



SACRED PLACES

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**Making Room for a
Living Congregation**
*Restoration Recently
Completed at St. James
Church, New York*



BROWN MEMORIAL PARK AVENUE PRESBYTERIAN CHURCH

Baltimore, Maryland

2003 Craftsmanship Award Winning Project!

The employees of the Hauser Art Glass Co, Inc. have been notified that they are the recipients of the 2003 Craftsmanship Award for stained glass restoration. The award is given by the Baltimore Building Congress and Exchange in recognition of the high quality of craftsmanship exhibited in the care and protection of the stained glass windows at Brown Memorial Presbyterian Church. The windows they restored are considered one of the world's finest collections of Tiffany windows still in their original settings.

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This month Partners says goodbye to two staff members, **John Herrick, director of development**, and **Kim Moon, director of foundation relations**. John and Kim have been great assets and colleagues during their tenure. Meanwhile, **Jay Blossom** has joined the staff as **manager of corporate, foundation, and membership giving**. Jay was program associate at Partners from 2001 to 2002. Welcome back!



OUR APOLOGIES

The last issue of *Sacred Places* neglected to include credit for the cover photograph. Many thanks to Christopher Fitzgerald for the photo of congregations participating in New Dollars/New Partners, sponsored with Historic Boston Incorporated.

from the Co-Directors



“I like the fact that congregations will research their places in the life of the community and understand their place within the community — that the building is an asset for ministry — that’s what excites me.”

— *The Rev. Dr. Arnold Thomas, Vermont Conference of the United Church of Christ, speaking about the New Dollars/New Partners training program*

After spending fourteen years gathering — or creating — America’s greatest concentration of publications and resources serving sacred places, now we have a powerful way to deliver them directly to you — or to a congregation you care about.

This delivery program is called *New Dollars/New Partners for Your Sacred Place*, and it is the most powerful effective resource Partners has ever developed. Yes, it is a training program for clusters of congregations who want to learn how to increase their pool of donors, funders and partners in ministry — but it is so much more.

Denominational leaders, like Dr. Thomas, who have taken a close look at *New Dollars* see it as a way to encourage a congregation’s connection to the larger community, as a way to strengthen leadership, and even as a tool for strategic planning. That’s because *New Dollars* helps a congregation think about how it wants to use its assets — especially the building — to live out its mission.

Maybe that’s why the program has grown by leaps and bounds in less than a year. We now have *New Dollars* at work in Philadelphia (the pilot location) and seven other communities (see details on pages 7-8).

The program’s cost is modest: the eight- to ten-month project costs, on average, less than \$2,400 per congregation, most of which is paid for by a local sponsoring organization (usually a denominational office or preservation organization). We believe that *New Dollars* is an extraordinarily inexpensive way to build a congregation’s capacity to find new money and other resources, when otherwise it may face decline or dissolution.

New Dollars can bring new confidence and new energy to even a small congregation’s efforts to use its assets to full advantage. Like all of Partners’ work, this program is not just about saving buildings — it is also about supporting and enhancing the good work of congregations everywhere.

Diane Cohen and Bob Jaeger

Hurricane Isabel Damages North Carolina Churches

Hurricane Isabel, which came ashore September 18 at North Carolina's Outer Banks and then whirled up the Atlantic seaboard, caused significant damage to several sacred places in its path.

Preservation North Carolina reports that St. John the Evangelist Episcopal Church, Kadesh AME Zion Church, and St. Ann's Catholic Church, all in North Carolina's colonial capital of Edenton, suffered substantial losses during the storm. Rural Yeopim Baptist Church and Baptist Fellowship and Worship Church (formerly Evans Methodist Church) were also significantly damaged.



Kadesh AME Zion Church in Edenton, N.C., sustained significant structural damage and lost many of its stained-glass windows during Hurricane Isabel. An imposing Victorian Gothic frame structure graced by two bell towers of different sizes, it was built in 1897 by Hannibal Badham Sr., an African-American builder who was a member of the

congregation. The church was the first home of the Edenton Normal and Industrial College, which provided primary and secondary education for black children in an era when public schools excluded African-Americans. (Courtesy Restoration Branch, State Historic Preservation Office, Division of Archives and History, North Carolina Department of Cultural Resources)

New Dollars/New Partners in Northwest Philadelphia

Partners brought New Dollars/New Partners training to northwest Philadelphia congregations on June 7. Members of the Haitian Evangelical Baptist Church, right, joined clergy and lay leaders of nine other congregations at the First Presbyterian Church in Germantown. Henry Moore, standing below right, co-director of the ABCD Training Group, taught the basics of asset-based community development as part of the second module of the new initiative.



PHOTOS COURTESY HENRY MOORE



Partners Receives General Operating Grant from Driehaus Foundation

The Richard H. Driehaus Foundation of Chicago has awarded Partners a grant of \$30,000 for general operating support over the next year. Partners is very grateful to the Driehaus Foundation for this grant, which will aid in the continued development of the New Dollars/New Partners for Your Sacred Place training initiative, and a long-term capital investment strategy for sacred places.

Partners Advances to Next Round in National Nonprofit Business Plan Competition

Partners is among 80 national nonprofits selected to advance to the next round of the National Business Plan Competition for Nonprofit Organizations, sponsored by the Yale School of Management-Goldman Sachs Foundation Partnership on Nonprofit Ventures.

Partners' submission, a plan for the expansion of the New Dollars/New Partners training initiative, won initial praise by evaluators, who said: "Partners has identified an unfulfilled need. It recognizes both the challenge and the opportunity presented by historic sacred places, and has developed a venture to try to maximize the possibilities.... This venture looks to stakeholder organizations for financial support and access to broaden the number of individual congregations who might benefit."

A working draft of the business plan was submitted this month. If selected to proceed to the final round of the competition next spring, Partners will be eligible to win a grant ranging from \$25,000 to \$100,000.

Community-Wide Fundraising Works for Minneapolis Baptist Church

Redeemer Missionary Baptist Church in Minneapolis is an impressive Prairie-style building akin in design to the architecture of Frank Lloyd Wright. Newly renovated and restored, the church stands as a fine example of preserving architectural integrity while adapting to the contemporary needs of a congregation.

Acquired by Redeemer in 1988, the former Stewart Memorial Presbyterian Church, a 1910 structure designed by William Gray Purcell and George Feick Jr., needed a new roof, new plumbing, updated wiring, and a new heating system. The organ hadn't worked in years, the sound system was inadequate, and the leaded-glass windows were yellowed and deteriorating. Moreover, the building was not accessible and Redeemer was in need of a total-immersion baptismal pool. Nonetheless, the growing congregation, committed to their urban neighborhood and to restoring and renovating their new church home, persevered.

Community Outreach and Partnership — Keys to Success

The story of Redeemer illustrates two important points — the difference that one committed person can make, and the importance of opening doors and reaching out to the community. Congregation member Clifton Johns, retired from the postal service in 1990, began using his free time to work more closely with Redeemer as chair of the building committee. One event led to another, and soon Johns was volunteering as a board member of the Lyndale Neighborhood Development Corporation, supporting a shelter for abused women and children, and welcoming the new Harriet Tubman Center to the neighborhood. The center's leaders, grateful for Johns' help, asked him to join their board. Not only did he join, but he offered Redeemer's fellowship hall, next door



MACDONALD & MACK ARCHITECTS

to the Tubman Center, as a meeting place during construction. The favor was returned in 1994, when the Tubman Center director offered to help Redeemer restore its historic building.

Laying the Groundwork

In 1995, Bob Mack of MacDonald and Mack Architects was asked to complete a building conditions survey for Redeemer, following an earlier survey he had done in

the late 1970s for the former congregation. The survey confirmed Johns' worst fears — the building urgently needed repairs that would cost more than \$1.5 million. Good to their promise, the director and board members from Tubman joined church leaders to form the Redeemer Restoration Project, a 501(c)(3) non-profit organization.

Consisting of several Tubman Center board members, Johns, and the Rev. Daniel McKizzie, Redeemer's pastor, the group met weekly to plan a course of action. They set a goal of \$2.3 million, which not only included funding for restoration work, but also set aside \$500,000 for a building endowment. These new Redeemer friends included private philanthropists and business leaders, foundation executives, and a former University of Minnesota regent. While they provided a large portion of the funding needed, they also opened doors to other potential donors, private foundations, and wealthy congregations.

Reaching Out to Major Donors

The Redeemer Restoration Project's board raised money by soliciting major gifts from individuals, supplementing this approach with foundation proposals and smaller gifts. More than \$900,000 was raised very quickly from board members, and 10 other donors gave

continued on next page

Redeemer's Keys to Success

- Recognize and embrace the building's architecture and history
- Connect to community organizations
- Share space and resources with local organizations — in this case, the Harriet Tubman Center
- Form a separate non-profit entity, the Redeemer Restoration Project, which attracts community interest and partners beyond the congregation and manages the logistics and finances of the capital campaign
- Receive significant major gifts from individuals who are not congregation members, who in turn ask for gifts (peer-to-peer giving) in conjunction with tours of the church and meetings with religious and community leaders with a shared vision

Fundraising Works for Minneapolis Church

continued from page five



gifts in the six-figure range. On a tour of the church, one board member decided on a gift of \$100,000; her husband, who was with her, convinced her that they should make a lead gift of \$500,000 to the campaign.

Board members also introduced the project to their friends, who were invited to visit the church and learn about its history, community outreach and plans for the future. "We expected that most of them would be interested in the architecture," said Johns, "but mostly they were interested in how we were serving the community." The Redeemer Restoration Project also received a small grant to hire a marketing/grantwriting professional, who created attractive brochures and other campaign materials. The campaign was officially titled "Simple Gifts: Restoring a Prairie School Church."

Happy Ending

In the end, the congregation and the Redeemer Restoration Project were able to raise \$2.3 million to pay for the

building's renovation and restoration. The congregation donated more than \$100,000 to the campaign and raised additional funds to pay off their mortgage. The project received regional and national recognition, including awards from the Preservation Alliance of Minnesota and the National Trust for Historic Preservation. Johns continues his volunteer work in the Lyndale neighborhood and has joined the board of the Preservation Alliance, where he is helping to bring attention to other historic sacred places in the state. He sums up Redeemer Missionary Baptist Church's experience this way:

"When we purchased the church, we gave no thought to its historic value. We just wanted a place to call home. Then we learned that the ancestors of one of its architects, W. G. Purcell, owned a farm that had been part of the Underground Railroad. What a connection to our predominantly African-American congregation! We are blessed, we are happy, and we are proud of our accomplishment."

Historic Restoration

Partial List of Clients:

University Chapel,
Princeton University, NJ

Packer Chapel,
Lehigh University, PA

First Presbyterian Church,
Walnut Street, PA

Christ Church,
Georgetown, Washington, DC

Trinity Episcopal,
Princeton, NJ

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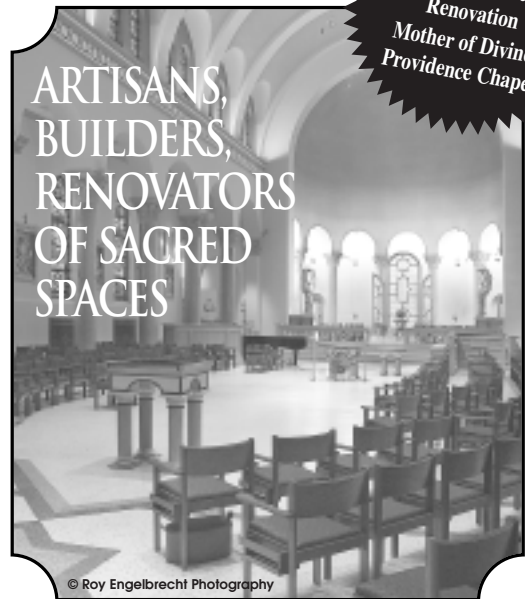
(Pictured)
"Victory of Life"
Tiffany Studios,
Circa 1911,
First Presbyterian,
Germantown, PA

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New Dollars/ New Partners *Helps Congregations Chart New Course*

Training participants in Boston and Cincinnati are beginning to gather the threads of their stories — to make their cases for new community support for their capital needs. King’s Chapel in Boston and the Old St. George Christian Ministries Center in Cincinnati provide a glimpse into the rich heritage, building resources, and community services represented by participating New Dollars/New Partners congregations.

If you’ve walked Boston’s Freedom Trail, you have passed by and possibly gone inside the fifth stop — King’s Chapel. The first Unitarian church in North America, it offers an unusual blend of Anglican liturgy and Christian theology, with its services based on the ninth edition of the *Book of Common Prayer According to the Use in King’s Chapel* (1986). The congregation was founded in 1686 by Anglicans, who were so unwelcome in Puritan Massachusetts that King’s Chapel members found themselves pelted with vegetables and dead animals when they laid the cornerstone for their first church in 1689. The church became Unitarian in 1785 when its first post-Revolutionary War minister introduced

Unitarian principles and a revised Anglican prayer book.

The second and current King’s Chapel building, designed by architect Peter Harrison of Newport, Rhode Island, was completed in 1754. In spite of its rich history — it boasts a 1772 English bell that was recast by Paul Revere after it cracked in 1814 — the fabric of this famous church is fraying. The interior carpet is held together with duct tape and the upholstery is in tatters. The congregation is committed to restoring the interior with historical integrity, but this costs money. The Tremont Street portico, familiar to generations of Bostonians and tourists, is flanked by 12 columns that are currently held together by paint; the price for restoration is \$40,000 per column!

Music has been an important component of community outreach at King’s Chapel since 1713, when the church became the first in New England to acquire an organ. Another King’s Chapel first was the 1786 music festival, during which a lengthy concert — including excerpts from Handel’s *Messiah* — was performed during Morning Prayer. The world-renowned Handel and Haydn Society gave its first public performance at King’s Chapel on Christmas in 1815. Today a Sunday concert series and a Tuesday recital series continue to attract community members and visitors.

Space is at a premium in King’s Chapel. The Parish House is seven hilly blocks away. The congregation participates in outreach ministries with other congregations but cannot even accommodate an after-service coffee hour at the church for its own members. The congregation talks about digging out the undercroft and seeing if the foundation is really sinking, but that major construction project is prohibitively expensive. In addition, the congregation wrestles with balancing the public nature of the building with its identity as an active worshiping community.

In February 2004, King’s Chapel and eight other Boston congregations will gather together for a third New Dollars/New Partners training module, present their case for support to their training peers, and begin to explore new capital funding opportunities that will result in a strategic plan for their future.

Historic Cincinnati Church Becomes Ecumenical Center

Contrast the historic ministry of King’s Chapel with the new post-denominational ministries emerging at Cincinnati’s Old St. George Christian Ministries Center, another New Dollars/New Partners congregation.

continued on next page



Above, each of the 12 columns at the entrance to King’s Chapel will cost \$40,000 to restore.

Right, at Old St. George Christian Ministries Center, stained glass contributes to the creation of a “great good place” that is home to a variety of organizations. (Photo courtesy Larry Bourgeois, Old St. George Christian Ministries Center)



NEW DOLLARS/NEW PARTNERS TRAINING IS COMING YOUR WAY!

New Dollars/New Partners is a training program to help congregations develop resources to sustain their older buildings and community services. Training has already started, or is soon to begin, in several communities across the country:

ATLANTA Sponsored by the Presbytery of Greater Atlanta

BOSTON Sponsored by Historic Boston Incorporated

CINCINNATI Sponsored by Cincinnati Preservation Association

THE MID-ATLANTIC Sponsored by the Presbyteries of Baltimore, National Capital (Washington, D.C.), and New Castle (Delaware)

PITTSBURGH Sponsored by Pittsburgh History & Landmarks Foundation

SAN FRANCISCO BAY AREA Sponsored by the Episcopal Diocese of California

VERMONT Sponsored by the Vermont Conference of the United Church of Christ

Partners for Sacred Places is seeking denominational offices and statewide and local preservation organizations as sponsors of New Dollars/New Partners training. The training offered to congregations through New Dollars/New Partners supplements congregational redevelopment programs that are part of many denominations' mission strategies. Partners has attended the National Trust for Historic Preservation annual conference, the Consortium of Endowed Episcopal Parishes annual meetings, and the United Methodist Church's 2003 School of Congregational Development, and we will be an exhibitor at the Presbyterian Church (USA) Churchwide Transformation Conference in January. For further information, contact Sarah Peveler, Director of Training, at (215) 567-3234, extension 14, or speveler@sacredplaces.org.

New Dollars/New Partners Helps Congregations

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When the Archdiocese of Cincinnati merged the St. George congregation with St. Monica's and the University of Cincinnati's Newman Center in 1993, Old St. George's — an 1873 building by prominent Cincinnati architect Samuel Hannaford — was slated for demolition. A community group formed to save this Corryville neighborhood landmark and find new uses for the building. The mission of Old St. George says it all: *Preserve a beautiful and historic Cincinnati landmark and create within it a Great Good Place in which to bring people together; become a marketplace for diverse ideas; focus on what we have in common; and be inclusive, cooperative and partnering.*

Incorporated as a 501(c)(3) organization, Old St. George operates a cybercafé in the former sacristy and an extensive religious bookstore. The former sanctuary is ideal for large events — musical and theatrical performances, dinners, conferences and weddings — and is used as a worship space by several local non-denominational congregations. Old St. George uses the former friary to house offices for programs like the Amos Project (an ecumenical group linking faith and public action), the Cincinnati Earth Institute, and Victory Videos (a television studio).

Old St. George has also begun to leverage its location on a "gateway block" to the University of Cincinnati. It participated in a matching façade grant program and is exploring a partnership with the Clifton Heights Business District to develop surrounding properties for commercial and entertainment use and provide capital funds for the care of Old St. George.

Executives of the Verdin Company, a Cincinnati-based multinational supplier of bells, carillons, and clocks, are paying special attention to the highly visible towers. With the collaboration of a master clock restorer, Verdin family members, who as boys helped wind the towers' clocks, are bringing all eight of the clocks back to working order. A separate grant is funding new lighting to make the towers visible on the Cincinnati skyline.

The five-year capital funding plan totals \$1.2 million, of which \$500,000 will be used to pay off the existing mortgage originally secured to save the building. The remaining \$700,000 has been earmarked by the Old St. George board of directors for urgently needed exterior work.

Much work remains to be done at Old St. George, both to enhance usable space and to develop a stream of income to support the building and its many programs. The 11 Cincinnati New Dollars/New Partners congregations will gather again in January 2004 to explore new community partnerships as the training moves to its second module.

■ Consulting Architects and Conservators ■

1:1:6

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- Roofing ■
- Masonry ■
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- Condition Assessments ■
- Repair and Rehabilitation Design ■

The Repair, Replacement, and Maintenance of Historic Slate Roofs
Preservation Brief #29, National Park Service
Authored by 1:1:6 Principal, Jeffrey S. Levine

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10 Tips for Repair and Maintenance

A Long and Happy Life for Your Slate Roof

by Jeffrey S. Levine

Slate roofs are frequently found on historic sacred places. Attractive, durable, often steeply sloped and highly visible, they contribute to the overall design of a building through the use of interesting colors, textures, and patterns. Natural slate roofs can withstand years of exposure to the weather, and certain types of slate are known to have serviceable lives of 125 to 175 years, or more!

Of all the building components that contribute to historic sacred places, slate roofs play the most important role in keeping the building and its contents dry, making good stewardship of the roof a priority. Here are guidelines for helping to ensure your slate roof lives out a full life.

Jeffrey Levine is a founding principal of 1:1:6 Technologies Inc., Consulting Architects and Architectural Conservators, in Media, Pennsylvania. A member of Partners' Professional Alliance, he has overseen more than 150 restoration and rehabilitation projects, preservation plans, and maintenance programs for a large variety of building types, including academic, commercial, and ecclesiastical buildings. He is a founding director of the National Slate Association and a board member of the Delaware Valley chapter of the Association for Preservation Technology and is the author of many articles on slate roofing, including Preservation Brief No. 29, published by the National Park Service and available at www2.cr.nps.gov/tps/briefs/brief29.htm.

1. HIRE A ROOF CONSULTANT OR ARCHITECTURAL CONSERVATOR. Slate roofs, flashing, and rainwater drainage systems are complex building components that are critical to the health of your building. They are expensive to repair and replace. Get good advice from an independent professional so that you undertake only the work that has to be done — and you do the work only once.

Too often owners of slate roofs pay for repairs two or three times because the work was not executed correctly the first time, or the problem was misdiagnosed. Roof consultants are trained to assess the existing condition of your roof, offer alternatives for repair, and design repairs to meet your budget. A consultant will add to your upfront costs but can save big money in the long run.

2. NOTHING LASTS FOREVER, but slate does last a long time. Slate is a natural product that is quarried in different regions of the country, primarily in the Appalachians. Depending on mineral composition, the serviceable life of slate varies from region to region. Time has shown that slates from Buckingham, Virginia, will last 175 years or more, New York and Vermont slates approximately 125 years, and Pennsylvania soft-vein slates at least 60 years. Pennsylvania's hard-vein and Peach Bottom slates, neither of which is still quarried, had



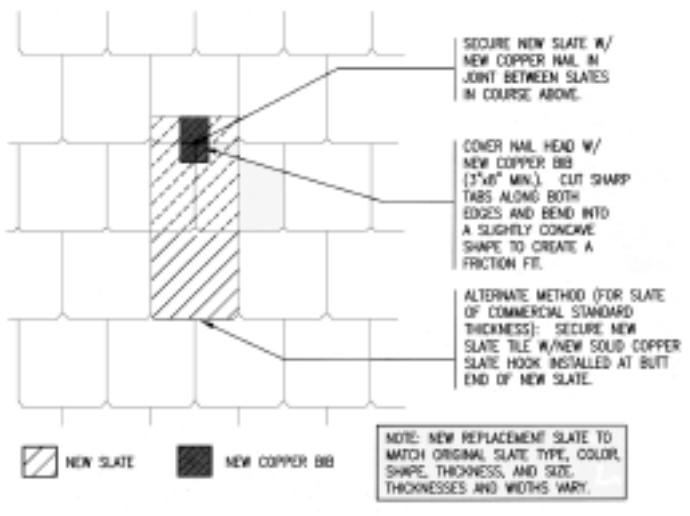
Pennsylvania black fish-scale slate on a church rectory in Philadelphia shows obvious evidence of delaminating.

serviceable lives of roughly 100 and 200 years respectively. These life spans are a guide only. Roof pitch, exposure, location, and local climatic conditions all affect slate's durability.

3. BEWARE OF THE CONTRACTOR WHO SAYS, "TEAR IT OFF." Slates nearing the end of their serviceable lives will begin to delaminate, hold moisture, break, and fall out. If the slate shingles on your roof do not exhibit any of these characteristics but a contractor recommends removal, seek a second opinion. Save time and money by first determining the age of your roof and the type of slate used. If a contractor is unable to determine the type of your slate, ask your roof consultant or architectural conservator to help you find one who can.

For example, if the slate on your roof is a Vermont unfading green, is the original roof, and is less than 90 to 100 years old, it most likely does not have to be replaced. On the other hand, a 50- to 60-year-old Pennsylvania soft-vein roof may be nearing the end of its serviceable life and need replacement.

4. WHERE'S THE WATER COMING FROM? Most slate roofs do not leak in the middle. Given the durability of natural slate, flashing is more likely to fail than slate itself. Flashing is the metal lining found where roof slopes change direction, where they meet vertical walls,



Beware of shortcuts when replacing single slates. A properly replaced slate should be secured with a copper slate hook or copper nail, and copper bib flashing. (Photo and illustration courtesy Jeffrey S. Levine)

and where pipes, chimneys, or other features penetrate a roof. Flashing keeps rainwater out and is typically made of copper and lead-coated copper, which have relatively long serviceable lives of 50 to 70 years.

Terne — steel sheet coated with an alloy of tin and lead — was also employed in the past, and if painted regularly, it can have a long serviceable life. If left unpainted, terne will rust and corrode relatively quickly. Flashing generally deteriorates and fails long before slate. Your roof consultant or contractor will want to inspect your roof’s flashing carefully.

5. DETAILS, DETAILS, DETAILS. The success of any slate roof repair or replacement project is in the details. Most slate roofs do not leak in the middle of a roof slope, but around the edges and where slopes change directions. Proper flashing at these locations is absolutely critical. The type, weight, and thickness of the metal to be used must be considered, as must the type and location of seams. Even the type, size, and spacing of the rivets that hold the flashing together are critically important to its effectiveness. Make sure someone is paying attention to details.

6. PUT YOUR MIND ON THE GUTTER. Be sure to mind your gutters and downspouts. Gutters collect rainwater that lands on your roof, which downspouts then transport to the ground or to underground drain lines. Given their function, gutters experience higher water flow and greater abrasion than other roof elements. As a result, they’re often the first to fail. Leaking gutters and downspouts require immediate attention as they can cause a tremendous amount of damage in a very short time, affecting adjacent building elements and interior finishes.

7. BE CAREFUL HOW YOU FIX YOUR SLATE. Every now and then slate shingles crack or break. The cause of such failures include foot traffic, fallen branches, snow and ice loads, and nails set too tightly.

To replace a broken slate shingle, remove the damaged piece using a slate ripper — a tool that is slid beneath the damaged slate to remove its nails). Once the damaged slate is

removed, slide a new slate of the same type, size, shape, and color into position. Secure the new slate with a copper slate hook or copper nail, and copper bib flashing. The following two repair shortcuts are NOT recommended: setting a nail through the face of the replacement slate and covering the nail head with roof cement; and, folding a metal strap around the bottom edge of the slate. These latter methods are often employed by inexperienced contractors, but they only last a short time.

8. ARTIFICIAL SLATE IS GENERALLY NOT A GOOD DEAL.

Artificial slate shingles are sometimes offered as a less expensive substitute to natural slate, but there are several factors to consider. First, the installation cost of an artificial slate roof will likely be about the same, as each shingle must still be installed individually. If there is savings in labor, it is because artificial slate is easier to handle, cut, drill, and nail, and it can be installed by contractors with less experience.

Second, artificial slate products in general have a poor track record. One major manufacturer has gone out of business, leaving a legacy of leaky roofs across the country. Others have had their products on roofs for too short a time to know how well they will weather. Advertised warranty periods are unreliable indicators of expected serviceable life.

9. ASPHALT SHINGLES? OK! Even though asphalt shingles do not look like slate, they can be a reasonable substitute for slate, especially if budgets are tight. Modern asphalt shingles offer a lot of shadow and texture and are available in slate-like colors. They last 25 to 45 years, depending on the shingle chosen. Also keep in mind that asphalt roofs that replace slate roofs are “reversible” — a slate roof can be re-installed once more money is available.

10. ROUTINE MAINTENANCE REQUIRED. All roofs, including slate roofs, require regular maintenance. Exposed to weather extremes, roofing materials take a constant beating. Broken, cracked, and missing slate shingles should be repaired promptly. Gutters should be cleaned once in the spring and two to three times in the fall so that rainwater can be quickly channeled off the roof.

Observe your roof during a rainstorm to make sure water is not dripping through cornices and spilling out of downspouts. Observe your roof with binoculars after particularly severe weather. Do not climb on your roof or attempt to remove snow and ice by yourself — this is just too dangerous! Lastly, have your roof consultant or another professional inspect your roof regularly, perhaps every two or three years for relatively new roofs, and annually for older roofs.

www.sacredplaces.org

Partners’ website offers useful information, from publications and training opportunities to links to professionals who can help you with your sacred place. Publications found on the site and available for downloading include *Open the Doors*, *See All the People: A Guide to Serving Families in Sacred Places*, and Partners’ landmark study, *Sacred Places at Risk*.

Making Room for a Living Congregation

Lee Harris Pomeroy Architects and LZA Technology are members of Partners' Professional Alliance. For more information on this membership resource for congregations and design professionals, please see page 14 or visit Partners' website, www.sacredplaces.org/professionals.html

St. James' Church is one of the oldest and most recognizable buildings on the Upper East Side of New York City. Built by prolific architect Robert Henderson Robertson in 1884 and extensively redesigned in 1924 by Ralph Adams Cram, the church completed an extensive restoration and renovation this month. The project was designed by Lee Harris Pomeroy Architects and encompassed the church proper and adjacent parish house. It was the congregation's first major capital project since the 1930s.

"We undertook the work in response to the growth of the church's congregation, and to a corresponding expansion of our ministries, educational and community outreach programs," said the Rev. Brenda G. Husson, rector of St. James. "We also took the opportunity to make the buildings fully accessible for all our visitors."



LEE HARRIS POMEROY ARCHITECTS, PC

Architect Lee Pomeroy noted that the city Landmarks Commission had approved the project. "The project represents the church's effort to prepare their historic buildings for the religious, educational and social programs envisioned in the new millennium," he added. In addition to repairs of the church's exterior, including masonry restoration, the project consisted of five major components:

1. The main worship space in the church sanctuary was extensively restored and renovated, making air conditioning possible for the first time in the church's history. Duct work was cleverly concealed within spaces formerly occupied by steam radiators. The 120-year-old pews were refurbished and the original wood floor, which was slowly collapsing, was removed and replaced with French limestone, highlighted with Spanish marble mosaic in the aisles. A new sound system was added.

2. The spaces under the new church floor, Donegan and East halls, were redesigned and reconfigured for alternate religious uses, flexible classroom space and community outreach programs. Tiffany stained glass windows — removed from the nave in a 1923 renovation — were restored and are now in East Hall.

3. In the parish house, a new two-story lobby and elevator now allow access to all classrooms and community meeting spaces. The original masonry street stairs were removed and the original wood entry doors on Madison Avenue were modified and refinished to allow on-grade access from the street.

4. Within the corner spire, a three-story columbarium was added below the belfry to provide interment space for more than 4,200. Accessible from three levels, the columbarium has a labyrinth-patterned mosaic floor and a ceiling of glass, allowing a view of the tower's great bronze bells overhead.

5. A new glass roof encloses the space between the parish house and the nave, creating an atrium and providing space for church social activities and multipurpose classrooms. A dramatic new staircase connects the three floors between the nave level and the atrium.

A successful capital campaign that exceeded its goal — along with planned use of the congregation's endowment — made the project possible. Begun in 1999, the campaign committee used home meetings and church programs to educate parishioners about the renewal plan and capital campaign. Pledges were extended over five years (three years is typical) and even the church's 700 children were encouraged to contribute.

Credit for this project go to lead architect Barry Berg, AIA, of Lee Harris Pomeroy Architects, P.C.; construction manager Barr and Barr Inc.; engineering firms LZA Technology and LZA Associates; owner's representative Levian & Co.; and exterior restoration contractor Nicholason & Galloway Inc.

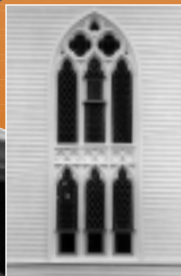


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Discounts for Lay Leaders and Clergy, Including Partners' Members

Partners Offers Technical Training at the Restoration and Renovation Boston Exhibition and Conference

The Restoration and Renovation Conference, sponsored by Restore Media LLC, is held on a rotating basis in Chicago, Boston, Washington, D.C./Baltimore, and Philadelphia. It is the only national trade show and conference for professionals who restore and work with historic buildings and landscapes. The April 21-24, 2004, Boston conference will draw thousands of participants from all over the Northeast and Mid-Atlantic.

Sacred Places Workshop Track

For the first time, the conference will include a track of sessions geared to the owners and managers of historic churches and synagogues. Clergy, building and capital campaign committee members, sextons, and other staff are encouraged to attend. Topics for the 90-minute conference sessions include:

- stained glass restoration
- tower reconstruction and repair
- fire safety
- decorative finishes
- architectural gilding
- historic replication technology
- masonry restoration
- holistic approaches to (school) chapel restoration
- mortar repair

Two 3-hour workshops offer more in-depth training (often with live demonstrations) on specialized topics of interest to clergy and facilities managers of religious properties:

- slate roofs
- compliance with the Americans with Disabilities Act

A special feature will be a daylong **"Sacred Places" workshop taught by Partners for Sacred Places** and specifically focused on **planning and funding for repair and restoration of sacred places**. Participants in this workshop will also learn from Historic Boston Incorporated about its successful Steeples Project, which has provided funding and technical assistance to many of the city's scared places, and explore case examples of successful funding/restoration efforts.

Save the Date!

The daylong **"Sacred Places" workshop will be held Wednesday, April 21, 2004**. The shorter workshops and conference sessions will take place April 22-24. You may register for just the daylong session, one or more workshops, or a complete conference package. For more information about the various options, visit www.restorationandrenovation.com after January 1, 2004 for full program details. All registration options also include free admission to the Restoration & Renovation Exhibition (April 22-24), which features products and services from more than 200 companies, as well as free admission to two keynote addresses and three other general sessions.

Special Discount for Partners Members

Lay leaders and clergy from sacred places will receive a 30 percent discount on preregistration fees for the conference. Certain registration options will also include a complimentary membership in Partners for Sacred Places for one year. **Partners members will receive a 50 percent discount on conference fees.** Contact Restoration and Renovation at (800) 982-6247 or info@restoremedia.com to learn more about registration and discounts.

Partners for Sacred Places will also host an affinity reception on the evening of Friday, April 23, for those interested in the care and stewardship of houses of worship. Please see conference website for more details on the affinity event.

We look forward to seeing you in Boston!

New Guide Available!

Accessible Faith: A Technical Guide for Accessibility in Houses of Worship



Congregations with older and historic houses of worship often want to make their buildings accessible but are daunted by the quagmires of design and legal and financial issues. Fortunately, groups like the National Organization on Disability, through its Religion and Disability Program, have long sought to help congregations overcome barriers in attitude though a variety of workshops and publications.

With funding from the Retirement Research Foundation, a new practical guide — *Accessible Faith: A Technical Guide for Accessibility in Houses of Worship* — is available. This publication, begun under the auspices of Chicago's Inspired Partnerships organization and written by Elizabeth Patterson and Neal Vogel, provides a wealth of practical solutions for congregations seeking to make their sacred places more accessible. The guide opens with a brief look at disability and whom it includes (a lot more people than you might guess!) and how this issue intersects with congregations. From there, readers are given an introduction to how accessibility laws pertain to religious properties.

The core of the 52-page booklet consists of practical solutions to eliminating physical, auditory, and visual barriers, and to improving signage. The authors use a variety of case examples and support the text with numerous photographs, drawings, charts, and diagrams. The guide includes sections covering design, funding, and construction processes, and concludes with a useful bibliography.

Partners for Sacred Places is pleased to join with the Retirement Research Foundation in providing this extremely useful guide. A PDF version of the *Accessible Faith* guide and its companion supplement, *Accessible Faith in Illinois*, can be found at www.RRF.org; the guide can also be found on Partners' web site, www.sacredplaces.org. To order a printed copy from Partners, visit www.sacredplaces.org/publications.html or call 215-567-3234. Price: Free for members of Partners; \$9 plus tax and shipping for others.

PROFESSIONAL ALLIANCE

The Professional Alliance membership is aimed at for-profit firms that specialize in some aspect of the restoration of historic religious properties. Membership is open to all annual fee-paying organizations and does not constitute an endorsement of their work. Partners gratefully acknowledge the following Professional Alliance supporters. If you are interested in joining the Professional Alliance or would like more information regarding the program, please call Jay B;ossom at (215) 567-3234 or visit Partners' website at www.sacredplaces.org/pc/pcintro.htm.

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About Partners

Partners for Sacred Places is the only national, non-sectarian, nonprofit organization dedicated to the sound stewardship and active community use of America's older religious properties. Founded by a national task force of religious, historic preservation and philanthropic leaders, Partners provides assistance to the people who care for sacred places and promotes a greater understanding of how these places sustain communities. In 1997, Partners published *Sacred Places at Risk*, a landmark study which documented for the first time the pattern and intensity of community

service programs housed in aging buildings. These findings have since shaped much of Partners' outreach and advocacy work. Partners' programs include:

New Dollars/New Partners for Your Sacred Place is a groundbreaking new training program that gives congregations with older buildings a range of skills and resources to help them broaden their base of support for sacred places and the programs they house. Training sessions over the course of 12 to 16 months guide congregations in determining "public value," assessing building conditions, interpreting congregational history, developing new partnerships, and articulating a case for capital support to prospective partners and funders in the larger community.

Your Sacred Place Is a Community Asset: A Tool Kit to Attract New Resources and Partners is a set of workbooks, case studies, historic timelines, audio and videotapes, and a web-based program. This resource can be used by congregations to tell their stories of community service more effectively and to identify new partners and resources to sustain programs and care for aging buildings. The Tool Kit is an integral component of the *New Dollars/New Partners* training program.

Serving Families in Sacred Places is a program that guides and encourages congregations in the use of their older properties to house services benefiting children and families. This program builds on the successful publication and dissemination of Partners' highly regarded booklet on this issue, *Open the Doors, See All the People: A Guide to Serving Families in Sacred Places*. *Open the Doors* is being used as the primary text for a series of workshops and training presentations in Atlanta and the San Francisco Bay area.

The *Information Clearinghouse* is a unique national resource that provides critical information on a broad range of topics related to the care and use of older sacred places. It currently houses over 8,000 books, articles, reports, brochures, case study examples, and video and audio tapes in 250 different subject categories. An online version is available on Partners' website: www.sacredplaces.org/information_clearinghouse.html

Partners' *Advocacy Initiatives* take the message of *Sacred Places at Risk* to civic leaders, funders and policymakers urging government, philanthropy and religion to adopt policies and practices that provide new resources to older religious properties. Examples of Partners' advocacy work include "Ten Sacred Places to Save," a national list that spotlights historic houses of worship with capital repair needs beyond the means of their congregations, endangering both buildings and the vital community programs they house, and the "Public Policy Forum" at the 2002 *Sacred Trusts Conference*, which brought together national leaders to seek ways to generate increased funding for sacred places from the public and private sectors.

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