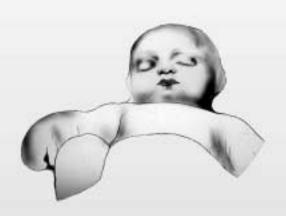
SACRED PLACES

THE MAGAZINE OF PARTNERS FOR SACRED PLACES • WINTER 2007

Special Edition: **Texas Office Opens**

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Saint Peter's Episcopal Church Westfield, New York

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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 in 1989 by 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.

PARTNERS' PROGRAMS AND SERVICES INCLUDE:

- ❖ Training. New Dollars/New Partners for Your Sacred Place is an intensive program that gives congregations with older buildings the skills and resources to broaden their base of support.
- **Workshops and Conferences.** Partners' staff speaks on a variety of topics at national and regional conferences throughout the country.
- **Publications.** Some of Partners' books include:
 - Your Sacred Place Is a Community Asset: A Tool Kit to Attract New Resources and Partners
 - The Complete Guide to Capital Campaigns for Historic Churches and Synagogues
- **❖ Information Clearinghouse.** This web-based resource provides information related to the care and use of older sacred places. (www.sacredplaces.org/information_clearinghouse.html)
- ❖ Advocacy Initiatives. Partners works with civic leaders, funders and policymakers, urging them to adopt policies and practices that provide new resources to older religious properties.

COVER PHOTO: THE HONORABLE MIKE MONCRIEF, MAYOR OF FORT WORTH; THE REV. CAROL GIBSON, SENIOR MINISTER — ST. ANDREW'S UMC; JAMES NADER, AIA, EXECUTIVE DEVELOPER — PARTNERS FOR SACRED PLACES.

from the

Executive Director



When Partners established its Pennsylvania office and the Philadelphia Regional Fund for Sacred Places, we intended for this office to serve as a national model, its breadth and comprehensiveness inspiring other regions to do something similar. We hoped that the care we took to design and manage this office would move others to work

with Partners to serve their own sacred places.

We thought it might take a couple of years for another region to follow suit, but to our astonishment, several civic leaders in Texas took notice within a few months, and invited us to talk about meeting the needs of local churches and synagogues in the summer of 2005. We began, very soon, to talk turkey, discussing how Partners could set up its second regional office to serve the Fort Worth area, perhaps growing to serve a larger swath of the Southwest in years to come.

For this to happen so fast, all the right ingredients had to be in place. Fort Worth and its environs possessed a plethora of passionate and knowledgeable civic leaders, led by James Nader, a prominent architect and Methodist layman. The region possesses an important collection of significant, community-serving churches and synagogues, and public leaders like Fort Worth Mayor Mike Moncrief and Planning Director Fernando Costa were eager to promote investments in religious properties that would be a catalyst for neighborhood revitalization.

Lastly, and significantly, this array of leaders is accustomed to collaboration, and they had the ear of a generous philanthropist who was willing to underwrite a careful planning process. Bottom line: in less than a year, that donor provided \$1 million to support the launch of the Texas Office of Partners for Sacred Places.

You might think that the Pennsylvania office, being somewhat older, would inform and guide the newer Texas initiative, but in reality each office has had much to teach the other. Pennsylvania's experience in training, grantmaking and fundraising is helping Texas. At the same time, Texas' early work to tie religious capital projects to community development is guiding our work in Pennsylvania, and the city government's involvement is setting a good example for municipal involvement elsewhere.

Now, we're proud to say, both Texas AND Pennsylvania can serve as models for the next generation of regional initiatives we hope to promote across the nation. All this in less than three years!

Big and Bright

Fort Worth Mayor Mike Moncreif and Local Dignitaries Help Launch Partners' Texas Office

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Ex Officio Fernando Costa William J. Thornton, Jr. On a glorious day this past October, St. Andrew's United Methodist Church in Fort Worth hosted one of the most significant events in Partners' 18-year history: the formal opening of its first regional office outside of Pennsylvania. Keynote speaker, The Honorable Mike Moncrief welcomed Partners to Fort Worth:

We are delighted that you have selected our city as the site of your first regional office beyond your headquarters in Philadelphia. The mission of Partners for Sacred Places aligns closely with the City Council's strategic goals — to revitalize our central city and other older areas.

As reported in the last issue of *Sacred Places*, this event culminated a planning process initiated by the Dick Bundy Donor Advised fund at the Wichita Falls Area Community Foundation, which has provided a grant of \$1 million to seed the Texas program.

The evidence for Partners' choice of Fort Worth for this office was abundantly clear at the vibrant October 20th ceremony. An impressive mix of civic, philanthropic, faith, preservation and design leaders have volunteered their support; many city congregations like St. Andrew's (a 2006 graduate of the *New Dollars/New Partners* training)

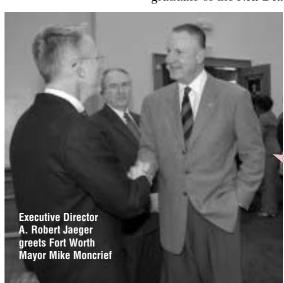
boast impressive historic buildings and vibrant community programs that deserve wide community support; and the Mayor and his staff, especially in the city planning department, are committed to working with local congregations to stabilize and enliven Fort Worth's many historic neighborhoods.

As Mayor Moncreif stated:

Fort Worth is blessed with a variety of assets that can be beneficial to your efforts. We have a strong and diverse faith community, and we have a tradition of celebrating our history and culture. Fort Worth has an extraordinary record of philanthropy and civic leadership, and we are well-known for our commitment to innovation in economic and community development.

The launch event capped a year of planning, organizing, and training by Partners' staff, consultants, and local volunteers, but the real work now begins. Partners is already beginning to work with congregations in 3 targeted city neighborhoods, to prepare them for a 2007 *New Dollars/New Partners* training program. In the next five years, 60 congregations will graduate from this program and 200 will receive information, consulting, referrals and other technical assistance.

Partners is also working with its newly formed 15 member Advisory Board (see sidebar) to plan future program and fundraising initiatives. Starting in 2007, Partners plans to raise funds from regional donors and funders to supplement the initial grant. These funds will help support the training and capacity-building work of the office, as well as provide over \$500,000 in planning and capital grants directly to congregations.



When you match your organization's significant resources with Fort Worth's assets, you get a formula for success!

—The Honorable Mike Moncrief

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Druid Hills Presbyterian Church New Dollars/New Partners Success Story

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Druid Hills Sanctuary

In September 2004, Partners completed a nine-month New Dollars/New Partners training session sponsored by the Presbytery of Greater Atlanta, in which eleven Atlanta-area Presbyterian churches participated. Recently, Partners had a conversation with The Reverend Mary Jane Cornell and parishioners Ron Miller and Eric Dusenbury, of Druid Hills Presbyterian Church (DHPC) in Atlanta, to follow up on the outcome of their training.

For years the congregation had known there was extensive and ongoing water damage to their 1940 sanctuary, but hadn't known where to start. "Nine years ago, when I first got here, we had a meeting where we talked about water damage. Partners gave us the nuts and bolts to say 'let's do this now and not talk about it any longer," explains Reverend Cornell.

One of the most useful tools the DHPC team

picked up from the training was the role-playing segment, where they practiced approaching people for donations. "I'd never been part of a capital campaign before, so this gave

me an appreciation of how you go about asking for money. It's important not to ask for too little," said Reverend

Cornell.

Once they finished the training, they worked swiftly and efficiently. A lesson they took from the training was the importance of performing a feasibility study, which helped DHPC establish a list of priorities and costs. They devised a theme for their campaign, Keeping the Promise, which

was tied in with the 125th anniversary of their congregation in 2008. The fundraising that followed was so successful that they exceeded their \$1.1 million goal in five months, and they have already completed an upgrade to the interior of their Night Shelter. While these accomplishments are impressive, they are not unique to Druid Hills. A survey of the graduates of the New Dollars program found that many congregations who have completed assigned tasks shortly after the training were more likely to have made progress toward major goals, such as the completion of a capital campaign. Some of the important skills participants gain include:

- Making a strong case, and finding motivation and starting point for all the work ahead;
- Learning how to frame priorities and communicate the scope of the project to the congregation, so they become stakeholders in the process;
- Cultivating new community partnerships and activating latent relationships within the congregation.

Many times, a capital campaign can be a launch point for evaluating the services a congregation provides to the larger community. When DHPC first came together with the other Atlanta churches, they initially found it difficult to define what made them unique. "What we had thought was unique about Druid Hills — that we're in town, that we're open and affirming isn't what makes us unique at all - it's our outreach programs that set us apart," explained



Druid Hills Child Development Center

Update on Partners

Dusenbury. Their Child Development Center is a mission of DHPC, but also a separate 501(c)(3), and allowed them to tap into many more sources of funding than are normally available to religious organizations. Their Night Shelter is hosted at DPHC's McIver Hall, but draws in volunteers from other organizations. They are now working on strengthening relationships with those organizations and turning to them for additional assistance.

While the capital campaign has drawn to a close, the congregation and the church's mission continue to benefit from the training. "The efforts we made have caused us to re-evaluate how we look at our mission... . A lot of times, when you do a church budget, your two big costs are salary and maintenance. Examining those helps the congregation understand where their money is going," says Dusenbury. Relationships have been strengthened: the congregation is more aware of their partnership with the Child Development Center; and the church is re-establishing ties with people whose families had historically been involved in the church.

If you have questions about the *New Dollars/New Partners* program or interest in bringing it to your community, please contact Sarah Peveler, Director of Training, at 215-567-3234, ext. 14 or speveler@sacredplaces.org

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Michigan Historic Preservation Network
Minneapolis Area Synod, Evangelical
Lutheran Church in America
New York Conference, United Church of Christ
Palisades and Hudson River Presbyteries
Philadelphia Regional Fund for Sacred Places

New Funding

We are pleased to report about new funding from several foundations:

- The Henry Luce Foundation is awarding Partners a grant of \$200,000 to bring our *New Dollars/New Partners* training program to seminaries. The grant will support a research and development phase, followed by a pilot project with two seminaries. For more information, contact Diane Cohen at dcohen@sacredplaces.org.
- ♦ The Richard H. Driehaus Foundation is awarding a grant of \$50,000 in support of general operations and continuing work in Chicago.
- ❖ The W. K. Kellogg Foundation is providing support for a second round of Partners' *New Dollars* training working again with the Michigan Historic Preservation Network.

Partners' staff made presentations for the following organizations during 2006

African-American Preservation Alliance American Bantist Churches of Rhode Island **Chester County (PA) Funders Group DC Baptist Convention Design Advocacy Group** (Philadelphia, PA) Elm Street Institute (PA) **Episcopal Diocese of Wilmington (DE) FORM/REFORM Conference** (Kansas City, KS) **Historic Fort Worth Historic Savannah Foundation** Landmarks Illinois Lutheran Seminary (Philadelphia, PA) **Massachusetts Historical Commission** Missouri Preservation **National Trust for Historic Preservation**

New Hampshire Preservation Alliance Pennsylvania Historical and Museums Commission Philadelphia Yearly Meeting of the **Religious Society of Friends Preservation Dallas Preservation Trust of Vermont Texas Downtown Association/ Texas Main Street** The American Baptist Churches of Massachusetts The National Museum of African **American History and Culture** Unitarian Universalist Association. **Joseph Priestlev District** Unitarian Universalist Association, **Metro New York District** University of the Arts (Philadelphia, PA) Valley Forge (PA) Deanery

Staff News

Partners welcomes Office Manager **Geoffrey Harden**. Geoffrey brings eight years of experience in nonprofit program support, administrative assistance and development. He has worked in Philabundance's Development department and, most recently, as the Center for Responsible Funding's Operations Manager. Geoffrey also regularly contributes time to *Books Through Bars*, training and supervising volunteers, planning and implementing fundraising activities and managing their database.



The Philadelphia Regional Fund Completes Banner Year

The Philadelphia Regional Fund for Sacred Places, formally launched this past May (as reported in Sacred Places, Summer 2006) achieved many milestones this year:



Mother Bethel A.M.E. (Society Hill) Philadelphia



Merion Friends Meetinghouse (Montgomery County) Pennsylvania

Fundraising

By spring of 2006 a total of \$1.2 million was raised to meet the terms of a \$1 million challenge grant from the William Penn foundation. The breadth of support for this effort was impressive: seven local foundations, over \$100,000 given by individual donors, and significant contributions by the Commonwealth of Pennsylvania. The initial \$2.2 million represents the first steps in building a large, sustainable fund. To that end, the William Penn Foundation recently committed an additional \$500,000 to help Partners' staff to expand the Fund and increase its visibility in the region.

Training

A total of 40 congregations have completed *New Dollars/New Partners* training in the Philadelphia region.

Over 60 additional local congregations have also received information, technical assistance, and/or participated in other workshops sponsored by Partners.

Grant Making

Partners awarded over \$1.4 million in grants to 19 congregations in the Greater Philadelphia region. Seven of those grants have been conducted in partnership with the Pennsylvania Historical and Museum Commission.

Partnership Building

Through the regional Fund, Partners has developed significant working relationships with a number of public and non-profit organizations to help increase the levels of information, assistance, and funding available to sacred places. Some partners include:

- Pennsylvania Historical and Museum Commission
- Nonprofit Finance Fund
- Community Design Collaborative of the AIA
- Delaware Valley Regional Planning Commission
- Neighborhood Interfaith Movement

Update on Partners



Holy Trinity Romanian Orthodox Church (Northern Liberties) Philadelphia



Saint Frances de Sales Church (University City) Philadelphia

Communications

Over the past year-plus over 20 print, radio, and television outlets covered the Fund, making this the most publicized initiative in Partners' 18-year history.

Creating a Model Program

Partners' success in establishing the Fund was instrumental in convincing funders to establish Partners' Texas Regional Office in Fort Worth and Philadelphia's unique mix of training, technical assistance and grant-making has provided the blueprint for programming there.

Consulting Architects and Conservators

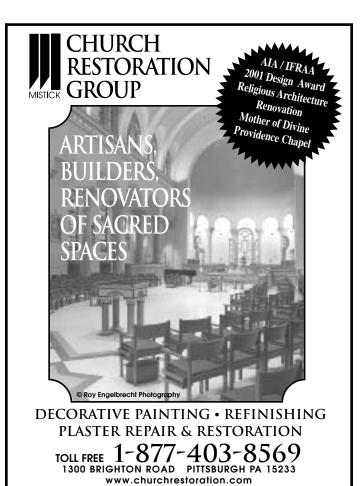


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Repointing Mortar Joints in Historic Masonry Buildings: Mortar Analysis Sidebar

Preservation Brief #2, National Park Service Authored by 1:1:6 Senior Project Manager, Lorraine Schnabel

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Christ Church: Burdens & Benefits of National Heritage

Philadelphia Regional Fund Success Story

According to the Internal Revenue Service an organization is eligible for 501 © (3) status and "qualify for exemption from federal tax if it is organized and operated exclusively for one or more of the following purposes:

- Charitable.
- Religious.
- **♦ Educational.**
- ❖ Scientific.
- Literary.
- Testing for pubic safety.
- ❖ Fostering national or international amateur sports competition . . .
- The prevention of cruelty to children or animals.

To qualify the organization must be a corporation, community chest, fund or foundation."

Publication 557, Tax-Exempt Status for Your Organization is available at www.irs.gov.

Christ Church in Philadelphia, a working house of worship and part of Independence Hall National Historic Park, attracts over 250,000 visitors a year. Formed in 1695, as a Church of England parish, the current building was constructed between 1727 and 1744. It was called "the Nation's Church" because of the prominent figures who worshiped there, including Benjamin Franklin, George Washington, and members of the Second Continental Congress.

A Long History of Stewardship

In order to relieve some of the normal burdens and challenges of stewardship and tourism from the congregation, the Christ Church Preservation Trust (CCPT) was established in 1965, as a 501(c)(3), a separate entity from the church. (See sidebar) Over the past four decades, the CCPT has raised and spent over \$4 million for the on-going

preservation and maintenance of the church properties that include the church, the Burial Ground, and the 1911 Neighborhood House, where community programs are held. Don Smith, **Executive Director** of the CCPT, explains the advantage of the 501(c)(3): "We can raise money from individuals, foundations and government agencies who prefer to give to a historical program." The CCPT's accomplishments have been notable. Between 2001 and 2003, the CCPT used a promotional brochure to secure grants to reopen the Burial Ground that had been closed since the Bicentennial in 1976. Over \$400,000 was raised and spent on restoring the landscape architecture and rebuilding 165 grave markers. The money also helped establish new interpretive information, including new site map, a souvenir CD, a website, and subject-based tours for visitors.

Preservation Plans:A Strategy for the Future

A special committee devised a 20-year preservation plan that included a \$10 million capital campaign for establishing on-going maintenance as well as large and small preservation projects. From this preservation plan parishioners will contribute \$2 million and the remaining \$8 million will be raised from the outside community. Church restoration will require \$3.5 million, with the balance to be spent on the Burial Ground and the Neighborhood House. Because Christ Church is a National Historic Landmark, appeals can be made outside the congregation, to a national base of people and foundations who take an interest in preservation. At the time of this writing, two years into the campaign, they have raised \$3.5 million.

Making Connections

The capital campaign was also assisted by Partners' **Philadelphia Regional Fund for Sacred Places,** which made one of its first grants to Christ Church. Smith found CCPT's work with Partners helpful in two ways: they served as advisers for the planning of capital campaign, and Partners provided links to other congregations. "We learned how other congregations were



Christ Church installed pipelines for a safety system in October 2006.

Update on Partners

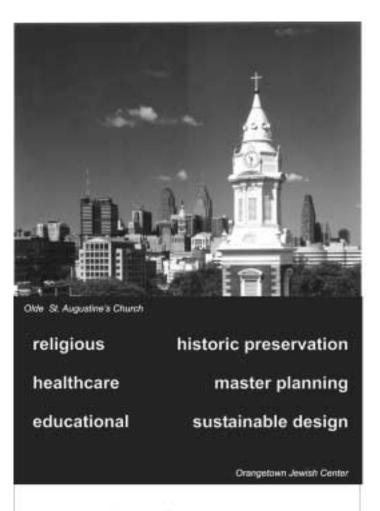


approaching questions around restoration programs for historic houses of worship. It's really an important thing to talk to others before you start raising money, so you get the right approach for your program," explains Smith. Trinity Episcopal Church in Boston gave the CCPT two important pieces of advice: use the best consultants, even though it may seem expensive at the time; and allow enough lead

time to develop a strong case statement and image. The Board of the CCPT realized that a goal of \$2 million from their parishioners was a challenge but not outside the realm of possibility. Heeding that advice, Christ Church Preservation Trust took two years to develop their case, working with consultants and planning out the capital campaign. Smith says it was tremendously valuable to take the time to develop those steps and develop a really solid cohesive plan —"it's made all the difference."

Disaster Averted, Looking Ahead

This major push for capital improvements fits in with the church's long-range, holistic view of its place in history, "We based part of our campaign on the concept that every 100 years, we must become involved in preserving this church," Smith explains. While the fund raising continues, physical improvements to the church are already underway; the first round of a fire safety system, at a cost of \$500,000, has been installed. The entire system will eventually cost \$1.5 million. Additional work is being done to the exterior of the building. Currently, the building envelope (roof, exterior walls, doors and windows) are being sealed against the elements, to prevent any further water damage from occurring. Existing water damage in the interior of the church is being repaired. The Christ Church has an additional \$2.5 million to spend on the physical restoration of the church property, which will take another 18 months to complete.



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Circa 1911,
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Special thanks to the many organizations and individuals whose contributions of financial support and in-kind support enabled us to meet our William Penn **Foundation Challenge** Grant. Bold-type indicates increased giving and italics indicates gifts at the Donor Circle level.

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What Kind of Slate is That? And Why You Ought To Know

By Jeffrey S. Levine



Jeffrey S. Levine is President of Levine & Company, Inc., Roof and Building Envelope Consulting, Ardmore, Pennsylvania, jlevine@levineco.net. He is an expert in the maintenance, rehabilitation and replacement of steepslope roofing systems.

id you know that the colors of the slate on your roof are not only beautiful, but can also provide important information about its durability? It's true, slate from different regions differ in color and have known expected service lives. Knowing this, and the date of construction of your building, can help you determine whether the existing slate is original, what its remaining service life is, and whether it should be repaired or replaced.

The majority of domestic slate was, and still is, quarried along the Appalachian Mountain chain in the states of Virginia, Pennsylvania, New York, Vermont, and Maine. Among other characteristics, each region's slate possesses a unique color and, based on past experience, can be expected to last a certain amount of time, ranging from as little as 60 years to as long as several hundred years (see map).

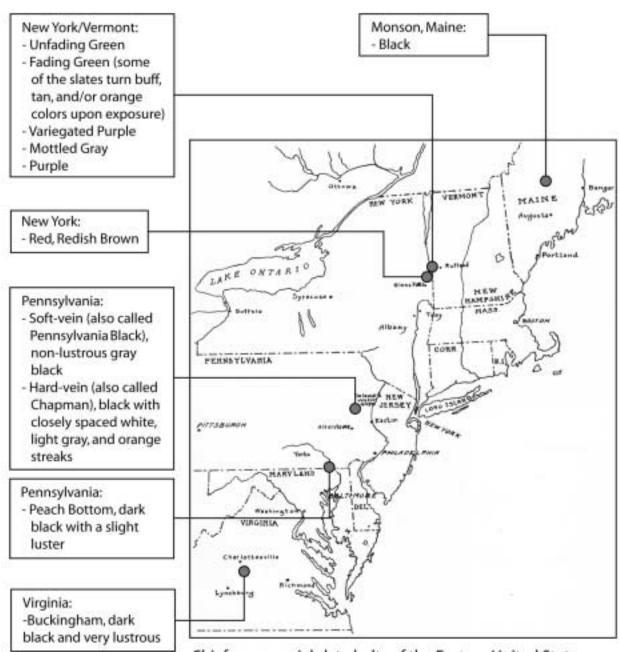
Say, for example, your church was constructed in 1926 and has a green slate roof with a nice patina. Green shingles suggest a New York/Vermont slate with an expected service life of about 125 years. Since your roof is only 80 years old, it is likely original, can be expected to last about another 45 years, and, if experiencing leaks, should most likely be repaired rather than replaced. Similarly, a gray/black Pennsylvania Soft-Vein slate with an expected service life of 60 years on a house of worship built in 1910 is probably not original, but rather a second roof ranging in age from 25 to 40 years, again suggesting repair rather than replacement should there be some problems.

See www.sacredplaces.org for an expanded version of this article and color photographs of roofs with slate quarried from different regions.

Other clues to keep in mind

- ❖ How long will it last? Knowing where a slate was quarried is a good guide to its expected service life. Other factors will, however, impact a slate roof's durability. These include: the type of nails used to secure the slate shingles, orientation of the roof slopes, roof pitch, local climate conditions, and workmanship.
- Can the contractor you are about to hire identify that slate? If not, find someone who can as they will more likely be familiar with slate roofs and their repair.
- ♦ Did you say "tear it off?" Question the contractor who says "tear it off." The fact is, many roofing contractors would rather install a new asphalt shingle roof than repair an historic slate roof. 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, seek a second opinion.

Building Brief



Chief commercial slate belts of the Eastern United States

Guide to slate lifespans

Maine	100 years or more
New York/Vermont	125 years +/-
PA Soft-vein	60 years or more
PA Hard-vein *	100 years +/-
Peach Bottom *	at least 200 years
Virginia	175 years or more

^{*} No longer quarried

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Conrad Schmitt Studios Inc. New Berlin, WI (800) 969-3033 www.conradschmitt.com

Julie L. Sloan Stained Glass Consulting North Adams, MA (413) 663-5512 www.jlsloan.com

Stained Glass Resources, Inc. Hampden, MA (413) 566-5053 www.stainedglassresources.com

St. Jude Liturgical Art Studio Havertown, PA (610)789-1300 www.stjudeshop.com

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