

# SACRED PLACES



THE MAGAZINE OF PARTNERS FOR SACRED PLACES • FALL 2007

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## Architectural Glass

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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](http://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.

## from the Executive Director



Although the media has moved on to other issues and crises in subsequent months, remember how the nation was transfixed and horrified when a major highway bridge collapsed in Minneapolis during the summer? It is no longer front-page news, but ripples are still being felt in almost every state and city, as public officials alarmingly identify many thousands of bridges in poor or dubious condition.

It's been said before that America is good at building things, but less good at taking care of them. Witness all the municipalities that open new buildings with great fanfare, but then fail to maintain them, leaving behind an array of public buildings with leaking roofs and crumbling plaster.

Despite this pattern, civic leaders and funders have made major investments in what we might call public infrastructure over the last few decades. All levels of government have made a long-term commitment to affordable housing, some of which is in the form of older or historic buildings. Economic development projects have invested major sums in businesses and industry, often housed in older buildings.

Belatedly, too, our civic leaders in many localities have agreed to invest in our libraries, schools, and city halls. The highway lobby makes sure that our roads are reasonably well-maintained, and a few years ago AMTRAK invested in the restoration of many of its grand stations. And now of course our bridges will receive attention.

Not to say that this level of funding is enough. But it is a start. You might even say that the entire spectrum of our public infrastructure is receiving attention and funding. But wait...

There is one piece of our infrastructure that has been largely taken for granted...our sacred places. Yes, they are privately owned, but Partners has convincingly demonstrated that churches, synagogues and other religious properties are de facto community centers. Most of the people coming into their buildings during the week to participate in social service programs are not members. Congregations open up their buildings to serve the community, and they do so sacrificially.

And yet congregations struggle to convince foundations, banks and community leaders to help them fix the roofs and repair the walls that shelter day care programs and homeless shelters. Partners' *New Dollars/New Partners* program equips congregations with the confidence and skills to build a broader family of donors, but we need to do more. Partners must also work with institutions and individuals with money to give, convincing them to invest in sacred places that serve the community. If we do not, they too will collapse, and countless programs serving children, seniors and others in need will be without a home.



## Partners for Sacred Places

1700 Sansom Street  
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Philadelphia, PA 19103  
partners@sacredplaces.org  
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## Update on Partners

## Partners Announces Seminary Advisory Committee

Partners is developing an advisory committee for a new and groundbreaking project, which brings the critically acclaimed *New Dollars/New Partners* program to future clergy via the classroom and field experience in seminaries. Advisory committee members are crafting the curriculum and tailoring the program to maximize its effectiveness.

Partners is proud to announce the advisory committee members:

Daniel O. Aleshire, The Association of Theological Schools, Pittsburgh  
The Rev. Dr. Katie Day, The Lutheran Theological Seminary, Philadelphia  
The Rev. Bryan Feille, Brite Divinity School, Ft. Worth  
The Rev. Dr. Thomas Frank, Candler School of Theology, Emory University, Atlanta; Partners Board Member  
The Rev. Dr. Dale Irvin, New York Theological Seminary, New York  
Christa R. Klein, In Trust, Wilmington, Del.  
Carol Lytch, The Association of Theological Schools, Pittsburgh  
The Rev. Michael Mather, Broadway United Methodist Church, Indianapolis; ABCD Institute Faculty; co-trainer for *New Dollars/New Partners*  
The Rev. Dr. Nancy E. Muth, First Presbyterian Church, Philadelphia; *New Dollars/New Partners*  
Dr. Louise Shoemaker, School of Social Work, University of Pennsylvania, Philadelphia; The Christian Association at the University of Pennsylvania, Philadelphia; Mission Resource Center  
Dr. Jeffery L. Tribble, Sr., Columbia Theological Seminary, Decatur, Ga.  
The Rev. Dr. James P. Wind, The Alban Institute, Herndon, Va.  
Dr. Gaynor Yancey, Baylor University, Waco, Texas

## The Thomas Phelan Legacy Society

By including Partners for Sacred Places in your will, you can establish a legacy that will help preserve our nation's historic sacred places and their community serving programs.

Your bequest can be made for a specific dollar amount, a percentage of your estate, or a residual remainder of your estate. You should consult your financial advisor on the method that best meets your financial goals.

The Rev. Thomas Phelan, a founding Board member, chose to leave a legacy to Partners for

Sacred Places. In his honor, we have proudly established The Thomas Phelan Legacy Society to recognize people who have included Partners as a beneficiary in their estate plans.

If you have included Partners for Sacred Places in your will, or would like more information on bequests, please contact Rana Gidumal McNamara at 215-567-3234, ext. 15 or at [rmcnamara@sacredplaces.org](mailto:rmcnamara@sacredplaces.org).

## Partners Conducts Field Session at National Preservation Conference

At the invitation of the National Trust for Historic Preservation, Partners for Sacred Places is conducting two field sessions this fall at the National Preservation Conference. The annual conference takes place in the Twin Cities of Minneapolis and St. Paul from October 2-6.

The field sessions feature two *New Dollars/New Partners* graduates: Christ Lutheran Church, Capitol Hill in St. Paul and Christ Church Lutheran in Minneapolis. The field session also features a restoration success story (profiled in Vol. 1, No. 2 of *Sacred Places*), Redeemer Missionary Baptist Church in Minneapolis. Each four-hour session ends with a reception in Christ Church Lutheran's Eero Saarinen-designed education wing. Sessions are offered October 2 and 4.

For more information about the National Preservation Conference, visit [www.nthpconference.org](http://www.nthpconference.org).

## Staff News

Partners for Sacred Places is establishing a presence in eastern North Carolina effective September 15, 2007. Sarah F. Peveler is bringing Partners' resources and *New Dollars/New Partners* training to congregations of all faiths across the southeast and provides continuing support to the Texas Regional Office. She is taking the title of senior trainer, and can still be reached at [speveler@sacredplaces.org](mailto:speveler@sacredplaces.org).

The North Carolina office mailing address: Partners for Sacred Places  
P.O. Box 518  
Tarboro, NC 27886  
(252) 885-3902

Elizabeth Terry has been promoted to Partners' Director of Training.

Suzanne Yowell, Administrative Coordinator, Texas Regional Office, is a Fort Worth native. Ms. Yowell is supporting the Texas Office through information management, activity coordination, communication, and office administration. Ms. Yowell has 18 years of experience with her family-owned real estate investment company.

## Update on Partners

### Mayoral Forum Builds Relationship with Future Leader of Philadelphia

As the politically charged primary season heated up in Partners' home city of Philadelphia, Partners sponsored a mayoral forum, *Sustaining the Civic Purpose of Sacred Places: How the Public Sector can Support the Community-Serving Role of Congregations*. The reason—to establish a relationship with the mayoral hopefuls and benefit the Philadelphia



Regional Fund for Sacred

Places. Three Democratic candidates and one Republican candidate spoke at Historic Christ Church in Philadelphia April 30.

Partners sponsored the program in conjunction with the Gesu Institute and the University of Pennsylvania's Robert Fox Leadership Program and the Program for Research on Religion and Urban Civil Society.

All candidates for November's election demonstrated a desire to support Partners' work. Democratic candidate Michael Nutter is a former city councilman with a history of working with Partners. He stated, "I think the first thing I would do is sit down with (Partners for Sacred Places), the city lawyers, your attorneys, and some other creative people, to try to figure out what works best here in Philadelphia. I have no doubt in my mind that there is a viable, reasonable, legal solution to try to provide funding sources."

The lone Republican candidate, Al Taubenberger, provided an anecdote about a local church congregation offering its building for town watch meetings. "That is an important thing, that they stood up and said 'We want to be a part of this community, not just on a religious basis, but (to meet) secular needs as well.' It is so important to be a vital part of the community, there has to be a way of help with dollars, with grants, and so on."

United States Representative Chaka Fattah and Pennsylvania State Representative Dwight Evans attended the evening event as well. Dr. John DiIulio moderated the forum. DiIulio, the Frederic Fox Leadership Professor of Politics, Religion, and Civil Society at the University of Pennsylvania, served as Assistant to the President of the United States and first Director of the White House Office of Faith-Based and Community Initiatives from 2000-2001.

Philadelphia's mayoral election is November 6.

**I to r: Arch Street United Methodist Church Pastor Robyn Hynicka, Democratic Nominee Michael Nutter, Arch Street Member Danielle DiLeo Kim, AIA**

## THANK YOU

Many thanks to the following architects who have donated their time to *New Dollars/New Partners for Your Sacred Place* Module I training in the past three months:

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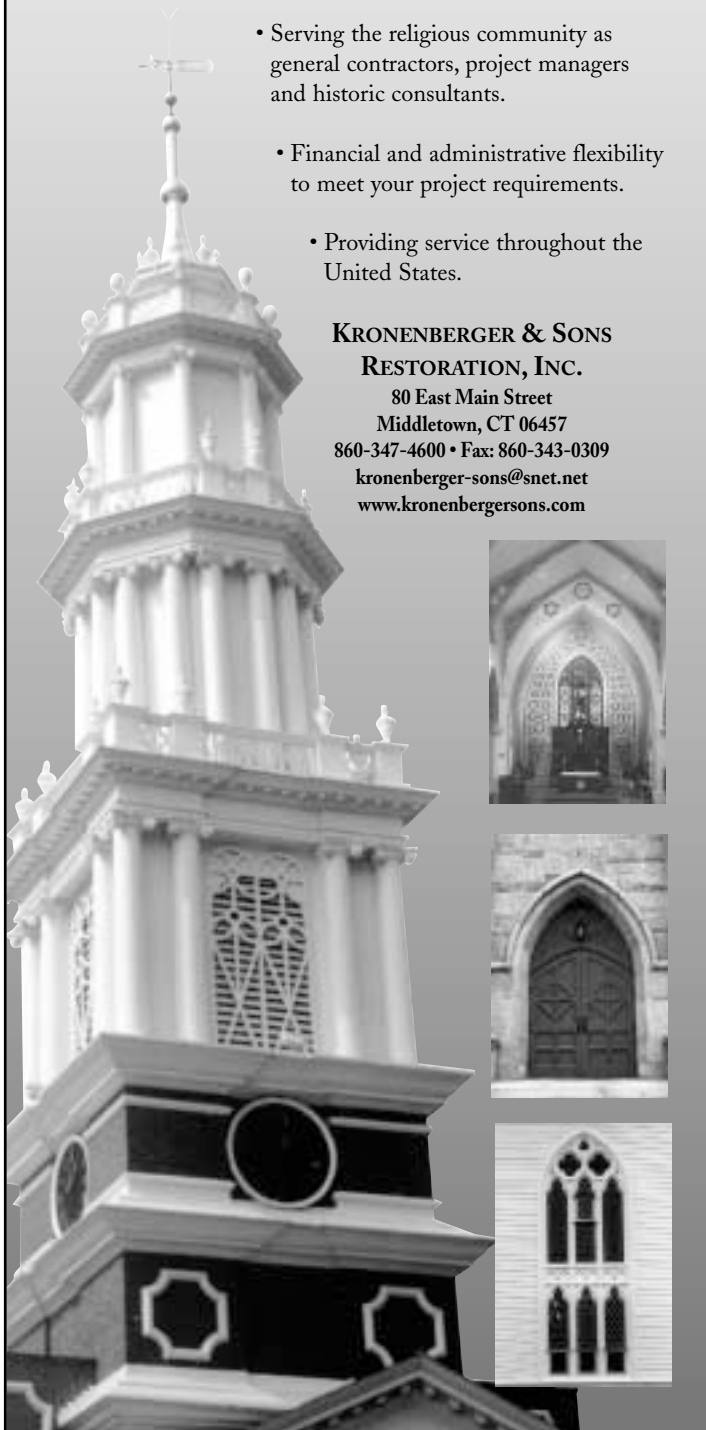


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## Update on Partners

# Texas Regional Office Update

The Texas Regional Office is forming partnerships, supporting existing *New Dollars/New Partners* graduates, and laying the foundation for growth. The Texas office recently distributed grants



COURTESY OF HUTTO UNITED METHODIST CHURCH

to four congregations from the 2006 training, and Partners is now guiding them through the next step of the process. The North Texas congregations are each currently working with an experienced architect on a building assessment; once assessments are complete, the congregations can focus on prioritizing issues and projects. This progress is noted on the chart below, including an update on the Hutto United Methodist Church, a previous *New Dollars/New Partners* graduate.

The 2007 *New Dollars/New Partners* training is underway. Partners worked with the City of Fort Worth to invite the congregations; the City Planning Department targeted three neighborhoods from which to recruit congregations as a part of its larger community revitalization strategy. Congregations are now anticipating Module II.

Partners is excited about a model event organized by *New Dollars/New Partners* participant First Christian Church in downtown Fort Worth. The church hosted a congregational covered dish lunch in mid-August to engage members in the work of *New Dollars*. The congregation gathered information about the church's heritage, catalogued the building's use and physical condition, and used Partner's public value tool to calculate the worth of what First Christian Church provides to the programs in the building.

Texas Advisory Board Chair James Nader is receiving recognition for the significance of his work with Partners. Methodist Bishop Ben Chamness and The Rev. Brenda Wier presented Nader with the Bishop's Award for Ecumenism at the Central Texas Annual Conference of the United Methodist Church in June. Nader is an architect, United Methodist layman, and the chair of the Office's advisory board.

### Texas Regional Office Grant Recipients

RECIPIENT	NEIGHBORHOOD	GRANT AMOUNT	PROJECT	STATUS
Central Brownwood United Methodist Church	Brownwood	\$5,000	Planning Grant	Advanced Planning Phase
Grace United Methodist Church	Near west side, Fort Worth	\$5,000	Planning Grant	Advanced Planning Phase
West Mt. Moriah Baptist Church	Near west side, Fort Worth	\$5,000	Planning Grant	Advanced Planning Phase
St. Andrews United Methodist Church	Southeast side, Fort Worth	\$5,000	Planning Grant	Advanced Planning Phase
Hutto United Methodist Church	Hutto	\$5,000	Planning Grant	Project Underway

# Philadelphia Regional Fund Update



Pennsylvania Historical Museum Commission's Scott Doyle addresses the peer learning session at Church of the Crucifixion in South Philadelphia.

## GENEROUS INDIVIDUAL GIFTS

**The Philadelphia Regional Fund office has received two major gifts totaling \$300,000 by two donors. These two generous gifts represent the largest contributions ever donated to Partners by individual donors. Both donors are past supporters of Partners for Sacred Places, and the donations were bestowed upon Partners within three months of each other. The donations are specifically earmarked to serve the Regional Fund's work in the Philadelphia region, encouraging the growth of the Regional Fund office and ensuring the support of more area congregations.**

The Philadelphia Regional Fund for Sacred Places is continuing its growth with expanded training and funding for Philadelphia-area congregations. Six *New Dollars/New Partners* graduates submitted grant applications for the Philadelphia Regional Fund for Sacred Places,

requesting a total of \$559,000 in capital funding for over \$4 million of urgently needed repair and restoration projects. This is the Philadelphia Regional Fund's second year of awarding grants, and the applications are reflective of skills learned from *New Dollars/New Partners* training. The external grant review panel has reviewed the applications and is making grant decisions shortly.

A second round of the Fund's 2007 *New Dollars/New Partners* training begins in October to accommodate growing demand. Currently, 12 Philadelphia area congregations are participating in the summer *New Dollars/New Partners* training and have completed Modules I and II.

To supplement *New Dollars/New Partners*, Partners hosted two additional workshops for Philadelphia congregations. This was the first time the Fund is offering these supplementary peer-learning seminars and response is strong. The first training focuses on grant opportunities offered by the Pennsylvania Historical Museum Commission to increase the resources available to local sacred places, including education, public, and local history grants, historic preservation grants, and organizational planning and development grants. An archivist shared which grants can be used to strengthen the research congregations conduct on their histories, and discuss stewardship of archives and collections. The second

workshop featured Don Smith, Christ Church Preservation Trust's Executive Director, and Barbara Stechert, Church of the Advocate's Director of Development, addressing how to write persuasive and thorough case statements. The presenters also shared a multitude of ways to incorporate the case statements into a successful capital campaign. In both workshops, attending congregations were encouraged to share best practices and ask questions of other congregations.

The Fund is also working with Philadelphia's Mural Arts Program (MAP) on a groundbreaking project to incorporate the murals, frescos, and mosaics found in Philadelphia's religious buildings into tours of the city's famous outdoor murals. MAP ([www.muralarts.org](http://www.muralarts.org)) provides tours from the spring through the fall.

As the Philadelphia Regional Fund expands, area congregations can look forward to more grant assistance, added technical education, and further advocacy support from Partners.



Atkin Olshin Schade works on Philadelphia Fund grantee Arch Street United Methodist Church.

## Another Philadelphia Regional Fund Success Story

# Holy Trinity Romanian Orthodox Church

**Partners for Sacred Places encourages congregation to welcome arts, cultural, and educational organizations to share its building in order to save this neo-classical gem**



Holy Trinity Romanian Orthodox Church in Northern Liberties, Philadelphia

**H**oly Trinity Romanian Orthodox Church in Northern Liberties, Philadelphia has been a beacon to new Americans since the early nineteenth century. According to architectural historian Dr. Jeffrey Cohen, “The building is a vestige, the first chapter of the period of development for that part of the city. The whole neighborhood has changed, different groups of immigrants have moved into the neighborhoods, and the building tells the story, indicating the birth of the second chapter of that neighborhood.” The current Romanian Orthodox congregation purchased the church in the 1930s to accommodate an infusion of Eastern European immigrants, and is within close proximity to three Russian and Ukrainian Orthodox churches.

The congregation is experiencing a renaissance as well. Preservation Committee President Maria Tanase explains that since Holy Trinity connected with Partners for Sacred Places, the congregation has changed its outlook on its position in the community. “Everyone is aware we have to be more involved. We cannot stay in a box... Some wanted to keep it more like home, but everybody understood that we will not survive without being open (to sharing the building).”

Within two years of participating in Partners’ *New Dollars/New Partners for Your Sacred Place* training, the congregation has diversified its outreach efforts, leading to a wealth of new opportunities and resources for its building.

### Community Outreach

Holy Trinity is now extending beyond the Romanian community, inviting its Northern Liberties neighbors and the Philadelphia arts community to utilize this hidden sacred place. The Rev. Fr. Nicolai Buga, pastor of Holy Trinity, explains his congregation is happy to share its facilities. “It’s a good chance to exchange information on Romanian culture and traditions... and it’s so nice to be surrounded by nice people and to share this building with others.”

In turn, the congregation has benefited from inviting Northern Liberties locals to church events. One neighborhood couple donated a large sum of money during a recent fundraiser, despite the fact that the two are not members of the congregation. Tanase shares, “There’s a mutual interest. When the church is better, it’s good for everyone.”

Holy Trinity still provides outreach to Romanians in the Delaware Valley region; its increasing membership reaches beyond the city limits to Bucks and Montgomery Counties as well as New Jersey. The Dacia Community Center, housed in the building’s addition, provides support for the Romanian community by hosting events and serving as a hub of international Romanian news and advocacy. There is also an active Romanian youth club.

Holy Trinity provides a facility for other congregations as well. Currently, Liberty Protestant Church, a 135-member congregation, uses the church for weekly services.

Frank Matero, chairman of the Graduate Department of Historic Preservation at the University of Pennsylvania, is collaborating with the Rev. Buga to organize a fall semester seminar on decorative finishes for his graduate students, using



the sanctuary as Matero's classroom. Students will fully record the building's murals, documenting and analyzing the decorative finishes for the benefit of Holy Trinity.

The Philadelphia arts community utilizes the congregation's two social halls; Romanian folk ensembles perform regularly, and two theater companies use the stage during the annual Philadelphia Fringe Festival. There is space for a third social hall in the building, but the area is in need of renovation. The congregation believes it could invite more of its Northern Liberties neighbors to use the space if this additional facility could be restored.

The St. Julien le Pauvre Byzantine Church in Paris, renowned for its quality of concerts, inspires the Rev. Buga's vision for restoration and community use. "When I saw this church from the inside, I was impressed by the beauty of its architecture, and thought it would be beautiful for Paul Constantinescu's Easter and Christmas Byzantine Oratorios. I was dreaming about letting American music lovers listen to these two masterpieces of Romanian music."

### A Congregation's Lesson on Its Early American History

During Holy Trinity's training with the Partners for Sacred Places *New Dollars/New Partners* program, the congregation realized the importance of documenting and promoting its noteworthy history to its members and the Northern Liberties neighborhood. Tanase says they developed their files that had been stored in boxes. "We put the facts on a timeline. We knew a little bit, but we took time to create brochures."

The church was built in 1816 for an Episcopal congregation, and is one of the earliest surviving buildings designed by architect William Strickland, famed for designing the Tennessee State Capitol. Cohen, senior lecturer with Bryn Mawr College's Growth and Cities Program, prepared a nomination to the National Register of Historic Places for the church after discovering the identity of the architect. The church exemplifies the neo classical style common during the first two decades of the nineteenth century.

The building may have been the first Episcopal church without box pews in the city. Cohen considers the building a study in early American architectural history. "It's a survival piece representative of first age of professional architects distinguishing themselves from the craftsmen—an example of large-form architecture."

Cohen also cites the extraordinary talent of the architect. "For example, the giant arch over the columns, similar to (architect Claude Nicholas Ledoux's project on) the order of Madame (Marie-Madeleine) Guimard in 1770. It shows international modernity."

The faded and chipped original decorative finish and subsequent Romanian Orthodox decorative additions are also of historic value. According to Matero, the artist who plastered the interior of Holy Trinity also plastered the interior of Independence Hall. The eighteenth-century plasterer was one of Strickland's regular cadre of artisans, later applying his skills to the Second Bank of the United States in Philadelphia.

Additionally, two of the stained glass windows and some of the lighting are original from the 1850s. Matero explains,

"There is a handful—just three or four—of churches in the country in this original state." Cohen adds that the painting "is amazing... intense... it was a much more subdued palate in the beginning (when the Episcopalians owned the building). Now there are all sorts of decorative finishes."

Holy Trinity's congregation commissioned a formal preservation plan as the first step to properly restoring its historic building. The church hired a preservation architect to examine the condition of its building and created the Strickland Preservation Corporation, a 501(c)(3) nonprofit organization, to manage the stewardship of the building and begin fundraising. Additionally, the congregation is currently performing outreach to encourage further use of the building by community organizations.

### First Steps to Restoring a Landmark

Holy Trinity contacted Partners because of the building's serious structural issues. There was visible extensive brick and mortar deterioration, the stained glass windows sagged, and the congregation needed to patch the plaster and upgrade the electrical system.

Holy Trinity applied for a 2006 Philadelphia Regional Fund Grant from Partners for Sacred Places, and was awarded \$75,000. "When I started the application, when I saw all that was required, I thought it would be impossible," Maria Tanase recalls. "We got the money, and it was a wake up call for everybody." Tanase, who is a professional project engineer with Earth Tech, explains that the congregation is currently comparing bids for the parapet wall, and preservation consultant Suzanna Barucco of Kise Straw & Kolodner is supervising the restoration. The congregation also plans to tackle the fire system renovations by 2008.

The congregation has already restored the stained glass windows, and reinforced the roof trusses. These repairs are vital to preserving the integrity of the building. The Rev. Buga shares, "It is a long way to go, it is not easy to restore such a huge building, but we are doing our best. Having Partners' help, we hope to be able to return this church to its (original) beauty."

More than twenty years later, Cohen maintains his interest in the well-being of Philadelphia's oldest Strickland-designed church—one of only two in Philadelphia. He emphasized the importance of restoring this nearly 200-year-old building. "It's an anchor of the city's history. It's a visible, distinct, and articulate presence on the streetscape."



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# *New Dollars/New Partners* Success Story: **CHRIST CHURCH LUTHERAN, Minneapolis, MN** *Modern Church Turns to Partners for Advice as Building Starts to Age*

**C**hrist Church Lutheran in Minneapolis, Finnish architect Eliel Saarinen's final work, is a series of bold rectangular shapes and expanses of hand-finished brick and wood, masterfully manipulated to create perfect acoustics and a sense of serenity. Modernist buildings like Christ Church Lutheran are experiencing their first phase of major repair and restoration campaigns, with few precedents as to the proper course of action. Thus, the congregation of this 1949 religious building turned to Partners for Sacred Places for assistance.

Christ Church Lutheran's congregation fastidiously maintains the building, but the congregation linked with Partners to establish long-term plans for stewardship. "We look at the building as something that our forefathers, the older generation, gave us with such forward thinking," states Mary Bode, an active member of the Christ Church Lutheran Preservation Committee, "We need to fully respect that."

The congregation graduated from Partners' *New Dollars/New Partners for Your Sacred Place* training program, co-sponsored by the Minneapolis Area Synod Evangelical Lutheran Church in America in 2006, and has since hired a preservation architect to conduct a master plan. Christ Church Lutheran's pastor, The Rev. Kristine Carlson, shares, "Partners for Sacred Places' engaging with the organization and taking part in the guided study helped involve more members of the congregation, so it was not only the pastor carrying (the stewardship of the building). It brought more leadership."



A community gathers for Christ Church Lutheran's 1949 dedication

COURTESY OF CHRIST CHURCH LUTHERAN ARCHIVES

## **Building A Relationship with the City and the Neighbors**

The congregation is building a relationship with the community and the city to engage the younger generation. Mayor R. T. Rybak has visited the church, and the neighborhood association refers to the building as the "gem of the Longfellow neighborhood." Bode shares, "If you were to ask the mayor, he would support us in any endeavors because of what Partners has taught us. If a building crumbles in a neighborhood, so does the neighborhood."

The congregation's goal is to inform the greater community of Christ Church's presence and unique history. "Christ Church Lutheran made a splash when it was first constructed, but since then it's been very modest," Carlson shares. "Part of our mission is for every Lutheran in the Twin Cities to know that Christ Church Lutheran exists and that it is a remarkable treasure for the Lutheran church. We want to do the same thing for the art & architectural community... There's a lot of work to be done in that area."

## **A Vibrant Arts and Architecture Community**

Christ Church Lutheran is active in the community, hosting gymnasium nights, Finnish language classes, and senior citizen activities for its neighbors. A pre-school has been operating for 35 years in the education wing that Saarinen's son, Eero, designed to complement his father's work. Eero Saarinen also designed a simple courtyard with a central fountain. The courtyard has the sense of a cloister, with an open colonnade on one side and interior corridors on two others. Steve Wilmot of SMSQ Architects, Inc. comments that the courtyard is deferential to the church. "It's more on the side of a meditative courtyard... A big part of Eero's addition was having ways to look at the original church across the courtyard. It was part of the original Eliel church design intent."

In addition to Christ Church Lutheran's active ministries and community programs, the congregation has established a relationship with local museums. It is in discussion



Christ Church Lutheran is a striking presence in Minneapolis' residential Longfellow neighborhood.

COURTESY OF PETE SIEGER

## Update on Partners

with the Minneapolis Institute of Arts (MIA) and the Walker Art Center to showcase the church as part of an international retrospective on Eero Saarinen in 2008. Additionally, this fall Partners is conducting a field session featuring Christ Church Lutheran during the National Preservation Conference in the Twin Cities this October (see page 4).

This relationship with the arts community has also benefited church membership. When the congregation began training its docents, it was pleased to discover that half of the 40 interested individuals were non-members. Among them were docents from MIA, who had heard about Christ Church Lutheran as a result of the upcoming Saarinen exhibit. Two of those docents are now attending worship services, leading Carlson to realize, “Partners is helping us see the building more and more as a tool for (growth) too.”

The congregation also conducts tours for classes at local colleges and universities, as well as Luther Seminary in St. Paul. As a bonus, management of the docents and tours is now a responsibility that engages a new congregation member in a position of leadership.

This exposure is not new to Christ Church Lutheran, but the congregation is now harnessing the attention for outreach and fundraising efforts. Partners helped the congregation draft a fundraising case statement, introduced capital campaign advisors to assist with marketing, and encouraged relationships with local politicians. Bode shares, “I think Partners is helping us understand ourselves better in the world of architecture and of sacred places.”

The congregation also hopes to expand its circle by inviting the community into the courtyard for recreational events and movie nights, or hosting art programming for neighbors. Bode laughs, “We’ve already got the art! If we could be a place where we could have arts programs for children and a gallery for adults, people could come in to the church through a nonreligious way. Then maybe they would also find us helpful and necessary at a time when maybe they need some spiritual guidance.”

### Restoring a Modern Building

Christ Church Lutheran is listed on the National Register of Historic Places and is being nominated for National Historic Landmark status. The American Institute of Architects also recognized Christ Church Lutheran with the prestigious Twenty-Five Year award. “It is such a remarkable building; it’s so simple, and the scale of it is small—it’s not a campus or a skyscraper,” marvels Wilmot. “It is one of the buildings that are so well done but so humble and accessible. It is an honor to work on it.”

*“Partners is helping us understand ourselves better in the world of architecture and of sacred places.”*

—Kristine Carlson, Pastor, Christ Church Lutheran

Margaret Virum, Christ Church Lutheran’s archivist, was a high school student at the time the building was constructed. She still lives across the street from the building, and recalls that neighbors would visit and ask questions like, “What kind of a factory are they building?” or “When are they going to put hay in that barn?” Virum explains, “We really weren’t used to modern architecture. We were wondering just what it was going to be and not realizing how wonderful it was going to be.”

Though Christ Church Lutheran and its education building have been well maintained, Carlson admits that the congregation felt it needed outside advice as the buildings approached the 50-year mark. “It’s been a big help to me, Partners for Sacred Places, coming into a new situation,” expresses Carlson, who was installed as pastor in November of 2006. “I’ve never served a congregation that is so architecturally significant as this church, it’s a really rare place. To know that there are people whose specialty this is, it is such a huge help to all of us. Not only in how to preserve an architectural treasure like this, but to have an ongoing ministry. It’s not a museum, it’s a church.”

The congregation hired SMSQ to update the church facilities without disrupting its architectural integrity. An accessible, family-friendly restroom has been installed on the first level in the education wing, on the same floor as the sanctuary.

During the building evaluation, however, Wilmot discovered water drainage issues in the tower. Bricks are absorbing moisture from precipitation rather than funneling the rain and snow through Saarinen’s drainage system. The bricks are exhibiting efflorescence, there is slight damage to the pipes, and birds are nesting in the tower. Carlson plans to continue making the entrances to the building and courtyard handicap accessible once the tower issues are fixed. “Since these are architecturally significant pieces of the building, they have to be handled with care.”

Additionally, the congregation is considering upgrading the church and the education wing with air-conditioning, in order to encourage the community use of the wing in the summer.

“That’s one of the challenges, I think with a historically significant building, especially a church,” Carlson explains. “As much as I love the stories from the past, it’s equally important to have hope and strong vision and stories that captivate us for the future, for itself and for the ministry.”

Eero Saarinen paid homage to his father’s work when designing the 1962 courtyard and education wing.



COURTESY PETE SIEGER

## Update on Partners

### Limited Opportunity for Tax-Free Giving

This is the final year to take advantage of the Pension Protection Act of 2006 as a means of making a cash gift to a qualified charity. This provision remains effective for tax year 2007, so members must act by December 31, 2007 to take full advantage.

The Pension Protection Act allows people age 70.5 or older to exclude up to \$100,000 from their gross income in tax years 2006 or 2007 for cash gifts made directly to a qualified charity. This distribution will be tax-free and avoids the penalty on early withdrawals.

However, there are some limitations and restrictions. The individual donor for whose benefit the pension plan is maintained must have attained the age of 70.5 or older at the time of the gift. The distributions may not exceed \$100,000 in the taxable year. Gifts from retirement accounts other than individual retirement accounts (IRAs)—such as 401k, 403b, and SEP accounts are not eligible. Also, since the distribution will not be included in taxable income, individuals will not be able to claim a tax deduction for the charitable contribution.

Members should contact your financial advisor for more information to see if they may benefit from this method of contributing, or may contact Partners for Sacred Places. But remember, people only have until December 31, 2007 to take full advantage.

*(Please note: This information is prepared as an educational service to members and others and is not intended as legal or tax advice. Please consult your own tax advisor before making any decision based on this information.)*

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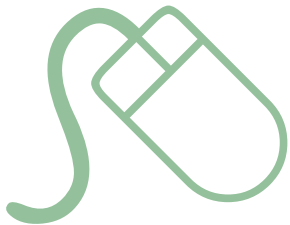
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# >> Finding Grants Through Online Databases



by Waddy Thompson, excerpt reprinted with permission from *The Non-Profit Weekly*

Waddy Thompson is author of *The Complete Idiot's Guide To Grant Writing* (2007 Alpha) and is director of development at Symphony Space in New York City. *The NonProfit Weekly* is a publication of *The NonProfit Times*, a business publication for nonprofit management. [www.nptimes.com](http://www.nptimes.com)



Competition for funding has never been greater, with the proliferation of nonprofits well outpacing the robust growth in new foundations. Not surprisingly, online databases offering information on grant-makers are also increasing, and existing databases are improving their services. Here's how to decide which is right for your organization.

The Foundation Center's Foundation Directory Online ([foundationcenter.org](http://foundationcenter.org)) offers a comprehensive database of grants made by foundations, corporate foundations, and other grant-making nonprofits. This is a broad scope not available in some other online databases. Another virtue of this database is that the Foundation Center, in New York City, actively solicits information from all grant-making organizations as to past, present, and future grant making activities and plans. This gives its information a completeness that may be lacking with databases based solely on the Form 990s filed with the Internal Revenue Service (IRS).

This is also probably the easiest to navigate. You can use drop-down lists for many search fields or type text directly into the fields, although you get more reliable results when you use the drop-downs. When you enter multiple criteria, you get real results without having to be a mathematician specializing in Boolean operators.

What you get varies greatly with your level of subscription. Access is at five levels (each with a greater fee).

The other online databases have more a one-size-fits-all approach to pricing, but some do not offer the economical monthly subscription option, which makes even the highest level of the Foundation Directory Online within reach for most organizations—at least for a limited time.

FoundationSearch ([FoundationSearch.com](http://FoundationSearch.com)) is built around its "Grant Visualizer," allowing access to information through a map interface. Since geography has got to be the number one limiting factor for most foundations, this is a good way to

start your research. The profile for each foundation features graphs of grants by sector, year, and region allowing you to see at a glance a foundation's concentration in arts vs. health vs. social services, etc. You'll find here information on foundations, corporate foundations, community foundations, and many nonprofits that also make grants (all based on their Form 990s).

In addition to the graphic interfaces, FoundationSearch also offers effective simple search and advanced search options using Boolean operators. The handy "990 Keyword Search" performs a quick search on every word in the Form 990s. When you click on the search results, it takes you directly to the highlighted search words in the form.

FoundationSearch has recently added new features under the "My Foundation Manager" heading. Using the latest "push technology," this section allows you to generate and save a prospect list based on several criteria and select specific foundations to monitor in your project folder. You can then request FoundationSearch to email you if there are updates to your selected foundations' records, and you can request an email reminder when, for example, a deadline is approaching or a new foundation has been added.

You can also record notes on each foundation for future reference. With this additional functionality, FoundationSearch becomes a management, as well as a research tool. FoundationSearch includes information on more than 98,000 U.S. grantmakers and their grants of \$4,000 or more. It claims access to information on 6.5 million grants.

FoundationSearch's parent company, Metasoft, also offers the BigOnline.com database, with more detailed information on the largest foundations, corporate giving, and federal grants. It also provides a library of sample grant proposals that is useful. Access to this database comes, of course, with an additional fee.

You've almost certainly used GuideStar ([guidestar.org](http://guidestar.org)) to get access to the Form 990s of foundations and other nonprofits. But, you might not be aware that GuideStar offers a very flexible search engine to dig deeply into all that data. Grant Explorer (look under "Products" on the home page) is based on the Form 990s. It includes only foundations and corporate foundations—grant making nonprofits (including

## Funding Brief

community foundations) are excluded. This is limiting, but the interconnectedness of the information in the database more than makes up for the exclusion of non-foundations.

“Drill down” is the name of the game with Grant Explorer. An example: You work for an art museum and so you query the database to see who is funding another art museum in your area. The search results for that query include a foundation you have never heard of, so you click on the link and go to information about that foundation.

In looking at other grants made by that foundation, you see they are also supporting a third area museum, so you click on that link to see who else funds them. You then notice an unexpected funder of that museum, so you click on the link. This is such a great way to discover new potential funders. Grant Explorer indexes information on more than 52,000 foundations and includes grants of \$5,000 or more.

The databases for researching individuals definitely will support your foundation research. The more you know about the trustees and staff of a foundation, the better you can focus your proposal on their specific interests and possibly identify contacts that will help your proposal get noticed.

With fees ranging from \$19.95 for one month to nearly \$2,500 for a year (with no monthly option), price definitely becomes an issue. For quick research that covers most of the bases, GuideStar’s Grant Explorer can’t be beaten. For longer term in-depth research, you’ll probably want to invest in one of the Foundation Center’s more deluxe subscriptions.

## Historic Restoration

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# GREEN SANCTUARIES:

## *Rehabilitating and Managing Historic Sacred Places and Landscapes in an Environmentally Responsible Manner*

As more of the faith community embraces the environmental movement, congregations with historic buildings now have incentive to research and establish results for renovating and rehabilitating existing buildings in this cutting-edge field. The United States Green Building Council (USGBC) and some faith traditions are working together to create ecologically sound sacred spaces (see sidebar). Some congregations are trusting architectural firms and engineers experienced in green design to be guides through the process. Whether a congregation adheres to governmental green regulations during a renovation or simply adopts energy-saving methods of operations and maintenance, there are many opportunities for religious buildings to save money while preserving the building and protecting the environment.

Preservation and green design do not have to be mutually exclusive disciplines. "There is a kinship between historical preservationists and energy conservationists," comments Andrew Rudin, project coordinator for the Interfaith Coalition on Energy (ICE) in Philadelphia. "If a building is already existing, it is probably the greenest it can get, rather than opening up a hole in the ground and dropping in a new church."

### **An Environmental Benchmark**

The USGBC established the Leadership in Energy and Environmental Design (LEED) Certification Process to recognize buildings whose owners, designers, and builders have demonstrated a whole-building approach to sustainability. The performance-based benchmark system for renovations and existing buildings addresses sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

Friends Center in Philadelphia, a *New Dollars/New Partners* participant; Trinity Church in Boston, a Partners-consulted congregation; Mt. Auburn Cemetery in Watertown, Mass.; and St. John's Episcopal Monastery in Cambridge, Mass. are beginning the process of making LEED-based changes to their facilities.

### **Greening the Roof to Cut Energy Costs**

ICE's Rudin explains that most of the 7400 congregations he has worked with have not approached their buildings with the

greenest of intentions. "Congregations want to save money. Generally speaking they are not that interested in the environment yet... I think that is changing with global warming and higher fuel costs, and they are leaning toward thinking environmentally as well, but it is pretty slow."

Patricia McBee agrees. When the Quaker Friends Center in Philadelphia attempted to tackle the major renovations for its administrative building, the finance committee first planned to replace the heating system, the roof, and the mechanical systems as needed and as finances permitted. McBee, the capital campaign director, says the committee's perspective changed as it realized that there might be some economic synergy out of a comprehensive renovation. "We were not thinking 'green building.' We did not have that vocabulary; but a couple of board members who did kept saying 'it is the twenty-first century and we need to pay attention to environmental repercussions.'"

After convening energy, interior design, and heating and cooling experts for a discussion with board and meeting members, Friends Center began installing a vegetated roof in late 2006. The 8,000 square foot green roof is covered in Pennsylvania sedum sprouts, situated atop four inches of soil. In addition to insulating the building, the green roof will indefinitely extend the life of the underlying roof since ultraviolet rays, hail, and acid rain will not make contact. "Other (vegetated roofs) have not needed to be replaced yet," she comments. "The roof gardens on Rockefeller Center go back for more than 70 years!"

The congregation installed solar panels in 2006 as well, which currently generate a portion of the center's electricity. Additionally, the center is scheduled to begin drilling geothermal wells this fall, to use the relatively constant temperature of the Earth's interior to heat and cool the building. The Friends plan to capture the rainwater from the 1856 red brick meetinghouse, and use it to serve the restrooms in both buildings. According to their engineers, this should reduce the use of potable water by 90%.

Friends Center also is using recycled and sustainable materials, and making an effort to utilize local materials low in toxins, glues and paints. It expects to qualify for gold level LEED status once the building is rated.



Philadelphia Friends Center's Patricia McBee surveys the green roof overlooking the historic 1856 meeting house.



COURTESY OF THE PHILADELPHIA INQUIRER

McBee adds, “We discovered that our fundraising prospects soared.... The prospect that this would be able to be a model for changing building prospects was appealing. As we moved forward and had an impact, then donors who were at first reluctant were now interested.” When the fundraising committee started the capital campaign within the congregation, “people gave the most they have ever given.”

**Invisibly Heating and Cooling a National Historic Landmark**

Trinity Church in the City of Boston is an 1877 H.H. Richardson masterpiece located in historic Copley Place. Recently the Episcopal church undertook a major restoration and expansion project that included the construction of a new 22,000 square foot meeting and gathering space in a former service cellar beneath the church. While the project has not sought certification under the USGBC’s LEED program, the architects, Goody Clancy of Boston, specified the use of

recycled materials and local/regional materials for the work. All of the building’s storm water runoff is contained on-site.

In addition, the congregation installed new geothermal wells. Director of Communications Patricia Hurley explained this groundbreaking project began simply as a need for an energy efficient and invisible method for heating and cooling. “We have National Historic Landmark status, so we can not have an HVAC system outside of the building or in the sanctuary. Our committee looked at three different options, and the geothermal system won everyone over.” She added that this fit into their religious belief system. “Being responsible for the environment is a pledge we take in our baptismal covenant. It helped us live up to the promise in a way that other options did not.”

Though the geothermal system seemed an expensive option in the beginning, Hurley explains that the cost of installing a conventional system was comparable to installing the

geothermal system after examining the cost models. Goody Clancy notes that once the geothermal system is installed, it uses 40% less energy than a conventional system.

Trinity Church drilled six wells around the building, 45 to 75 feet apart. “Even if someone was looking for it, it would be hard for them to discover where they are. There are a couple of small plates at the base of the steps going out to Copley Square, and they are easy to miss. Meanwhile, those wells are 1500 feet into the earth.”

**Reclaiming Water for a Sustainable and Historic Landscape**

The 175-year-old Mount Auburn Cemetery in Watertown, Mass. adopted sustainable design principles because, “it’s the right thing to do. Our role should be one of educating others and being responsible for our impact on the environment,” says Vice President of Operations & Horticulture David Barnett, Ph.D. Congregations can adopt many of this National Historic

Landmark's practices to care for grounds and cemeteries.

Mt. Auburn started with its landscape about 10 years ago and has virtually eliminated the use of all chemical fertilizers. It has found a cost savings in materials and labor by allowing the fallen leaves to remain. With the advances and design improvements in modern mowers and blades, maintenance procedures have been altered dramatically. Previously, the staff removed leaves and composted them for mulch. Now the material is pulverized in place allowing the natural organic matter and nutrients to return to the soil. "It's obviously an old system, and in many ways we have gone back to the future," Barnett reflects.

Water is the most important factor in landscaping. Mt. Auburn tries to be as efficient as possible and endeavors to do more. Currently, it harvests rainwater from its greenhouse roofs and stores it for watering flowerbeds. Over the last few years, Mt. Auburn has gathered thousands of gallons of rainwater, and while it wants to conserve more, the cemetery is currently hindered by a lack of storage capacity. Old sprinklers have been replaced with low-emitting sprinklers and low-flow toilets and fixtures have installed in the new building and in public restrooms. As Mt. Auburn moves forward, handling water will play a big role in all actions and decisions.

### Starting Small to Reap Big Benefits


While these green projects involve years of planning and patience, many cost-saving and environmentally sound methods can be instituted more quickly. Trinity Church installed energy-saving light fixtures and operable windows for improved natural ventilation; each of these initiatives is a major component of the LEED rating system.

The Friends Center has learned that reducing energy begins with the "envelope" of the building. The congregation is improving insulation of exterior walls and installing high performing glass windows in the 1974 administrative building, which allow for more light and less heat from outside. By reducing the heat gain from the windows and the light bulbs, the

building will require less air conditioning. The Friends also plan to mount smart sensors, to automatically activate the electrical lighting on an as-needed basis. The nineteenth century meeting house retains many of its original glass windows, and no artificial light is needed on most days because of the abundance of natural light.

The Friends Center has invested in 100% renewable energy since 1999, and is teaching the occupants of the building to respect the "plug load policy" by considering the amount of energy used and duration of time necessary for equipment connected to outlets.

Mt. Auburn Cemetery has an organization-wide recycling system but hopes to do more with the buildings. Barnett shares, "There are cost savings, certainly, but it is not only about doing it, it is also about educating people."



*If a building is already existing, it is probably the greenest it can get, rather than opening up a hole in the ground and dropping in a new church."*

— Andrew Rudin, project coordinator for the Interfaith Coalition on Energy in Philadelphia, Penn.

### Benefits of LEED-Certified Buildings

There is a misconception that older buildings consume more energy than new construction. According to ICE's Rudin, energy use in newer buildings costs more per square foot than older ones. He attributes that to installing air conditioning in targeted rooms versus installing central air conditioning for a whole building. "From a fuel standpoint, newer buildings use less fuel, but from the electricity standpoint, they use more per square foot."

Implementing environmentally sustainable changes, however, is more cost-effective for religious buildings over

a period of time. The USGBC states that LEED-certified buildings have lower operating costs and increased asset value; reduce waste sent to landfills; conserve energy and water; reduce harmful greenhouse gas emissions; and qualify for tax rebates, zoning allowances, and other incentives in hundreds of cities.

McBee states that using figures from energy modeling in conjunction with the energy price projections over the next 20 years, the congregation realized it would save \$5 million by choosing the green route. "All of a sudden the 'money people' are pushing the environmental strategies! At that point, for us, the real message is 'you are going to spend this money. What do you want to spend it on?'"

"In less than 10 years, the energy strategies will have paid for themselves."

### Next Steps

Getting started may be a daunting task, but McBee advises hiring a green contractor from the beginning. "It makes every difference in the world to have your professional advisors be companies who already are committed to this. Because they think creatively about they might invent a new green strategy that just suits your circumstances."

The design team hired by Society of St. John the Evangelist, Saint Francis House (SSJE) is facing the challenge of developing a system to manage 100% of the storm water. Additionally, HKT Architects are determining how to retrofit energy-efficient mechanical systems into the historic fabric of the Romanesque Revival monastery. Designed by Ralph Adams Cram with a landscape plan by Fletcher Steele, the complex includes the monastery, chapel, and guesthouse situated in an urban environment. The goal to adopt sustainable design principles in the restoration and expansion efforts represents the largest capital improvement project since the building was built in the 1930s. Phasing the work to meet funding and operating constraints while at the same time pursuing environmentally responsible green design was important to the Anglican monks who call it home.

The design process helped them to align cost with their overall business and ministry objectives while sensitively incorporating sustainable design into this historic structure. It is projected the project will follow the LEED certification process with particular attention paid to the proper use and disposal of building materials.

Hurley says that like any construction project, the process takes patience, and especially because green design is such a new technology. “We were willing and ready to be part of discovering how it can best work... We knew we were on the cutting edge of something, so it does take awhile. It’s wonderful to know we’re helping advance this technology for others as well.”

McBee explains that the Friends meeting had concerns about whether proposed green technology was reliable, testable, and would have promised outcomes. The finance committee was concerned about the cost as well, and to what extent green renovations would add to the cost of the renovations. “It has been a slow and painstaking process, but one that miraculously brings together disparate points of view—environment, money, priorities—that finally come together on a plan around which what we have what we call unity. It doesn’t mean everyone agrees on every single detail, but everybody agrees that we have a plan that’s right.”

Trinity Church agrees. Hurley states, “As a landmark building, one we want to try to preserve as authentically as possible, it can be challenging to find a green alternative, but it was a priority for us wherever possible that we were making green choice. For any historic buildings there are options that you may not even know exist out there that can help increase your building’s green factor.”

**Co-contributor W. Eric Kluz, AIA, LEED-AP, is a principal of HKT Architects Inc. of Somerville, Mass. and the past president of the District Presidents Association of the Unitarian Universalist Association of Congregations. For more information about building a green sanctuary according to the LEED benchmarks, visit the LEED web site on [www.usgbc.org](http://www.usgbc.org).**

## One Denomination’s Approach to Green Building: Unitarian Universalist Action Areas

The USGBC and the Unitarian Universalist Association (UUA) have joined to promote and develop “Green Sanctuaries,” places of worship that have responded to the environmental challenges through effective design, management and maintenance of facilities. As a critical first step the leadership of the UUA recently conducted an environmental summit during which a number of environmental issues and initiatives were discussed. Association President Bill Sinkford stated that “the organization is committed to a program to achieve certification of the four major facilities in Boston” and with the assistance of HKT Architects Inc., has engaged the services Sebesta Blomberg Engineers to develop an energy master plan that will result in improved performance and eventual certification under the LEED – EB program.

### Action Areas

There are a total of 17 action areas adopted by the UU that congregations must address in order to achieve accreditation as a Green Sanctuary.

#### Area I. Energy Conservation and Environmental Practices

1. At least every five years, conduct an environmental audit of the church using the Green Sanctuary Manual as a reference, and make recommendations to the appropriate committees. If the church owns its building or can arrange a partnership with the owner, conduct a professional energy audit of all church buildings at least once every ten years.
2. Each year, challenge the congregation to achieve a target percentage in improved efficiency of energy use by the following year (at church and/or at home), until no further improvement can reasonably be expected. Include efficiency of transportation alternatives in the discussion.

#### Area II. Reduce. Reuse. Recycle.

3. Each year, separately weigh trash and recycled materials for at least one representative week and calculate the amount per church member. Each year, challenge the congregation to achieve a target percentage in reduced trash and increased recycling by the following year, until no further improvement can reasonably be expected.
4. Adopt a procurement policy for church supplies requiring price comparison with recycled alternatives and purchase of recycled products available at a cost within five (or ten) percent of the cost of the equivalent non-recycled product.
5. Adopt a policy requiring use of washable, non-disposable dishes, cups, glasses, and cutlery at church events.

#### Area III. Church Communication

6. Set up an Environmental Information Center in an appropriate place in the church and on the church website, if any, providing practical information on energy and environmental practices at church and home.
7. Include a Green Corner in the church newsletter with environmental tips and updates on environmental activities.
8. Identify, learn, and sing earth-based hymns and songs; perform environmental skits; and engage in other creative ways to keep environmental issues before the congregation each month of the year.
9. Hold at least one ceremony each year honoring those who have participated in Green Sanctuary work.

#### Area IV. Religious Education

10. Teach at least one child environmental course per year.
11. Conduct a Simplicity Circle, a Responsible Consumption Study/Action Group, or another adult education group focused on environmental concerns.
12. Lead an annual field trip to a power plant, recycling facility, landfill, incinerator, organic farm, or other facility.

#### Area V. Worship

13. Dedicate at least one Sunday worship per year to the environment.
14. Request that the minister and/or worship committee incorporate environmental prayers, meditations, or readings in regular worship.

#### Area VI. Environmental Justice

15. Contact local and regional environmental justice organizations, and commit to a partnership for work on a specific issue for the year.
16. Pass an all-church resolution committing to an all-church environmental project for a year, and carry it out.
17. Offer at least one environmental justice speaker, workshop, or program each year.

## Interfaith Coalition on Energy

It is possible for congregations to save up to a third of their energy costs, according to The Interfaith Coalition on Energy (ICE). ICE has been working with congregations for 27 years to reduce the expense of facility operations by purchasing energy at lower cost, and anticipating and preventing problems with mechanical and electrical systems within their buildings. ICE strives to help congregations generate funds for community service while practicing environmental stewardship.

Philadelphia's religious community started the nonprofit organization in 1980. Project Coordinator Andrew Rudin states that ICE has documented an average of a 10% decrease in energy consumption over the first year or two among congregations making ICE-recommended changes. "If (congregations) follow our advice precisely, they get (the savings) we tell them they are going to get. Our astounding examples have had reductions up to a third."

In particular, ICE audited Downey Avenue Christian Church in Indianapolis, which now saves about 34% a year after implementing ICE's suggestions.

After an initial meeting and current energy consumption evaluation, ICE creates a customized proposal: analyzing one or two years of utilities usage, visiting the facility to gather measurements and observations, and possibly installing and downloading temperature data loggers. ICE evaluates the results, makes recommendations, and provides estimates in cost and annual savings.

ICE has served more than 7,400 congregations, and its main market is a 50-mile radius from Philadelphia; however, ICE also works with congregations from across the country, including congregations that have worked with the Cleveland Restoration Society and Historic Boston, Inc. Rudin explains, "If someone in Wichita, KS wants a survey, we give them a proposal. If they could get a couple of congregations to share the cost of travel, we could pro-rate the cost."

Additionally, ICE produces a quarterly newsletter for members, *Comfort & Light*, with energy news, ideas on saving money and reducing energy use, and product reviews.

For more information on ICE, visit [www.interfaithenergy.com](http://www.interfaithenergy.com).

### UPCOMING WORKSHOPS

Interfaith Coalition on Energy has conducted more than 250 three-hour seminars for the operators of religious facilities. Below is a list of workshops planned for Fall 2007.

- |          |                   |   |
|----------|-------------------|---|
| Sept. 30 | Teaneck, NJ.      | Sponsored by Greenfaith, <a href="http://www.Greenfaith.org">www.Greenfaith.org</a>   |
| Oct. 6-7 | Harrisburg, PA    | Sponsored by St. Stephen's Episcopal Cathedral and School, <a href="http://www.ststep.org">www.ststep.org</a>   |
| Nov. 4   | Philadelphia, PA. | Sponsored by Northwest Interfaith Movement, <a href="http://www.nim-philadelphia.org">www.nim-philadelphia.org</a>  |
| Nov. 10  | Pottstown, PA.    | Welkinweir Retreat Center, (610) 469-7543   |
| Nov. 11  | Summit, NJ.       | Sponsored by Greenfaith, <a href="http://www.Greenfaith.org">www.Greenfaith.org</a>   |
| Nov. 17  | Evanston, IL.     | Sponsored by the Episcopal Diocese of Chicago, <a href="http://www.episcopalchicago.org">www.episcopalchicago.org</a> , and the Northern Illinois Conference of the United Methodist Church, <a href="http://www.gbgn-umc.org/nillconf">www.gbgn-umc.org/nillconf</a> |



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## 5 WAYS TO CHECK

Regular inspections and maintenance can help prevent serious structural repairs.

Here are five signs indicating expert assistance is needed.

- ❖ Defective mortar joints or caulk joints: open holes, structural cracks, missing mortar or soft, powder-like joints.
- ❖ Delaminated (spalled), broken, or displaced brick or stone missing or loose units, including leaning or bulging walls.
- ❖ Efflorescence (white powder on surface) or vegetation growth on vertical surfaces, indicating water infiltration
- ❖ Interior peeling paint and failed plaster
- ❖ Deteriorated steel lintels: rusted, expanding, or bowing steel above windows and doors

When there is evidence of damage to the masonry, congregations should invest in a building evaluation from an architect, who can recommend a masonry consultant or a reputable masonry restoration contractor. There is often more than one solution to fixing the masonry problem, and if congregations know their budgets, they can sense how much they can accomplish. When prioritizing structural issues, address roofing first, masonry second, and windows and stained glass third.

Keystone Waterproofing, Inc. is a member of Partners' Professional Alliance. For more information on this membership resource for congregations and design professionals, please see page 18, or contact Rana Gidumal McNamara at [rmcnamara@sacredplaces.org](mailto:rmcnamara@sacredplaces.org) or 215/567-3234 ext. 15, or visit Partners' website: [www.sacredplaces.org/professionals.html](http://www.sacredplaces.org/professionals.html).



Keystone Waterproofing professionals restoring the roof of the landmark Ukrainian Catholic Cathedral

Keystone Waterproofing, Inc. has transformed itself through its 104-year history, from a company of bricklayers and masons to a company of restoration experts. Ronald Raimondo saw a niche developing for this family business in the 1960s, and now the chief executive officer runs a company that is dedicated to masonry cleaning, re-pointing, and re-caulking, as well as repairing and replacing brick and stone. As their name suggests, Keystone Waterproofing also specializes in the applications of water repellants and coatings. The company's motto is "Preservation through Restoration," but Sales Engineer Greg Smith elaborates that preservation is also a matter of good stewardship.

The company has been a Partners for Sacred Places member since 1991, and a Professional Alliance member since 2004. "We do appreciate working on religious properties, we have a respect for the clergy and the buildings," Smith explains. "They are more than just bricks and mortar, they have a long-standing history and they serve a function deeper, spiritually, than commercial buildings. We take particular care in all of our work, but particularly in religious properties, because you're not just working on one property, you have the whole congregation to please."

Additionally, religious building restoration is high-profile work because the building is community-centered. Keystone recently restored the exterior of the 100-foot tall and wide Ukrainian Catholic Cathedral of the Immaculate Conception of the Blessed Virgin Mary in Philadelphia, which is a landmark for motorists on Interstate 95 and train passengers passing through the city.

The impressive scale of buildings like this can pose a challenge to congregations, however, leading to deferred maintenance. Members or maintenance staff cannot always see problems in towers and steeples from the ground, and therefore can neglect them. Smith explains, "The building cannot carry out its spiritual purpose if the roof is leaking, or if the brick or stone is allowed to go into disrepair to the point it is becoming unsafe." He adds that good stewardship gives an economic advantage, because if buildings are not regularly maintained, they can become a financial loss for the congregation.

When restoring a building, Keystone uses state-of-the-art technology and equipment. The company follows environmentally sound practices and products, and complies with all Environmental Protection Agency and local regulations, as well as Secretary of the Interior standards for historic preservation for projects governed by state historic preservation offices. Smith notes that when cleaning masonry, his experts start with pressure water and detergent, only resorting to chemicals when necessary. When chemicals are used, they are non-abrasive and used in conjunction with neutralizers. "People can use chemicals responsibly. Certainly (the industry is) working to come up with products that help us preserve our masonry buildings and our environment at the same time. It is not a choice you have to make between the two."

Smith notes that not all environmental rewards are technical. Restored buildings aesthetically enhance neighborhood appearances, and preservation is healthier environmentally. "It's good building use and good land use, rather than building new structures."

Smith concludes that a religious building that is maintained affects more than just the immediate congregation; it has a ripple effect that spreads throughout a community. "To see the congregation being active in its community—in keeping its property what it should be—lifts up the whole community and sets an example for other tenants and property owners in the area. Any time there is an investment made in the area others notice."



## BECOME A MEMBER OF THE PROFESSIONAL ALLIANCE

Membership in the Professional Alliance is a wonderful way for firms specializing in the restoration of historic religious properties to increase their visibility among a national audience of clergy, congregational leaders and preservationists. Membership benefits include:

- Free listing in Partners' Web Site Directory
- Free access to Partners' Information Clearinghouse
- Discounts on select publications, workshops, conferences and events
- Free subscription to *Sacred Places*, Partners' newsletter

Join the nearly 100 firms across the nation listed here who take advantage of this unique marketing and promotional opportunity. For additional information on the Professional Alliance, please contact Rana Guidimal McNamara at 215/567-3234, ext. 15, or at [rmcnamara@sacredplaces.org](mailto:rmcnamara@sacredplaces.org), or visit [www.sacredplaces.org/professionals.html](http://www.sacredplaces.org/professionals.html).

Membership does not constitute endorsement.

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