outstanding Preservation and Preservation Initiative Awards** to the most impressive and deserving of all these efforts.

And a special treat on view this year is the discovery and restoration of some impressive hidden details in the main dining room of the white marble mansion, built as the “**Hanson Haines House**” in 1903 by architect **Charles Balderston**. The

results will add another reason to attend this annual celebration on Springfield Avenue.

While a separate invite and reminder will be sent you and the others invited to this UCHS celebration, if you know you can make it, **RSVP** us at (215) 387-3019, or email at [info@uchs.net](mailto:info@uchs.net) to reserve a place for you and your guests.

And if you see others who we might have overlooked in our “Gifts to the Streets” recognitions, please let us know as well so that we can get them a heartfelt commendation and thanks, an invitation and temporary membership in UCHS.



LUTHERANS  
PAINTING

The **Calvary Center for Culture & Community** got a combined Thanksgiving/Christmas gift from a group of young volunteers from the **Mid-Atlantic Lutheran Student Movement** who painted the Center’s standing display board on 48<sup>th</sup> Street in the red, black and gold color scheme used on the new outdoor signage and then went on to apply the same colors to its main entrance at the corner of 48<sup>th</sup> and Baltimore.

This group performed a similar community service project last year helping to restore some adjoining historic porches on S. 45<sup>th</sup> Street and asked the **University City Historical Society** to locate another such local worksite. Calvary was one of two West Philadelphia locations served by the group in 2005. Pictured at work renewing the Calvary

doors are Lutheran students from **Towson University, Baltimore; Muhlenberg College, Allentown; Centenary College, Hackettstown; Kutztown University, Kutztown; the Lutheran Theological Seminary, Mt. Airy; and Drexel University and the University of Pennsylvania, University City.**

Calvary thanks them, UCHS and the **University City District** for making the arrangements for this “**Gift to the Streets**” from the Calvary Center and hopes that they will be coming back next year for another service day in the neighborhood.

## HISTORIC PAVING IN DANGER

From the **Preservation Alliance’s** list of the city’s **Endangered Properties in 2004**: “**SEPTA** reports that the trolley rails on the **4500 and 4600 blocks of Chester Avenue** will need to be replaced within the next year. Due to financial constraints, liability issues, and time, SEPTA does not expect to reset the historic Belgian blocks after new rails are installed even though the street is part of **Philadelphia’s Historic Streets District**. This historic streetscape continues to be threatened with demolition.”

If SEPTA’s failure to recognize the jurisdiction of the **Philadelphia Historical Commission** in recognizing and protecting the historic significance in these two blocks of streetcar track, all the other blocks on Chester Avenue, along with those on 40<sup>th</sup> Street and the red brick pavers on 49<sup>th</sup> Street are also in immediate jeopardy. All of these street pavings are part of the thematic district along with other blocks throughout the city.

The **Preservation Alliance’s** new **Advocacy Associate, Liz Blazeovich**, has been keeping us and a group of members and concerned neighbors from those blocks on Chester Avenue abreast of the latest developments, in particular, a potentially precedent-setting case where **PennDOT** brought a repaving plan for the **4200 and 4300 blocks of Germantown Avenue** to the Historical Commission, at which time the Commission denied approval pending further review. The proposed plans presented repaving the entire street bed, keeping the

historic cobbles in the cart way, but eliminating that paving adjacent to the trolley tracks. Members of the **Chestnut Hill Historical Society** and **Pelham** neighbors will be presenting alternative plans, which they have researched extensively.

UCHS will continue to work with local preservationists who developed the nomination to this Endangered Properties list and with the Alliance to save these essential complements to the **West Philadelphia Streetcar Suburb Historic District** and the proposed **University City Historic Streetcar Loop**. If you would like to become an active part of this effort, contact Liz Blazeovich at (215)546-1146 x.4 or [liz@preservationalliance.com](mailto:liz@preservationalliance.com)

## 2005/ HOUSE TOURS /2006

UCHS last year mounted two very successful house tours in the area, with major help from UCHS’ **Karen Allen** and **Melani Lamond** for a May tour in conjunction with the **Friends of Independence Hall’s Philadelphia Open House** program. This displayed the streetscapes from reconstructed historic trolleys funded by the **University City District** running in a “loop” stretching from 38<sup>th</sup> to 49<sup>th</sup> Streets and the major avenues between, where 20 sites and interiors could be visited. Over 200 tour tickets were sold, many at a special discount to UCHS members ordering them by advance sale through the society.

Melani Lamond returned later in the year to spearhead a **Fall Restoration/Renewal-in-Progress** tour where nine buildings undergoing renewal/restoration could be visited followed by a post-tour party at **Abbraccio** that offered everyone the chance to have refreshments, view a slide show of the interiors put together by **Brian Ratigan**, and exchange information about local contractors/craftspeople doing the jobs. Over 75 people took advantage of this opportunity to see the process up-close and personal and quiz the owners. Again, UCHS members enjoyed special discounted tickets.

UCHS would like to thank all of those who contributed to these historic house openings. Date plaques or posters and UCHS memberships have been given to the owners, but for all who help make these public events possible, our sincere thanks.

Expect to see another UCHS tour take place in

June, 2006, this time in **Powelton Village**, under the auspices of **POH** in collaboration with the **Powelton Village Civic Association**. More information and discount ticket information for members will be available closer to the event, but remind your friends and neighbors about this additional benefit to being a UCHS member.



## PRESERVATION ALLIANCE

*for greater philadelphia*

UCHS and West Philadelphia are pleased and honored to be the special recipient of some programs made possible by a major grant from the **William Penn Foundation** to greatly enhance the capacity of the **Preservation Alliance of Greater Philadelphia** to provide programs and services to Philadelphia's historic neighborhoods. Initiated only recently, the Alliance's **Neighborhood Preservation Program** has already invited UCHS and other West Philadelphia community organizations to join a new city-wide **Historic Districts Council**, made up of neighborhoods from local and national register residential historic districts, as well as neighborhoods that are in the process of local designation or have demonstrated interest in designation.

In the story below regarding the effort to save the historic street pavings of University City, you will hear of some of the efforts of the Alliance's new **Advocacy Associate** working to benefit Philadelphia's neighborhood preservation efforts and on page 4 you will find the announcement of an **Historic Properties Repair Program** offering grants to eligible historically certified properties in the city. Among these are residences in **National Register Historic Districts**, of which some three quarters of the homes in University City are included. More information about this program will be included in a brochure that UCHS members will be receiving from the Alliance.

Please help us spread the news of these programs to other individuals in the area. They offer

special opportunities that need to have maximum publicity.

Information about other of these neighborhood initiatives will become available in the future, but expect to see in April, 2006, the resumption of a program of **Homeowner Workshops**, patterned on the former **PRIMER** program developed and offered through the **University City District** and **UCHS**.



Under the auspices of the **Preservation Alliance**, a new version of **PRIMER** will be reborn as a series of free Homeowner Workshops. For four Thursdays, at 7 p.m., at the **Calvary Center for Culture and Community**, city residents, particularly those in West Philadelphia, will be able to attend workshops to learn from historic preservation professionals, including architects, contractors, craftspeople, and consultants, about the best practices for the restoration and maintenance of their historic homes.

These will include: **Working with Architects and Contractors: Planning Ahead** (April 6); **Roofing on Historic Buildings** (April 13); **Historic Windows: Maintenance, Repair and Replacement** (April 20); and **Masonry and Pointing** (April 27). These same programs will be repeated on Wednesdays in April at **Cliveden, 6401 Germantown Avenue, in Germantown**, the second focus of the Alliance's programs attention.

While there will be more information available to the public later about these workshops, you are receiving the first word. These workshops are free and open to the public, but seating is limited. If you plan to attend, or if you have any questions, please contact **Patrick Hauck, Director of Neighborhood Preservation Programs**, at (215)546-1146 x.4 or [patrick@preservationalliance.com](mailto:patrick@preservationalliance.com) to reserve a space today.

## Need to Repair Your Historic Home?

Then the Philadelphia  
**Historic Properties Repair Program**  
 may be able to help you!

Historic houses are an integral part of Philadelphia's unique neighborhoods. From the early "trinities" of **North-ern Liberties** to the Victorians in **Germantown's Tulpehocken neighborhood**, from the Italianate rowhouses of **Fairmount** to the bungalow twins of **Girard Estates**, all contribute to the appeal and livability of the city's many communities. Yet maintaining and repairing older houses is sometimes a financial burden on homeowners, especially for those with moderate and low incomes.

The **Historic Properties Repair Program (HPRP)** is a city-funded initiative that is administered by the **Pres-ervation Alliance for Greater Philadelphia**. HPRP assists low- and moderate-income homeowners with grants for exterior repairs to their homes so that the historic character of their neighborhoods can be maintained.

**What properties are eligible?** Only *owner-occupied residences* located in a **City of Philadelphia or Na-tional Register** historic district or residences individually designated as historic. Commercial properties and properties with more than three rental units are not eligible.

**What can HPRP grants be used for?** Exterior repairs and restoration work to residential properties. Examples are porch repairs, painting, masonry re-pointing, carpentry restoration, roofing, or window repairs or replacement. Interior work is *not* eligible.

**How much are the grants?** The grant amount is equal to the cost difference between doing basic (non-historic) repairs and doing authentic restoration work. For example: replacing porch posts with modern ironwork costs \$1,000; replacement with historic wood columns costs \$2,500; a HPRP grant would pay the difference or \$1,500, and the homeowner pays the base amount, or \$1,000. The maximum grant is \$20,000 and minimum is \$1,500.

**Who does the repair work?** HPRP maintains a list from which the homeowner can choose a pre-qualified contractor with restoration experience. Contractors not on the current list may also meet the program's qualifica-tions.

**Who is eligible for a grant?** To be eligible for a repair grant, your total family annual income must be *less* than the income levels shown below, as determined by the **U.S. Department of Housing and Urban Develop-ment**:

| Number of persons in your household: | 1 person | 2 persons | 3 persons | 4 persons | 5 persons | 6 persons | 7 persons | 8 persons |
|--------------------------------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| income \$:                           | 38,550   | 44,050    | 49,550    | 55,050    | 59,450    | 63,850    | 68,250    | 72,650    |

**Are there other programs available to help with the cost of basic repairs?** At <http://www.philaloan.com/>, you will find information on a city program that offers low-interest (3%) loans of up to \$25,000 to resident property owners who meet the income requirements.

Want to know more about the **Historic Properties Repair Program**? Contact:  
**The Preservation Alliance for Greater Philadelphia; attention: J. Randall Cotton**  
 1616 Walnut Street, Suite 2110, Philadelphia, PA 19103  
 Tel: 215.546.1146 x 2; fax: 215.546.1180; email: [randy@preservationalliance.com](mailto:randy@preservationalliance.com)

**The UNIVERSITY CITY HISTORICAL SOCIETY**  
 thanks those responsible for the “**Gifts to the Streets**”  
 given by those below during **2005**

These exterior preservation efforts enrich us all. **THANK YOU!**

|   |   |
|---|---|
| 216 S. 41 <sup>st</sup> Street – siding removal, restoration of cornice and dormer details, paint, Stephen W Herman Inc R E, 4019 Locust St, 19104  | 4916 Baltimore Avenue – façade restoration, paint, UC Pets, Catherine Erhard; Elaine & Chiara Giovando, 32 Double Arrow Rd, Santa Fe NM 87505 with Gail Fisher, Designer, University City District and Frank Arnold, Frank Arnold Contracting |
| 431 S. 43 <sup>rd</sup> Street – street façade restoration, Tom Lussenhop, Ofh2 Llc, 4244 Osage Avenue, 19104   | 3304 Baring Street – paint, Roy & Hope Yaffe  |
| 227 S. 44 <sup>th</sup> Street – paint, Susan Donato. 418 Harwicke Rd. Springfield PA, 19064 with Hector Medina, 4922 Pentridge Street, 19143   | 3306 Baring Street – paint, Brenda Elizabeth Thompson   |
| 415 S. 44 <sup>th</sup> Street – façade siding removal, restoration and paint, Guy Laren, 426 S. 44 <sup>th</sup> St., 19104  | 3943 Baring Street – pointing, painting, Jean & Kenneth Mitchell  |
| 502 S. 44 <sup>th</sup> Street – paint, Harry & Ruby Fitchett   | 223 Buckingham Place - Pink & Ruby Inc, Rob Leventon, 931 Carpenter St, 19147 & Jeff & Jessica Lutzner, 4918 Cedar Avenue, 19143  |
| 509 S. 44 <sup>th</sup> Street – siding removal, façade restoration, paint, Dan Gordon, Drumcliffe Foundation, P.O. Box 4020, 19118   | 5003 Catherine Street – paint, Jennie P Stancell  |
| 315-19 S. 46 <sup>th</sup> Street – cornice restoration, The Kingsberry, Alejandro Senderowicz  | 4908 Cedar Avenue – paint, William Foronda, 4320 Osage Ave, 19104   |
| 435 S. 46 <sup>th</sup> Street – paint, Jim & Cheryl Roebuck  | 4017 Chestnut Street (former Chestnut Street Baptist Church – façade restoration, Rev. James Vinney, West Park Church of Delivery, PO Box 42775, 19101  |
| 914 S. 48 <sup>th</sup> Street – paint, Francis J Murphy & Mary Anne Domico   | 4834 Hazel Avenue – exterior restoration, James Donley  |
| 911 S. 49 <sup>th</sup> Street – façade, porch restoration, Blaine Stoddard, Partnership CDC, 4020 Market St, Suite 100, 19104  | 4503 Kingsessing Avenue – façade restoration, paint, Lewis Mellman & Chris Coward   |
| 934 S. 49 <sup>th</sup> Street – façade & porch repair, paint, Cherie Ransom-Dunbar   | 4337 Larchwood Avenue – façade & porch restoration, paint, Nancy Hanrahan & Judith Powers   |
| 4225-27 Baltimore Avenue – Eric Kretschman, NWJ Properties, 1600 Market St., Suite 1410, 19103 with Frank Arnold, Frank Arnold Contracting, 3234 Kensington Avenue, 19134 and the Spruce Hill Community Association Zoning Committee, 257 S. 45 <sup>th</sup> Street, 19104 | 4423 Larchwood Avenue – paint, John La Croix  |
| 4301 Baltimore Avenue, The Best (aka Wurst) House – renovation of façade, Mike De Maio; Hans Rauch, carpenter/painter and the SHCA Zoning Committee   | 4218 Osage Avenue – paint, Bernadine Abad   |
| 4530 Baltimore Avenue – façade restoration, paint, Bindlestiff Books, Jon Bekken & Alexis Buss, P O Box 13476, 19101 with Gail Fisher, Designer, University City District, 3940-42 Chestnut Street, 19104 and Frank Arnold, Frank Arnold Contracting                        | 4609 Osage Avenue – paint, Bob Cordero & Ron Elum   |
| 4717 Baltimore Avenue – paint, John Schwartz, with Paint the Town Painters, James Rockwell & Beth Pulcinella, 633 N. 40 <sup>th</sup> Street, 19104   | 4335 Pine Street – porch restoration, paint, John & Meg Jewell  |
| 4723 Baltimore Avenue – paint, Fikru Bekele, P O Box 8226, 19104 with Paint the Town Painters   | 4031 Powelton Avenue – painting, Alexi & Gwendolyn Papadopoulos   |
| 48 <sup>th</sup> & Baltimore Avenue, Calvary Center – gables restoration, Rich Kirk, The Friends of Calvary - painted doors, Christine Myers, Mid-Atlantic Lutheran Student Movement, University Lutheran Church, 3637 Chestnut Street, 19104                               | 4033 Powelton Avenue – paint, Ilene Griff   |
|   | 3412 Race Street – paint, Justine A. Folwell  |
|   | 4501 Regent Street – porch restoration, Paul Brooks and Joan Halbert  |
|   | 4517 Regent Street – paint, Esther Lewis  |
|   | 4800 Springfield Avenue – roof and façade restorations, Nancy Brisbon   |
|   | 4805 Springfield Avenue – porch restoration, paint, Stephen Donnelly  |
|   | 4433 Spruce Street – porch restoration, Brett & Jennifer Blum Feldman   |
|   | 216 St. Marks Square – porch restoration, Lindsay & Karen Falck   |
|   | 4815 Warrington Avenue – porch restoration, paint, Ellyn Sapper and Ken Bittman, painter, 4809 Warrington, 19143  |

# The UNIVERSITY CITY HISTORICAL SOCIETY

thanks those responsible for the

**“Green Gifts to the Streets”**

given by those below during **2005**.

These greening and landscape efforts enrich us all. **THANK YOU!**

4109 Baltimore Avenue – Spruce Hill Christian School’s landscaped playground, Seth Cohen, Principal, 4115 Baltimore Avenue; Mary Berzinsky, 4205 Pine Street, 4205 Pine Street, 19104 and the Spruce Hill Community Association Zoning Committee, 257 S. 45th Street, 19104

4917-19 Cedar Avenue – front gardens, Holman Massey, 4917 Cedar Avenue, 19143

4238 Chester Avenue – University of the Sciences in Philadelphia’s Lower Mill Creek Garden, Mary Kate McGinty & Elizabeth Bressi-Stoppe, USP, 600 S. 43<sup>rd</sup> Street, 19104; Stephen McCoubrey, 229 S. 42<sup>nd</sup> Street, 19104; Amanda Benner, UC Green, 3616 Lancaster Avenue, 19104

4500 Chester Avenue – corner garden, K. B. Tan, 19143

4724 Chester Avenue - Chester Avenue Dog Park gardens, Carol Dubie & Linda Amsterdam, 504 S. 46<sup>th</sup> Street, 19143

222 S. Farragut Street – garden, Jon & Lauren Grabelle Herrmann, 19143

4638 Hazel Avenue – butterfly garden, Daniel Nightingale, 19143

321-23 N. Holly Street – Holly Street Neighbors Community Garden, Winnie Harris, 327 N. Holly Street, 19104

3616 Lancaster Avenue – UC Green’s planters and façade lattice, Amanda Benner, 19104 with Gail Fisher, UCD, 3940 Chestnut Street, 19104

4739 Larchwood Avenue – garden, Rene Luis Alvarez & Susan Epting, 19143

4401 Osage Avenue – side garden, Sylvia Hammerman Brown & Rebecca Witmer, 4421 Osage Avenue, 19104

4405 Pine Street – new front landscaping, Molly MacDonald, 19104

45<sup>th</sup> & Regent Street – the “Decorated Shed,” Clark Park, Marina Borker & Emily Freeman, 908 S. St. Bernard Street, 19143; Lew Mellman, Friends of Clark Park, 4503 Kingsessing Avenue, 19143; Brad Zinn, Maintenance Committee, Friends of Clark Park, 1364 S. 46<sup>th</sup> Street, 19143

33<sup>rd</sup> & Spruce Streets - University of Pennsylvania Museum garden, Pam Kosty, 19104 with Christopher Allen & Julie Regnier, designers, 4820 Windsor Avenue, 19143

4205 Spruce Street – the Parent-Infant Centers, Sunshine Garden, Marni Sweet, 19104

4226 Spruce Street – University City Arts League sculpture garden, Jacqui Bowman, 19104

422 S. 49th Street – garden, Jeanette & Phil Bioteau, 19143



## GARDEN DESIGN HELP

Is available to homeowners and others interested in landscaping their properties in University City and continuing the green heritage that is such an essential part of the area.

On eight Saturdays between 10 and 11 a.m., January 21<sup>st</sup> to March 11<sup>th</sup> 2006, a special **Landscape Design and Installation Class** will be offered at the **University City Arts League, 4226 Spruce Street**, focused on University City’s special gardening opportunities by a highly respected local landscape designer/garden installer and volunteer.

This 8-week course will provide students the skills needed to design an outdoor space of their choosing. They will bring a drawing and/or photographs of the area to be landscaped to the first class. The course will consider paving, lighting, plant selection and more. Students will leave with both a design and the knowledge of how to implement it.

With a MLA from the **University of Pennsylvania**, landscape designer and instructor **Stephen McCoubrey** has worked on both the design and installation of several residential, institutional, and commercial projects in University City. They have included horticultural therapy, medicinal plant, and storm water management gardens. He is a consultant/designer for **UC Green**, University City's volunteer community greening organization and for **Spruce Hill Community Association's** block improvement grant program. **UCAL** Members will be charged \$90; Non-Members \$105. Please call UCAL at (215) 382-7811 or see [www.ucartsleague.org](http://www.ucartsleague.org) to enroll.

Following the course, a free community public spaces design workshop will be offered by UCAL to permit interested volunteers to offer their design and plant selections for some **Baltimore Avenue** triangles scheduled to be redeveloped and greened by the **University City District** and **UC Green** in the future.

## **AND SPECIAL THANKS TO**

those who recently renewed their UCHS membership and made additional contributions as **Sustainers of UCHS: David Adelman, Campus Apartments; Mike Hardy & Barry Grossbach; Arlene & Don Matzkin; Beth & Nelson Wicas;** and as **Friends of UCHS: David Othmer & Maureen Barden; Nancy Brisbon; Joan Halbert & Paul Brooks; Carolyn Burdon; Bob & Elizabeth Eilers; James M. Fennell; Robert & Geraldine Giuntoli; Joanne & Leon Kellerman; Suzanne & Jack Minnis**

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***THE UNIVERSITY CITY  
HISTORICAL SOCIETY***

***P.O. BOX 31927***

***PHILADELPHIA, PA 19104***