

ON THE WEST SIDE

THE UNIVERSITY
CITY HISTORICAL
SOCIETY



January, 2005

<http://www.uchs.net>

Mike Hardy, Editor

UCHS AWARDS FOR 2004



for **Outstanding Preservation and Preservation Initiative** will be presented by UCHS on Sunday, February 13 at 5 p.m. at our annual **Valentine Tea**. We return this year to a traditional venue, the "castle" of **Nick & Ellie Cernansky** at **48th and Springfield Avenue**, pictured above by photographer, **Sean Dorn**, one of the proprietors of **Mia Lou**, 50th and Baltimore. Full details are in your invitation on the cover of this newsletter.

In addition to the awards and abundant refreshments contributed and served by **UCHS Board Members** and others, those commended over the past year for their "**Gifts to the Streets**" of historically sensitive façade and greening improvements will be celebrated. Full listings of those who have been thanked for these community efforts and are being invited to attend as UCHS members are enclosed in this newsletter.

Without in any way diminishing the achievements of those who will receive this year's **Outstanding Preservation and Preservation Initiative Awards** (and there are some surprising and impressive recipients nominated this year), the many other responsible property owners and others in the community who are being thanked for their "Gifts" to the historic streetscapes of University City deserve this special focus. It is their collective expressions of concern for the built and green environment of the neighborhood that show how they and the broader community of University City are both concerned about, and share responsibility for, the preservation of its heritage. By recognizing these many efforts at

preservation and environmental stewardship, we reaffirm our collective concern for the quality of life we enjoy in University City.

We hope you all will attend the tea to indulge your appetites and applaud your neighbors at this annual community gathering.

PORCHES PROGRESS

The restoration of a line of porches on the **200 block of S. 45th Street** underwritten by UCHS and **Spruce Hill Community Association** continues, scheduled, lead, and directed by **Tim Delaney**, the restorer/developer of a long-abandoned and abused property at 256 S. 45th Street. The project is to save and restore the porches of the flanking properties, whose owners' financial resources could not make this possible.

The costs of the building materials were advanced by UCHS & SHCA with the property owners agreeing to liens to repay these in the event of sales to others. Tim agreed to lead and supervise the labor involved with help from other volunteers.

The saga began last summer when a visiting group of **World Changers** worked for a week on the block to save this row of intact, but rapidly deteriorating, historic porches, rather than have them collapse or be removed and the block permanently scarred. This first step saw the line of porches stabilized and their roofs replaced.

At present, all the elements are in place to begin the reassembly of the architectural elements, most of them saved and refinished, together with a few newly created replacements from **Woodland Building Supply, 4701 Woodland Avenue** and **John Green Decorative Sheet Metalworks** along with a some columns, bases and capitals prepared and remilled, at cost, in the shop of local carpenter/contractor, **Louis Tannen**.

In November, volunteer carpenters took time off

from their professional jobs or their own restoration efforts to replace the decking and prepare the remaining, salvageable architectural elements for reuse. Working alongside Tim Delaney were master carpenter, **James Johnson**, taking time out from restoring his own new home at 506 S. 48th Street; carpenters **Jose Valdivia & Wasim Almanhhadani** from **Louis Tannen Fine Carpentry**; **Jeff Arnold** from **Frank Arnold Contracting**, 3234 Kensington Avenue and architect/neighbor, **Matt Sauer**, taking a break from restoring his own place at 4522 Locust Street. Tim and Matt are pictured at work.



The next day their efforts were joined by a group of volunteers from the **Mid-Atlantic Lutheran Student Movement** from **University**

Lutheran Church, 3637 Chestnut Street who used masks, knives, brushes, tarps donated by the **University City District**, contractor **Chris Neff**, **David & Lauren Leatherbarrow**, **Naomi Siegel** and others to dry scrap and prepare the recycled architectural elements. They are shown with some of their work outside the **Spruce Hill Center**, across the street.

On January 8 at a “working” **Twelfth Night** at the **Spruce Hill Center**, volunteers from the two organizations, with the owners and



neighbors, primed the remaining pieces, which now await the volunteer carpenters who will install them. Among those who have helped or volunteered to help in the project are painting contractor, **Alice Wells**, 4319 Baltimore Ave. and carpenter/contractors, **Hector Medina**, 4922 Pentridge St. and **Chris Neff**, 4612 Kingsessing Ave. and **Michael Lynch**, 252 S. 45th St., who is commissioning work on his own porch to extend the restored row.

To imagine this block without these emergency measures, one has only to visit the north side of the 4400 block of Locust St., where some of the same row houses have lost their period porches. In addition, two local foundations have made contributions to the effort, and **UChS** and **SHCA** are investigating the possibility of establishing a revolving fund for future such efforts. For information, contact UChS.

PHILADELPHIA NEIGHBORHOODS

The **Community School** of the **Penn-Alexander School** at 43rd and Locust is sponsoring a series of five free illustrated slide/lectures exploring the city and its fascinating neighborhoods focused on Philadelphia’s diversity, Center City Neighborhoods, South Philadelphia, West and North Philadelphia, and 300 years of Philadelphia Architecture. This look at the past, present and future of various neighborhoods in Philadelphia is being given by **Fred Vincent**, a native and lover of Philadelphia and a tour guide for **Center City District’s Walk Philadelphia** program where he has developed architecture tours and slide presentations. He has taught courses on **Philadelphia’s Diversity** and **Philadelphia Neighborhoods** and has been a guest speaker to numerous groups throughout the Philadelphia area. The series takes place on Mondays from 7 to 8 p.m. in the school cafeteria, from January 10 to February 7.

This is a program for adults. No registration required.

PA TAX CREDITS BILLS RETURN

Legislation designed to attract businesses and residents back to established downtown commercial and residential neighborhoods in Pennsylvania has been reintroduced by state **Reps. Dan Frankel, D-Allegheny**, and **Tom Tangretti, D-Westmoreland**. Just as state funding for public transit is seen as a tool for reversing suburban sprawl in Pennsylvania, this legislation is “crucial to rehabilitating and revitalizing many of our older downtown communities,” Tangretti said. “Bringing people, economic activity and jobs back to these downtown areas not only will boost our state’s economy, but also help to protect much of its open space that is now disappearing to sprawl.”

Frankel’s bill (**H.B. 26**) would offer tax incentives for the restoration of historic commercial (i.e., income producing properties), including business tax credits for owners who purchase, restore and do business in these structures. The plan features a 20 percent tax credit on eligible redevelopment costs, and tax credits for commercial preservation would be offered on a competitive basis in order to reap the greatest eco-

conomic impact for Pennsylvania. This would supplement the 20% federal tax credit for such properties.

Tangretti's bill (**H.B. 27**) would offer similar tax incentives for restoring and living in historic homes or homes in historic residential districts. Tax benefits for buyers would include a 20 percent state income tax credit for people who purchase and restore these homes and live in them for at least five years, as well as an exemption from the state sales tax on materials used to restore these properties. Sellers would be exempt from the state's share of the realty transfer tax if they agree to sell a historic structure to someone who will restore and live in it for at least five years.

House members passed both bills unanimously during the 2003-04 legislative session only to see them die in the Senate. UCHS will be tracking their progress and alerting you to how to help move them to final passage.

STOP HB 1954 SNEAK



The **Board of UCHS** has voted to join the growing number of Philadelphia community organizations joining **SCRUB** as plaintiffs in a proposed lawsuit asking the courts to overturn a sneak amendment to **HB 1954** passed at 2:30 a.m., Sunday, November 20 by the **Pennsylvania Legislature** that strips individual citizens and community associations in the city of their legal right to challenge land use decisions through court appeals. Passed without public notice or comment, the "sneak" amendment sets new legal hurdles for appealing decisions of the **Philadelphia Zoning Board of Adjustments** and other agencies that regulate development, including the **Historical Commission**.

A long time objective of the billboard industry since **SCRUB** won a 1998 Commonwealth Court decision which affirmed the rights of Philadelphia taxpayers to appeal, similar legislation was attempted in **Philadelphia City Council** in 2001 and again in the **General Assembly** in 2002. Only community efforts prevented passage then and will be needed again to prevent this latest threat to neighborhoods having some control over developments in their communities. For more information and updates, see **SHRUB's** website, www.urbanblight.org.

SAVE THE DATES

Sunday, February 6, 2 p.m. - **Charles Dickens Birthday Party**, readings and refreshments presented by **The Friends of Clark Park** with Victorian-style brass music from **Susan Watts** and friends, courtesy of **The Crossroads Music Series, Calvary Center for Culture and Community - University of the Sciences in Philadelphia's Griffith Hall**, 600 S. 43rd Street, Free

Thursday, May 5, 4-6 p.m.- **Party for the Park**, sponsored by the **University City District** and **The Friends of Clark Park** to raise funds for the contractual maintenance and preservation of **Clark Park**. Your invitation will be in the mail.

Saturday, May 14, 10 a.m. to 6 p.m. - **University City Historic Trolley Loop**, On the extensive existing tracks in University City, a free University City streetcar excursion loop will take riders to visit and experience the businesses and amenities along some of University City's prime commercial corridors (**Baltimore Avenue, 38th & 40th Streets**) and historic neighborhoods (**Spruce, 42nd, Chester, 49th Streets**) using reconditioned, air conditioned period **SEPTA** streetcars. Free tickets, available at numerous sites in University City, including the **University City District**, will permit riders unlimited boarding and departures to ride the rails in comfort and take in both the sites and special experiences along the way. Riders may board and disembark at more than 15 locations throughout the neighborhood approximately every twenty minutes on the continuous "loop." Sponsored by the **University City District**, the **University City Historical Society** and **SEPTA**

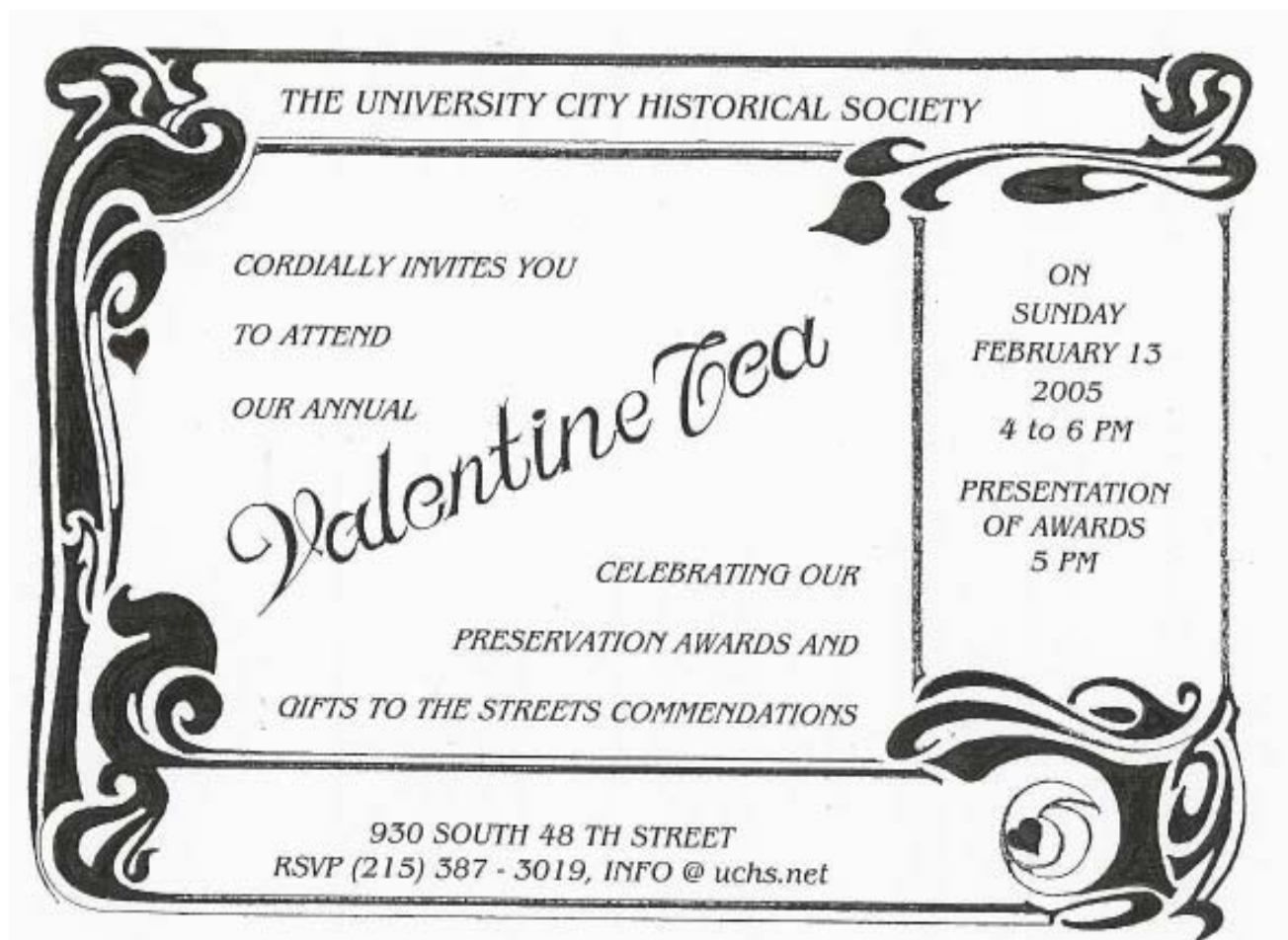
Saturday, May 14, 1 - 5 p.m. - **University City Historic House Tour**, Visit over a dozen architectural environments in this historic "streetcar suburb," from restored Victorian townhouses, Edwardian mansions, Queen Anne twins, Jazz age condominiums and retrofitted 20's row houses along with a variety of spectacular reclaimed and new local public landmarks. Period streetcars will be running on tracks close to the house tour route for free public use. Tickets on the day of the tour, \$35/person; in advance from **Philadelphia Open House**, \$30/person; discounted advance sale tickets for current and new **UCHS** members, \$20/person. Sponsored by **The University City Historical Society**. Full details and ordering information available in the next "**On the West Side**"

THANKS ALSO

to those who renewed their UCHS membership dues and especially those who gave additional contributions as

Sustainers of UCHS: John & Ethel Cebra; Dan DeRitis, Apartments @ Penn, Inc; The Drumcliffe Foundation; Barry Grossbach & Mike Hardy; Michael Levin; Chris & Grace O'Donnell, O'Donnell Real Estate and Mark Wagenveld;

and as Friends of UCHS: Carol & Richard Betts; Jan & Arthur Bye, Urban & Bye Realtor; Jonathan A. Cass & Jacquelyn A. Caridad; Libby Rosof & Murray Dubin; Phil & Fritz Franks; Robert & Geraldine Giuntoli; Sally & Stanley Johnson; John Schnepf & Richard Kirk; Brian Ratigan & Melani Lamond; Jeanne Sokolak & Joe Lorenc; Richard Lowe; Brian Yachyshen & Facqueline McCrea; Sue & Jack Minnis; Joe & Betty Moloznik; Richard Moreau & Roy Elbert Perkins; Jeffrey Berger & Danielle Rice; Chip & Marci Staddon; and Robert P. Thomas.



“On the West Side” is printed by the **University Sity Copy Service, Inc.**, 3819 - 33 Chestnut Street & Houston Hall, 3417 Spruce Street, Lower Level, visit them at www.uscopy.com

The UNIVERSITY CITY HISTORICAL SOCIETY
 thanks those responsible for the “**Gifts to the Streets**”
 given by those below during 2004.

These exterior preservation efforts enrich us all. THANK YOU!

417 N. 33 rd St.– façade restoration, paint, Loonstyn Brothers, 1610 Flat Rock Rd, Narberth	910 S. 47 th St.– façade detailing and paint, Robert Schnoll with Steve Bagdan, 4715 Pearson Ave.
233-243 S. 41 st St.– porches repair, David Adelman & Alan Horwitz, Campus Apartments	1012 S. 47 th St.– façade restoration, paint, Nicole McEwan
326 S. 43 rd St.– masonry cleaning, Douglas Metcalfe & Brian Lahmann	1014 S. 47 th St.– façade restoration, paint, Life Center Association Inc, 4722 Baltimore Ave.
441 & 443 S. 43 rd St.– façade repairs, paint, Andrew Eisenstein, 700 Thomas Road, 19118; Matt Canno, 220 W. Rittenhouse Sq.	552 S. 48 th St.– paint, Elliot Stern & Christine Hibbard
228 S. 44 th St.– façade repairs, paint, Judith Carter with Hector Medina	530 S. 48 th St.– porch repair, paint, Andrew & Penelope Marvel
500 S. 44 th St.– façade repairs, paint, Harry Jules Dingle & Emily Hage	600 S. 48 th St.– façade restoration, masonry renewal, paint, Lawrence Motyka & Elizabeth Campion, 4611 Springfield Ave.
430 S. 45 th St.– porch restoration, Tom Gagliardi, 229 W. Maryland Ave., Alden, PA	632 S. 48 th St.– paint, Robert Mills & Kimberly Coveleskie
253 S. 45 th St.– paint, Nader Afshar & Sophia Bunyaraksh	804 S. 48 th St.– paint, John & Ethel Cebra
252-4-6-8 S. 45 th St.– porch restorations, Tim Delaney, 7 Red Tail Circle, Denver, PA; World Changers; John Johnson, 506 S. 48th St.; Louis Tannen, Wasem Almashhadani, Jose Valdivia, Louis Tannen Fine Carpentry, 4716 Windsor Ave.; Frank & Jeff Arnold, Frank Arnold Construction, 3234 Kensington Ave; Chris Neff, 4612 Kingsessing Ave.; Hector Medina, 4922 Pentridge St.; Matt Sauer, 4522 Locust St.; Mid-Atlantic Lutheran Student Movement/University Lutheran Church, 3637 Chestnut St.; Alice Wells Painting, 4319 Baltimore Ave.; Spruce Hill Community Association; UCHS; UCD; Naomi Hill; Pauline Borkon, Michael Lynch	808 S. 48 th St.– paint, Todd & Peggy Kovich with Tab Frangolis
1131 S. 46 th St.– paint, Jon Bekken & Karen Lefkovitz	48 th & Baltimore Ave., Calvary Center for Culture & Community – gable reconstruction, Rich Kirk, 4419 Larchwood Ave.
404 S. 47 th St.– window restoration, paint, Jim & Nancy Cox with Paul Hutchinson, Garden Court Plaza, A-5, 4701 Pine St.	1015 S. 48 th St.– paint, David Penkower & Namrata Narain
806 S. 47 th St.– paint, second & third floors, Eric & Angela Kassab, 117 Canterbury Dr, Wallingford	4325 Baltimore Ave.– façade restoration, Arlene Caney, 433 S 45 th St, with Hector Medina
+915 S. 47 th St.– paint, porch restoration, Jessica & Jon Moore	4345 Baltimore Ave.– façade restoration, Gerard Joseph, 212 S 45 th St & Who’s World Contracting
909 S. 47 th St.– cornice restoration, Gayle Taylor with Hector Medina	4714 Baltimore Ave., Benny’s Hair Styling – paint, second & third floors, Sebastiano & Nunziata Augello
	4712 Baltimore Ave.– paint, Will Giesey, second & third floors, 4535 Osage Ave.
	4708 Baltimore Ave., Dahlak – paint, second & third floors, Amare Solomon
	5009 Baltimore Ave., MiaLou’s – storefront repairs, paint, Christine Fronczak & Sean Dorn, 1004 S 49th St
	4622 Cedar Ave.– paint, façade restoration, masonry cleaning, Theodore Schurr & Danette Wormer
	4502 Chester Ave.– porch repairs, paint, William & Vera Foronda, 4320 Osage Ave
	4521 Chester Ave.– façade repairs, paint, William &

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Vera Foronda, 4320 Osage Ave	4627 Osage Ave.– blind oculus decoration, Bogoljub & Maria Lalevic
4624-26 Chester Ave.– paint, Randy J Zauhar & Zheya J Yu	4726 Osage Ave.– paint, Clarence Blanks, 5833 Montrose St
257 S. Farragut Terrace – paint, Stephen & Nancy Hornberger	4733 Osage Ave.– paint, Joanne Etheridge
922 S. Farragut Terrace – mansard restoration, paint, Sam & Sharon Nicolary	3809 Pearl St., East Africa Center – façade repairs, paint, Bill & Betty Baumann, 407 N 33rd St
3503 Hamilton St.– paint, Arthur Kaiser & Conrad Lotz	4335 Pine St.– paint, John & Meg Jewell
4621 Hazel Ave.– porch restoration, Richard & Amy Olaya	4336 Pine St.– paint, Jay Sand & Lauren Krug
4833 Hazel Ave.– façade restoration, Lettie Holden with Hector Medina	4428 Pine St.– porch repairs, paint, Michele Richman with Louis Tannen
4614-16-18 Kingsessing Ave. – porch restoration, paint, Viorel & Mihaela Farcas, 4716 Kingsessing Ave.	4516 Pine St.– paint, Thomas & Sabrina Anderson
4720 Kingsessing Ave. – paint, Jonathan C David	4524 Pine St.– porch reconstruction, Alan Neilson & Sally Williams
3806 Lancaster Ave., Gallery – façade renovations, paint, Bill & Betty Baumann, 407 N 33rd St	3401 Powelton Ave., Lambda Chi Alpha Fraternity – 34 th St. stone wall and arch reconstruction
3808 Lancaster Ave., Art on 38 th Gallery – façade renovations, paint, Bill & Betty Baumann, 407 N 33rd St	4813 Regent St.– paint, Jason Kulczynski
3810 Lancaster Ave., Gallery – façade renovations, paint, Laurence Salzman, 3607 Baring St	4819 Regent St.– paint, Matthew Petrucci II
4313 Larchwood Ave.– façade restoration, paint, David Moody & Katy Clark with Chris Neff, 4612 Kingsessing Ave.	3930-32-34 Sansom St.– porches restoration, Jim Sims, Creative Builders, Inc., 200 Rodmor Road, Havertown and Mark Brady, UCA, 4106 Walnut St
4416-18 Larchwood Ave.– façade detailing and paint, Bonnie Pokorny with Hector Medina	4516 Springfield Ave.– façade restoration, JD Properties, 5100 W. Columbia Ave.
4419 Larchwood Ave.– paint, Rich Kirk and John Schnepf with Hector Medina	4812 Springfield Ave.– façade restoration, Belynda Stewart with Hector Medina
4613 Larchwood Ave.– paint, Jeffrey Rubidge & Grace Kao	4224 Spruce St.– façade repair, painting, Kappa Psi Fraternity
4632 Larchwood Ave.– paint, Alan Kraus & Eduardo Carvajal	4418 Spruce St.– façade cleaning, David Adelman, Campus Apartments, 4043 Walnut St.
4636 Larchwood Ave.– paint, Jennifer Culhane	4425 Spruce St. – façade repair, paint, Greg & Michael Salisbury, 4433 Spruce St.
4640 Larchwood Ave.– paint, Marilyn Bradley	4610 Spruce St. – porch repairs, paint – David Vann, 4222 Osage Ave.
4915 Larchwood Ave.– paint, Thomas Angeloff & Judy Smith	4619-21 Spruce St.– painting, Jon & Carmen Richter, 254 Bowman Ave., Merion Station.
4935 Larchwood Ave.– paint, Erick Kendall	200 St. Marks Square – non-rectangular exterior storm windows, paint, Alan P Bond & Amparo Y Padilla
4522 Locust St.– porch & façade restoration, paint, Matt & Meredith Sauer	40 th and Walnut St.s, Walnut West Library – exterior renovations, Beth Ann Johnson, Friends of Walnut West, 4025 Walnut St; Elliot Shelkrot, Free Library of Philadelphia; Councilwoman Jannie Blackwell
4523 Locust St.– paint, Mark Horwitz & Arita Trahan	4524 Walnut St.– painting, façade repairs, Stoneleigh Court Llc, 1600 Market St
227 S. Melville St.– paint, Richard & Stella Ninness	4712 Warrington Ave.– façade repair, paint, John & Marianne Valentino
4302 Osage Ave.– façade restoration, paint, Eli Massar, 426 S. 43 rd St.with Frank Arnold Contracting,	West Powelton & Saunders Park - façade improvement program, Gloria Guard & Melissa Long, Peoples Emergency Center Community Development Corporation, 329 N. 39 th St.
3234 Kensington Ave.	
4533 Osage Ave.– porch restoration, paint, Kazan & Aileen Spratt	
4625 Osage Ave.– slate repair, paint, Rosario Cerundolo	

The **UNIVERSITY CITY HISTORICAL SOCIETY**
 thanks those responsible for the “**Green Gifts to the
 Streets**” given by those below during 2004.

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

41st & Chester Ave. traffic triangle, Amanda Benner & Stephen McCoubrey, UC Green; Ross Goldberg, Posel Management, 212 Walnut St.; University of the Sciences in Philadelphia, Dr. Philip Gerbino, President 326 S. 43rd St.– new front garden, Douglas Metcalfe & Brian Lahmann

400 block of S. 43rd St.– streetscape greening, Mill Creek Greenway Neighbors, Ben & Carola Jacobs, 410 S. 43rd St. in conjunction with the Spruce Hill Community Association Block Improvement Grant Program

417 S. 43rd St.– new front garden, Courtney & James Mendillo

426 S. 43rd St.– new front garden, Eli Massar 239 S. 44th St., University City Garden – new design and renewal, Lauren Leatherbarrow, University City Garden Club, 517 Woodland Terrace

45th and Woodland Ave.– new public landscape, University of the Sciences in Philadelphia, Dr. Philip Gerbino, President

530 S. 48th St.– new front yard, Andrew & Penny Marvell

4521 Chester Ave.– new front yard, William & Vera Foronda, 4320 Osage Ave.

4302 Osage Ave.– new landscaping, Eli Massar, 426 S. 43rd St.

4109-11-13 Pine St.– new front gardens, Le Vuong Van & Pham Myson, 4113 Pine St.

3900 block of Baltimore Ave., Bartram Beds – maintenance and renewal, Pamela Haines, 919 S. Farragut Terrace

Baltimore Ave. and 43rd St., Clark Park – new trees, plantings, Chris Leswing for the Clark Park Tree Committee, 1005 S. 46th St.

Baltimore Ave. and 45th St., traffic triangle - reconstruction and greening, Nancy O'Donnell, Mike Groman, Julie Snell and Ilene Gallagher, Pennsylvania Horticultural Society; Eli Massar, Baltimore Ave. Corridor Manager, University City District; Amanda

Benner, UC Green

Baltimore Ave. & 49th St., Cedar Park, new public garden - Holman Massey Jr, 4919 Cedar Ave.; Maureen Tate, 4820 Florence Ave.; Trina Dow, 4917 Catharine St. in conjunction with Cedar Park Neighbors and UC Green

900 block of S. Farragut Terrace – streetscape greening, Andrew Diller, 918 S. Farragut Terrace & Michelle Robinson, 1120 S. 51st St. in conjunction with Cedar Park Neighbors Block Improvement Grant Program

4400 block of Sansom St.– new street trees, Kate Stover for the Sansom St. Coalition, 7312 Emlen St.

4418 Spruce St.– new landscaping, sidewalks, tree lawns, David Adelman, Campus Apartments, 4043 Walnut St.

4425 Spruce St.– new front garden, Greg & Michael Salisbury, 4433 Spruce St.

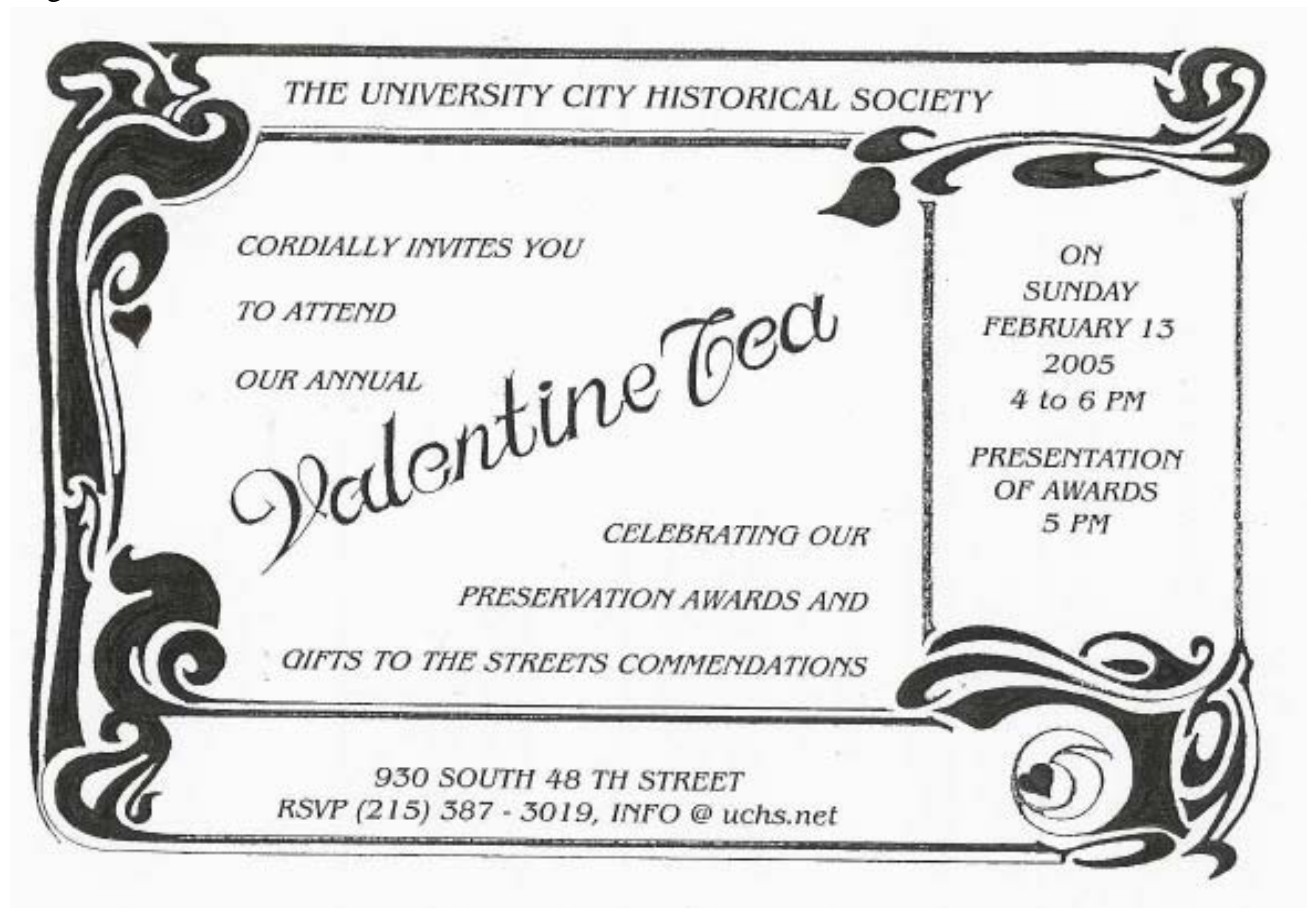
800 block of S. St. Bernard St.- greening improvements, Shirley Rheinhart, 828 S. St. Bernard St. and the Cedar Park Neighbors Block Improvement Grant Program

40th & Walnut St.s, Walnut West Library – plantings, Eddie Brady, 220 St. Marks Square

Underwire tree plantings in University City – Alex Brown, PECO Energy, 2301 Market St.; Amanda Benner, UC Green, 4013 Chestnut St.

3900 block of Woodland Ave., The Woodland Ave. Exotics Plantings – upkeep, renewals, Michelle Murphy, 4230 Pine St.

“Willow Square,” 400 block of Sloan St.– Tammy Tucci, Presbyterian Medical Center, 1 Wright Saunders Bldg, 39th & Market St.



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