

Three 2005 Year-End Preservation Easements Donated to the Preservation Alliance

The year 2005 brought donations of eight preservation easements to the Preservation Alliance including the following three year-end donations:

108 Pine Street, Philadelphia, is a good example of a townhouse erected in Society Hill in the Georgian style popular in the mid 18th century. Built c. 1766 for John Goodwin, shopkeeper, 108 Pine was, like many other Society Hill townhouses, altered in appearance and use over the subsequent years. At one time the property was used for commercial purposes and had a shop front with a metal cornice, but it was restored to its original appearance during the mid-20th-century period when Society Hill was being revitalized.



108 Pine Street



1812 Delancey

1812 Delancey Place is one of a row of ten townhouses (1800-1818 Delancey) that were built with a common plan and design between 1854 and 1856 by different carpenters for three different clients; 1810 (also protected by an Alliance easement), 1812, and 1814 Delancey were erected in 1856 by Joseph M. Hancock in the then emerging and fashionable Rittenhouse Square neighborhood.

Six Cotswold Road, Baltimore, was built during the height of the depression in 1936 for the R. D. Cleveland family and is a grand example of the houses built in the American country house era. The property is prominently situated in the Greater Homeland National Register Historic District in northeast Baltimore. "Homeland" was a project of the Roland Park Company which was responsible for several of Baltimore's premier suburban developments beginning with Roland Park in the 1890s.

Homeland was laid out under the direction of the Olmsted Brothers firm and reflects that firm's landscape design principles in its curvilinear streets, respect for existing topography and vegetation, and incorporation of a series of manmade lakes.

Palmer and Lamdin, the architects of 6 Cotswold Road, were hired by the Roland Park Homeland Development Company to design model homes to show prospective homeowners the ideals of this English-style garden suburb. The house is in the Georgian Revival style but constructed of an attractive, local material known as Butler stone.

The preservation easement also protects the original stone garage, the extensive landscaping, and the house's setting by extinguishing the subdivision rights on the multi-acre property.



6 Cotswold Road, Baltimore

Easements are a popular historic preservation tool throughout this country. Thousands of historic sties are protected in perpetuity because the owners have contractually promised to maintain the historic character of their properties. The Preservation Alliance for Greater Philadelphia began accepting preservation easements in this region in 1979 and today holds more than 185 easements on historic properties ranging from Center City skyscrapers, to landed suburban estate houses, to converted factories in Old City, to townhouses in the Society Hill and Rittenhouse Square neighborhoods.

Owners of historic properties in the Philadelphia region contemplating an easement donation can contact the Preservation Alliance at 215.546.1146 x2 or randy@preservatonalliance.com or go to www.preservationalliance.com to learn more about the easement program, including the possible federal-tax deductions available by donating a preservation easement.