

2022 HISTORIC PRESERVATION SYMPOSIUM

# ROWHOUSE CITY

History and Adaptation in Philadelphia





# ABOUT THE SYMPOSIUM



Lena Street north of Penn Street, c. 1910.  
Joseph Minardi photo collection.

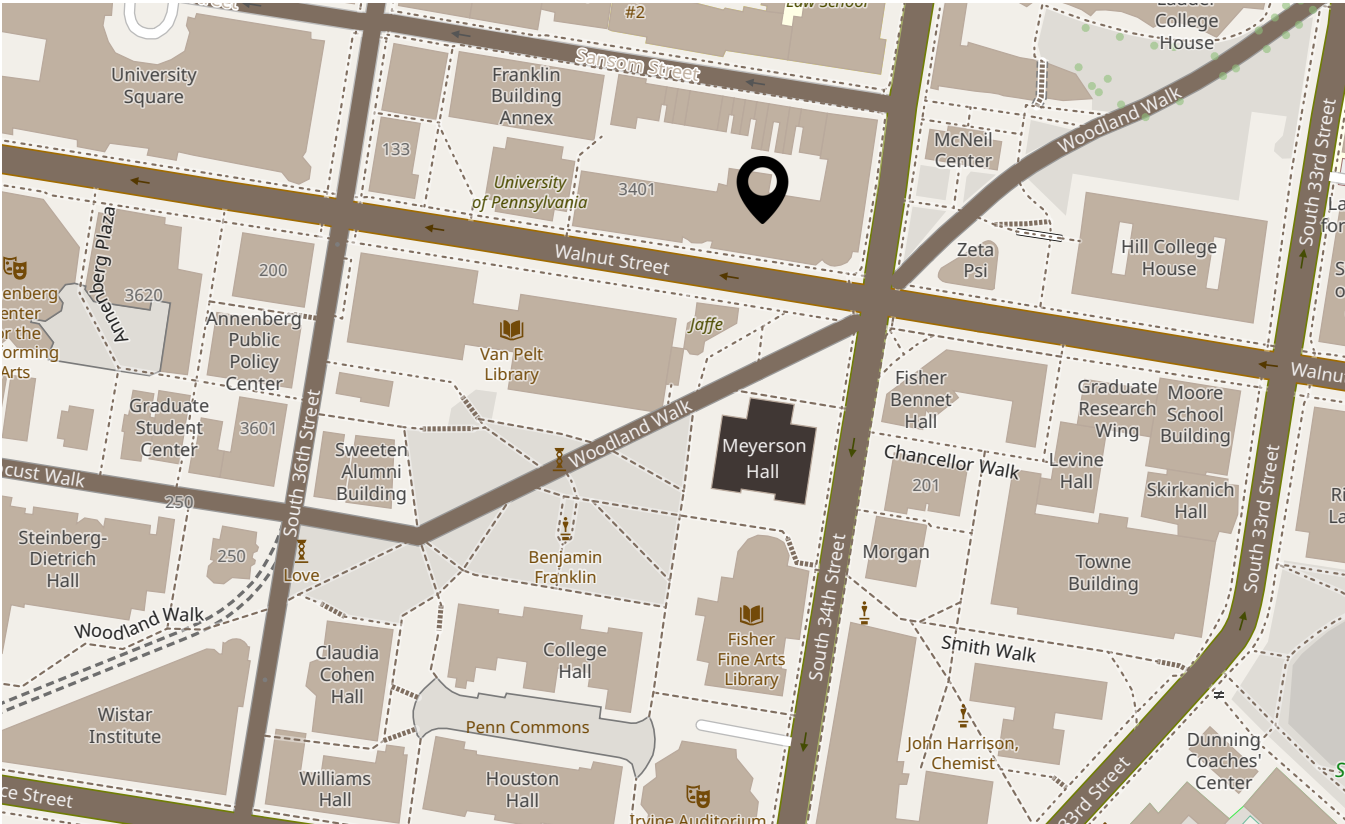
**Rowhouse City: History and Adaptation in Philadelphia** examines the history and development of the rowhouse in Philadelphia and critically evaluates its current conditions and the inherent advantages and challenges associated with its preservation in the 21st century.

Organized by the Graduate Program in Historic Preservation at the Weitzman School of Design, University of Pennsylvania, and the Association for Preservation Technology - Delaware Valley Chapter.

Cover image: Aerial view of Philadelphia looking East from 63rd Street. Courtesy of the Special Collections Research Center. Temple University Libraries. Philadelphia, PA.

## LOCATION

**STUART WEITZMAN SCHOOL OF DESIGN MEYERSON HALL**  
210 S 34TH ST, PHILADELPHIA, PA 19104



SCHEDULE at-a-glance

FRIDAY, OCTOBER 7    Meyerson Hall, Plaza Gallery

The Rowhouse and Its Context: History, Development, Culture

8:00 – 9:15 AM    Registration and Breakfast / Meyerson Hall

Rowhouse Precedents

9:15 – 9:30 AM    **Frank Matero & Casey Weisdock:** Welcome and Introduction  
**Jocelyn Severin, Premier Building Restoration:** Remarks from our Diamond Sponsor  
9:30 – 10:15 AM    **Charles Duff:** The North Atlantic Cities: An International Region of Architecture and City Design With its Centers in London, Amsterdam, and Philadelphia  
10:15 – 10:30 AM    Break

Shaping the Rowhouse | Session Chair: Bruce Lavery

10:30 – 11:00 AM    **Ted Maust:** The Homes of Elfreth's Alley as Early Philadelphia Rowhouses  
11:00 – 11:30 AM    **Jeffrey Cohen:** Fire's Collateral Gift to History: Seeing Rowhouses Through the Lens of Old Insurance Surveys  
11:30 – 12:00 PM    **Alison K. Hoagland:** D.C. Rules! Building Regulations in the Nation's Capital  
12:00 – 12:45 PM    **Paul Hirshorn:** A Comparative Study of Philadelphia Rowhouses, 1977-1981  
12:45 – 1:45 PM    Lunch Break

Real Estate and Race | Session Chair: Jeffrey Cohen

1:45 – 2:15 PM    **Donna Rilling:** The 'Poorer Class of the People of Colour in West Philadelphia' Build  
2:15 – 2:45 PM    **Amy Hillier:** Du Bois's Investigation of Philadelphia's Seventh Ward  
2:45 – 3:15 PM    **Bruce Lavery:** Mining Rowhouse Gold: Old Collections Newly Accessible  
3:15 – 3:30 PM    Break

20th-Century Adaptation | Session Chair: Frank Matero

3:30 – 4:00 PM    **Andrew Dolkart:** The Philadelphia Rowhouse Reborn  
4:00 – 4:30 PM    **Francesca Ammon:** Preserving Society Hill: Mapping the Sites and Stories of Change in an Urban Renewal Neighborhood  
4:30 – 5:00 PM    **Brian Phillips:** Field Notes from a Rowhouse City Architect  
5:00 – 5:15 PM    **Starr Herr-Cardillo:** Summary Remarks  
5:15 – 7:00 PM    Cocktail Reception in Upper Gallery / Meyerson Hall

SCHEDULE at-a-glance

SATURDAY, OCTOBER 8    Meyerson Hall, Plaza Gallery

Preservation and Adaptation: Practice and Future Strategies

8:00 – 9:00 AM    Registration and Breakfast / Meyerson Hall

Community Approaches to Row Preservation | Session Chair: Kiki Bolender

9:00 – 9:30 AM    **Nikil Saval:** SB1135, The Whole-Home Repairs Act of 2022: Preserving the Philadelphia Rowhouse and the Rural Farmhouse  
9:30 – 10:00 AM    **Jill Roberts & Jane Allen:** Preserving the Rowhouse City, House by House: The Healthy Rowhouse Project and Restore Repair Renew  
10:00 – 10:30 AM    Panel Discussion moderated by Kiki Bolender  
10:30 – 10:45 AM    Break

Energy Use and Regulatory Considerations | Session Chair: Charles DiSanto

10:45 – 11:15 AM    **Liz Robinson:** Can Philadelphia Become the City of Carbon-Free Rowhome?  
11:15 – 11:45 AM    **Paul Thompson:** Current Trends in Passive Rowhouse Design: The Passive Rowhouse Manual  
11:45 – 12:15 PM    **Michael Hauptman:** Queen Village: Philadelphia's First Neighborhood Conservation District  
12:15 – 1:15 PM    Lunch Break

Case Studies and Engineering Issues

1:15 – 2:00 PM    Preservation Case Study Pecha Kucha Presentations  
**Charles DiSanto, Paul Thompson, Emanuel Kelly, Dana Rice, Chris Mulford, Kurt Raymond, Jesse Gidley, & John Evans**  
2:00 – 3:00 PM    **Timothy Lynch & Justin Spivey:** Structural Challenges of Shared-Wall Buildings  
3:00 – 3:15 PM    Break

The Future of the Philadelphia Rowhouse

3:15 – 4:45 PM    Panel Discussion: The Future of the Philadelphia Rowhouse  
Moderator: **Inga Saffron**  
Panelists: **Kathy Dowdell, David Perri, Ian Smith, & Ken Weinstein**  
4:45 – 5:00 PM    **Jennifer Robinson:** Summary Remarks



A Comparative Study of Philadelphia Rowhouses, 1977–1981

Curators: Bill Whitaker and Paul Hirshorn

The drawings on display in Upper Gallery were selected from the sets of measured drawings of Philadelphia rowhouses executed by first-year architecture students at Penn from 1977 to 1981. They were the product of a joint assignment for the drawing class and the introductory studio. Students surveyed, and then recorded, a rowhouse in a standardized format combining plans, sections, elevations, and details at comparative scales. The drawings were checked for accuracy, and then reproduced at exactly 1/3 size (to allow for scaling). The surveys of the class, and all the classes before them, were then available as reference material for the student's first design problem—the design of a block of rowhouses in Philadelphia. The gallery exhibition attempts to categorize the houses surveyed by plan type.



Drawing by Norman Marsilius.

Building Ghosts

Curators: Molly Lester and Michael Bixler

“Building ghosts” are the imprint and last impression of a demolished building and offer traces of the past lives of that place. Physically, they are architectural remnants that could only be found in a rowhouse city like Philadelphia, where the loss of one structure leaves a tangible mark on its neighbors.

The Building Ghosts project investigates, mourns, and celebrates these apparitions, blending architectural street photography, vignettes of the razed buildings' social histories, and reflections on deeper implications in order to contextualize the dynamics of an ever-changing city. In doing so, the project aims to spark a conversation about shared experiences and divergent neighborhoods across our urban environment, dwelling in the moment between a place's loss and its complete erasure.

You can find more Building Ghosts on Instagram: @buildingghosts.



Photo by Michael Bixler.

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■ 9:30 – 10:15 AM | Rowhouse Precedents

**The North Atlantic Cities: An International Region of Architecture and City Design With its Centers in London, Amsterdam, and Philadelphia**

Speaker: Charles Duff 9:30 – 10:15 AM

Philadelphia has more rowhouses than any city in the United States. It is the center of America's Row-house Belt, which follows the east coast from Richmond to New York with outliers in Boston, Savannah, and the cities of the Ohio Valley. Residential densities range from 10,000 to 30,000 people per square mile. These cities can support robust public transit, though they do not always do so. Something like 50 million Americans live in city regions with rowhouses at their core, and Philadelphia is the center of that massive region of architecture and city design.

But almost 300 million Americans live in cities of a different type, cities that can be described quickly as suburbs around skyscrapers. Residential densities range from 1,500 to 5,000 people per square mile. These cities cannot support robust public transit. Driving is mandatory, and there is little street life. Life in these cities, and in these city regions, is quite different from life in Philadelphia and the other cities of America's rowhouse belt.

Of the two types of American cities, the rowhouse type is the smaller, with the result that the literature on American cities usually ignores the physical form of Philadelphia and the other rowhouse cities.

Meanwhile, there is another belt of rowhouse cities on the other side of the North Atlantic Ocean, which includes the Netherlands, Belgium, the United Kingdom, and the Republic of Ireland, with outliers in north-ern and coastal France and North Germany. In many important ways, Philadelphia has more in common with London, Dublin, and Amsterdam than with Houston and Los Angeles.

But the European rowhouse belt also occupies a small part of its continent. Almost 300 million Europeans live in cities of a different type, cities of apartment buildings. The people of Paris, Rome, and the other great cities of inland Europe live at residential densities of 30,000 to 50,000 people per square mile. They have small apartments and spend much of their lives on the streets.

How did this happen? Why is there a region of architecture and city design that includes parts of several countries and appears to be divided in two by a giant ocean? Why is Philadelphia more like London than it is like Houston? And why, for that matter, is London more like Philadelphia than it is like Paris?

Our way of building and houses and cities arose in the Netherlands in the 17th century. The first great row-house architects were the contemporaries of Rembrandt and Vermeer and pursued the same goal of making everyday reality beautiful and interesting. Now, four hundred years later, our way of building has embodied the dreams and realities of many generations.

Charles Duff, author of *The North Atlantic Cities*, explores the topicalities and specificities of the rowhouse cities, from the center of Amsterdam and Delft to the outskirts of London and Washington. And of course, Philadelphia.

■ 10:30 – 12:00 PM | Shaping The Rowhouse

Session Chair: Bruce Lavery

**The Homes of Elfreth's Alley as Early Philadelphia Rowhouses**

Speaker: Ted Maust 10:30 – 11:00 AM

The 31 houses along Elfreth's Alley, built between 1724 and 1836, serve as an intriguing case study of the evolution of the rowhouse in Philadelphia. The floorplans of these homes show changing architectural styles over a century of building between the oldest and newest buildings. They also show adaptation of homes over several centuries of domestic use, as owners and residents updated the homes through additions and modifications.

Drawing on evidence from fire insurance documentation, measured drawings from the Old Philadelphia Survey, archaeological evidence, and historic maps, we can see how these homes have changed and resisted change in the broader context of Philadelphia housing and the proliferation of rowhouses in the 19th and 20th centuries.

**Fire's Collateral Gift to History: Seeing Rowhouses Through the Lens of Old Insurance Surveys**

Speaker: Jeffrey Cohen 11:00 – 11:30 AM

Residents of and visitors to Philadelphia have long recognized the city's distinctive character as a place with a whole lot of narrow-fronted, red-brick rowhouses lining its gridded streets. Many are drawn to those surviving in the city's 18th-century core, experiencing the kinds of places that populate local postcard racks and selfies, while some with the window seat or an upper-floor perch catch the more striking phe-nomenon in the great sea of rows extending out from that old historic core, and in far larger numbers.

That distinctive impression was very effectively depicted in bar graph published several years ago in the *Washington Post*, representing the different housing types that make up the largest American cities. Phil-adelphia led the pack (followed closely only by Baltimore) in the proportion of its housing constituted of attached single-family houses—relative to the detached, semi-detached, and multi-family residential buildings that were dominant elsewhere. Period representations and building statistics in Philadelphia attest that the overwhelming majority of these rowhouses were built in the expansive decades of the mid and late 19th century, probably more than 200,000 of them, and that there were once many more than there are now in Philadelphia and other cities, as the transformative effects of the tall apartment build-ing, the automobile, urban renewal initiatives, and the relaxed densities of the suburb have substantially winnowed their herd.

This physical phenomenon begs many curiosities, and this presentation will approach two of them: one descriptive, about patterns of form and size, and the other more directed toward agency and process, about who made this happen, and how. Different sets of archival records offer compelling evidence for

probing these curiosities. A key resource lies in tens of thousands of single-line plans drawn over the course of the 19th century as elements of detailed descriptive fire insurance surveys. Together with real estate atlases (better known as Sanborns or Bromleys), these show a range of spatial types and sizes, as well as their temporal and geographic distribution. Further, with increasingly digitized ownership records, directories, period newspapers, and census records, they help reveal the critical shaping role of developers, as well as of the successive occupant-owners and renters who have inhabited and adapted them.

Collectively, these sources permit us to begin to populate a composite portrait in micro-histories of houses and rows, to see patterns within this massive and distinctive built artifact in Philadelphia, and to place these comparatively alongside historical patterns of housing in other cities.

D.C. Rules! Building Regulations in the Nation’s Capital

Speaker: Alison K. Hoagland 11:30 AM – 12:00 PM

Rowhouses are, by definition, constrained on two sides, as their adjacent neighbors provide little room for display or invention. But rowhouses are also constrained by less visible means, such as building regulations, zoning codes, and urban plans. These mechanisms, whose implementation differs from city to city, can affect the rowhouse’s form and appearance and should be factored in to any consideration of the rowhouse.

Washington, D.C., is a particularly fertile place to examine the importance of building regulations to row-houses. In 1791, just as the first lots went on sale in the new capital city, George Washington issued building regulations that included a provision for rowhouses, indicating that they were part of the vision for the city. Other regulations ensued, producing, at different times, bay-fronted rowhouses, squarish rowhouses, and plans that placed the bathroom and kitchen in the center of the house. Concerns for health and safety drove the regulations, and those considerations changed over time, reflecting broader trends in social and medical history.

Along with fashion, economics, technology, labor, and a number of other factors, building regulations shaped the plan and appearance of the rowhouse. Unlike these other factors, though, building regulations varied from place to place, producing rowhouses that characterize their cities. Washington’s row-houses do not look like Philadelphia’s, and building regulations are one reason why.

A Comparative Study of Philadelphia Rowhouses

Speaker: Paul Hirshorn 12:00 – 12:45 PM

First-year architecture students at the University of Pennsylvania’s Graduate School of Fine Arts systematically surveyed and recorded 149 Philadelphia rowhouses from 1977 to 1981. A selection from these drawings are displayed in the Upper Gallery. This talk will describe the methodology and scope of this survey, and how it was integrated into the first-year design studio. The organization of the gallery exhibition will also be described.

1:45 – 3:15 PM | Real Estate & Race

Session Chair: Jeffrey Cohen

The ‘Poorer Class of the People of Colour in West Philadelphia’ Build

Speaker: Donna Rilling 1:45 – 2:15 PM

My previous work elucidated artisan builders’ use of Philadelphia’s ground rent system and credit markets to develop rowhouses with minimal capital outlay for land. I also examined the ground rent system as a conservative investment vehicle for creditors. My current work focuses on a small community of Blacks in West Philadelphia circa 1810–1870. Many of these men and women had been born enslaved, migrated from Virginia and Maryland, and settled in three small enclaves in then largely rural Blockley Township. (The enclaves were located approximately in the 4100 block of Ludlow Street, the 4000 block of Locust Street, and the 3700 block of Church/Irving Street.) Some of these new residents bought lots on ground rent, and some bought land with no ground rent obligations. Under what circumstances were (white) landowners willing to sell lots with or without ground rent long-term income? How did Black men and women navigate credit and legal avenues to construct their community? What structures did they build? What factors helped them succeed as house owners, and when they failed, what factors contributed to those losses? How do their experiences and the homes they built revise or support the image of Philadelphia as a “Rowhouse City”?

Du Bois’s Investigation of Philadelphia’s Seventh Ward

Speaker: Amy Hillier 2:15 – 2:45 PM

W. E. B. Du Bois was just 28 years old when he received a telegram from the provost of the University of Pennsylvania inviting him to move to Philadelphia to conduct a systematic study of Black residents in the Seventh Ward. His investigation involved archival research, interviews, observation, and door-to-door surveys of 2500 Black families. Most Black residents lived in rowhouses, some of them tenement-like and in crowded alleys and others sturdy and typical of those occupied by white middle-class households. The Seventh Ward GIS is part of The Ward: Race and Class in Du Bois’ Seventh Ward, a public history project co-directed by Amy Hillier and Stephanie Boddie aimed at continuing Du Bois’ unfinished business of promoting the full humanity of all people. In the presentation, Dr. Hillier will compare the parcel-level map Du Bois created for his 1899 book, *The Philadelphia Negro*, and 1895 Bromley fire insurance map with those created using GIS and historical census data. The maps underscore the importance of spatial relationships and the built and social environment to the well-being of Black residents. This was central to Du Bois’ efforts to reframe the “Negro problem” he was asked to study to focus on the problems Black people faced, including racial discrimination. The presentation will also discuss Du Bois’ relationship to Susan Wharton, who asked Penn to organize the study, Philadelphia’s College Settlement Association, and neighborhood research efforts within the larger settlement movement.



Mining Rowhouse Gold: Old Collections Newly Accessible

Speaker: Bruce Lavery 2:45 – 3:15 PM

For a building type so overwhelmingly prevalent on the Philadelphia landscape as the rowhouse, it's frustrating that so little has been published concerning it. One might assume that this paucity of literature is directly related to a lack of primary resources. Bruce Lavery will examine the historic graphic and textual resources documenting the humble rowhouse that have been around for decades and even centuries. However, even the most intrepid researchers have found it difficult to impossible to discover and use these remarkably rich veins of building sources. Lavery will describe how this documentation is becoming increasingly accessible. These sources include text-heavy documents such as the Philadelphia Contribution Fire Insurance Surveys (1752–1906), the *Philadelphia Real Estate Record and Builders Guide* (1886–1940), and the *Philadelphia Realty Directory Service* (1924–1999). Lavery will also review newly digitized architectural drawings, photo collections, and real photo postcards. He will demonstrate a variety of free online search tools and provide practical hacks (both forensic and technical) for mining rowhouse gold.

3:30 – 5:00 PM | 20th-Century Adaptations  
Session Chair: Frank Matero

The Philadelphia Rowhouse Reborn

Speaker: Andrew Dolkart 3:30 – 4:00 PM

Rowhouse alterations created a new form of urban residence for affluent residents in neighborhoods convenient to downtown business districts in several American cities during the early years of the 20th century. The redesign of rowhouses included radical facade changes, revised interior plans, and yards transformed into gardens. This development began in New York City in neighborhoods convenient to Midtown Manhattan. The Rittenhouse Square area of Philadelphia became an important center for the transformation of older buildings, both rowhouses and stables, into fashionable new homes. This talk will explore the redesigned houses that helped transform this neighborhood in the years before and after World War I, and will trace the lineage of these designs to similar developments in Gramercy Park and other Manhattan neighborhoods.

Preserving Society Hill: Mapping the Sites and Stories of Change in an Urban Renewal Neighborhood

Speaker: Francesca Ammon 4:00 – 4:30 PM

By 1965, nearly 800 American cities sought to spur revitalization through the federal policy of urban renewal. Typically this took the form of large-scale demolition, destroying countless buildings and displacing over a million residents and 100,000 businesses in the process. Philadelphia was at the forefront of a more

conservationist approach to renewal that incorporated rehabilitation and restoration as well. In its landmark Society Hill project, for example, the city married relatively selective clearance with the restoration of existing colonial-era rowhouses and the in-fill construction of new, contemporary designs. As in the case of clearance, however, these planning and preservation interventions of the 1950s–70s still dramatically transformed both the physical and social character of the community. This talk will examine the urban renewal processes of adaptation and change in a series of rowhouse examples throughout the Society Hill neighborhood. The medium for this examination will be Preserving Society Hill (<https://preservingsocietyhill.org>), an ongoing public history project that leverages the data aggregation, organization, and mapping capacities of the digital humanities to illuminate the stories of individual residents and properties.

Field Notes From a Rowhouse Architect

Speaker: Brian Phillips 4:30 – 5:00pm

While much of this conference is focused on the past, this session intends to focus on the implications of rowhouse fabric for the present and future. As much as there is plenty of nostalgia and romanticism toward the rowhouse, it remains vital as an attainable, inclusive residential development strategy across generations. These homes, and their blocks, achieve so many contemporary aspirations for urban living—small size, naturally sustainable, community—and create density that is less car-centric and walkable.

The session will unpack the idea of “generational recycling” (working term)—the ability for Philadelphia neighborhoods to function as social footholds for starter homes, immigrant communities, young people, families, and seniors—fulfilling the modest needs of living while supporting neighborhood life and building social networks. For example, Fishtown's transition from a 20th-century working class community to a 21st-century creative class community, each facilitated by the same housing stock and maintaining a sense of organic affordability due to the tight constraints of rowhouse blocks.

Case studies of vintage and recent house prototypes and block formations will be used to illustrate the changing needs of neighborhood residents across generations and how rowhouses and their blocks can adapt and remain resilient for city dwellers. Key elements—like stoops, porches, windows, and gardens—will be discussed as connective fabrics that must be retained as new typologies are introduced into the mix. Photos, diagrams, and analytical drawings will be used to describe the physical, material, and social behaviors of rowhouse life as a method for identifying guiding principles for a hybrid rowhouse city of the future.

Closing Remarks

Speaker: Starr Herr-Cardillo 5:00 – 5:15 PM

■ 9:00 – 10:30 AM | Community Approaches to Row Preservation  
Session Chair: Kiki Bolender

**SB1135, The Whole-Home Repairs Act of 2022: Preserving the Philadelphia Rowhouse and the Rural Farmhouse**

**Speaker: Nikil Saval** 9:00 – 9:30 AM

Creating equitable and just communities and maintaining safe and healthy homes are two sides of the same coin. More than 280,000 occupied units in the Commonwealth have moderate to severe physical inadequacies, including leaky roofs or windows, inadequate wiring, unreliable heat, or even the lack of a flushing toilet. This deferred maintenance endangers the health of the home's residents, including through exposure to mold, lead, and extreme temperatures in the winter and summer. The climate crisis, causing Pennsylvania to become increasingly hotter and wetter, exacerbates the deterioration of our homes by exposing them to conditions they were never intended to withstand, and burdening residents with crushing utility bills.

Introduced by Senator Saval earlier this year, the bipartisan Whole-Home Repairs Act (Senate Bill 1135) braids together funding of up to \$50,000 for Pennsylvanians to fix their homes, administrative assistance to ensure that applicants are given the help that they need, and support for training and pre-apprenticeship programs to build the skilled local workforce needed to meet the demand in this swiftly growing field.

This bill reinforces the adage that “the most affordable home is the one you already have.” It also speaks to the belief in the preservation community that preserving a home is about more than saving a building and keeping its occupants healthy; it is about preserving cultural memory and the character of neighborhoods and cities.

The Whole-Home Repairs Act has bipartisan support in both chambers of the Pennsylvania General Assembly, champions at all levels of government, and grassroots support from advocacy organizations across the state. What can we learn from this unexpected commonality between a rural homeowner and a Philadelphia rowhouse owner? To embed rowhouse preservation in the economy of this city, perhaps we should look across the Commonwealth for inspiration.

**Preserving the Rowhouse City, House by House: The Healthy Rowhouse Project and Restore Repair Renew**

**Speakers: Jill Roberts & Jane Allen** 9:30 – 10:00 AM

In 2014, new luxury units were being built all over Philadelphia, while the City's significant stock of more affordable homes, including many rowhouses, was falling into disrepair and creating conditions that were making their inhabitants sick. There were clear detriments to health, from leaky roofs that increased asthma risk in children to hazardous heating systems. To respond to this, architect Kiki Bolender and Karen

Black, principal of May 8 Consulting, founded the Healthy Rowhouse Project (HRP), an unincorporated entity that would collect data on housing as a social determinant of health and would use that information to advocate for new City policies.

Disrepair of homes wasn't simply an accident of an unfair economic system, but rather the legacy of racist laws and policies commonly known as redlining. Many predominantly African American neighborhoods would be graded on how worthy of investment they were, with most earning a “D,” or “hazardous” rating. To redress this longstanding inequity at a meaningful scale, assistance for homeowners and rowhouse landlords in those neighborhoods cannot depend solely on philanthropy.

Jill Roberts was the founding executive director of HRP. With Jane Allen administering the City's response, HRP championed an innovative public-private collaboration that became Restore Repair Renew, Philadelphia's Neighborhood Home Preservation Loan Program. This bond-financed 40-million-dollar revolving loan fund is designed to provide affordable home repair financing to Philadelphians above income limits for existing grant programs, many of whom had been denied access to capital from conventional lenders. Through the program, Clarifi's empowerment-based counseling services support homeowners as they navigate enrollment, loan applications, and contractor procurement. In this presentation, we will discuss the challenges of designing and implementing home repair programs at scale and what it means to do this preservation work in a capitalist economy of individual property ownership.

**Panel Discussion**

**Moderated by Kiki Bolender** 10:00 – 10:30 AM

A conversation with Nikil Saval, Jill Roberts, & Jane Allen.

■ 10:45 AM – 12:15 PM | Energy Use and Regulatory Considerations  
Session Chair: Charles DiSanto

**Can Philadelphia Become the City of the Carbon-Free Rowhome?**

**Speaker: Liz Robinson** 10:45 – 11:15 AM

This presentation will explore Philadelphia's path to sustainability and affordability through the preservation and adaptation of its rowhome infrastructure across two centuries and the energy transition from dirty to clean. Is the vision of net zero energy realistic and if so, where are we on this path? What needs to happen to realize this vision? We'll review the state of energy efficiency, including deep energy savings programs for low income homes and how solar energy is being used in Philadelphia. Very significant opportunities made possible through the Infrastructure and Jobs Act (IJA) and the Regional Greenhouse Gas Initiative (RGGI), as well as changes in federal programs such as the Weatherization Assistance Program, are making this moment the veritable fork in the road.



Philadelphia's history is the story of energy in America: from coal to oil to gas to efficiency and solar, these modest rowhouses have seen it all. This basic structure is being adapted to manage the challenges of climate change as the city gets wetter and warmer. Shedding heat in summer has become just as important as retaining heat in winter, and powering the home with on-site solar on top of a white reflective roof can bring energy costs within reach of even the city's lowest income residents. Efforts to preserve existing affordable housing require deep energy savings and minimization of maintenance costs. Today's technologies have outpaced the regulatory regime as Pennsylvania struggles with its fossil fuel past.

Current Trends in Passive Rowhouse Design: The Passive Rowhouse Manual

Speaker: Paul Thompson 11:15 – 11:45 AM

Rowhouses are a ubiquitous building type in old cities such as Philadelphia, in part because they are space-efficient and cost effective, with inherent energy efficiency. They also support beautiful walkable urbanism.

New rowhouses are being built and older rowhouses are being renovated. People love them and can afford them. But almost all do not perform like they should. Rowhouses can be renovated to the most energy efficient standard—the Passive House—creating fossil fuel-free, low-carbon, comfortable, and healthy housing with great indoor air quality.

This presentation will address the many challenges and opportunities to achieve low-carbon performance in rowhouses: sophisticated energy modeling, building science-based detailing, builder training, material availability, valuing and financing “green” projects, municipal approvals, and the fact that building (well) is hard!

Passive rowhouses can be a catalyst for change in government policy and priorities. An informed and enthusiastic City response to global equity and health problems can and should include job training and neighborhood revitalization. We have health crises, partly due to substandard housing. An up-to-date approach to building and renovating rowhouses can synergize city-wide health care, energy, and carbon reduction strategies.

Rowhouses should be Passive Houses. We don't use whale oil for lighting, nor horse and buggy for transportation. Doable, up-to-date technology and techniques should be a matter of course as we build and renovate buildings. There is a building envelope failure epidemic due to poor quality construction and uniformed design. We can build better—and we must.

Queen Village: Philadelphia's First Neighborhood Conservation District

Speaker: Michael Hauptman 11:45 AM – 12:15 PM

Queen Village is Philadelphia's oldest neighborhood. And while many of its 18th- and 19th-century rowhouses are listed individually on the city's historic register, much of Queen Village's housing stock is

vulnerable to badly executed renovations and outright demolition. Most alarming, as property values increased, was the “garagification” of the neighborhood that was changing its character and the basic qualities that made it an attractive place to live and work. At that time, zoning regulations incentivized on-site parking, requiring new construction and some renovations to provide front-facing garages that began to adversely dominate the streetscape. This presentation describes the process of discovering and implementing the yet untried legislation that created the Neighborhood Conservation District Overlay, allowing individual neighborhoods to impose design guidelines that were customized to conserve that community's distinctive characteristics. Queen Village's achievement as Philadelphia's first NCD has led to several more successful neighborhood efforts. This presentation will also discuss the reasons why Point Breeze was not one of them, and why the 2012 revisions to the Zoning Code have sparked some interest in revisiting Queen Village's guidelines.

Preservation Case Studies: Pecha Kucha Presentations

Speakers: APT-DVC Members 1:15 – 2:00 PM

- Charles DiSanto | Fairmount Rowhouse Rehabilitation
- Paul Thompson | Pine Street Passive House Renovation
- Emanuel Kelly | John Coltrane House Feasibility Study
- Dana Rice & Chris Mulford | Dox Thrash House Project
- Kurt Raymond | Preserving Affordability
- Jesse Gidley & John M. Evans | Rowhouse Projects on Pittsburgh's North Side

Structural Challenges of Shared-Wall Buildings

Speakers: Timothy Lynch & Justin Spivey 2:00 – 3:00 PM

Despite their simple materiality of load-bearing masonry, wood framing, and the occasional metal beam, shared-wall buildings (twins, rowhouses, and commercial rows) are challenging to maintain and modify due to their continuity across property lines, with interior load-bearing walls often providing support to two buildings with different owners. Although it was and still is common for shared-wall buildings to be constructed as one continuous structure in a single campaign, ownership is typically divided among multiple parties, who can have differing attitudes toward maintenance and preservation.

Despite the prevalence of shared-wall buildings in the eastern U.S., recognition of their structural interdependence and the fragility of their interconnections between unreinforced masonry walls can be at odds with cultural and legal traditions favoring individual property rights. Where the interpretation of code provisions applicable to existing buildings might be straightforward for separate and independent structures, it can be significantly more complicated where the work affects and requires access to adjacent properties. The duty to protect adjacent properties during demolition, excavation, and construction also varies widely among cities with large inventories of shared-wall buildings.

The structural challenges of adding to, altering, underpinning, and demolishing portions of shared-wall buildings range from the commonly recognized to the more subtle and sometimes intentionally ignored. At the more evident end of the risk spectrum are actions with occasionally catastrophic results, such as improperly demolishing elements that extend across a property line or not maintaining support of adjacent soil and foundations during excavation. Less obvious—and perhaps more insidious due to the longer time over which damage might become apparent—are issues such as failing to provide seismic separations between lateral force-resisting systems with different performance expectations, inadequate waterproofing of interfaces between new and existing construction, and increasing snow drift loading and drainage demands on adjacent roofs. Viewing shared-wall buildings through the lens of “multiple buildings comprising one structure” makes these structural challenges more understandable and highlights the need for mitigating the risks of damage and collapse associated with demolition, excavation, and construction affecting shared-wall buildings. Effective management of these risks requires proactive communication between the owners on both sides of a shared wall. When these risks are not managed, the resulting failures create hardships for all parties involved.

Panel Discussion: The Future of the Philadelphia Rowhouse

Moderator: Inga Saffron 3:15 – 4:45 PM  
Panelists: Kathy Dowdell, David Perri, Ian Smith, & Ken Weinstein

The future of the Philadelphia rowhouse will depend on many external factors—real estate market forces, changing lifestyle trends, funding of schools, and other infrastructure, building codes, and zoning regulations—in addition to the performance of the building fabric itself. The panelists will consider present and emerging threats and opportunities at a range of scales (row, block, neighborhood, and city), the responses that are evolving in Philadelphia, and how inspiration could be drawn from elsewhere.

There is inevitable tension because individual choices between maintenance, rehabilitation, enlargement, and replacement of that fabric must be made within the collective physical environments of shared walls and neighborhood character. In examining the economic and regulatory incentives that guide those choices, and how incentives might be changed to reduce damage and displacement and encourage retention and reuse, we must answer the question of what we are trying to preserve. Is it the architectural form of the row or the lifestyle it facilitates? Is it affordability for the present generation, the ability to age in place, and opportunities to build wealth for future generations? Is the city itself at stake?

Closing Remarks

Speaker: Jennifer Robinson 4:45 – 5:00 PM

**JANE ALLEN** is the policy executive director for State Senator Nikil Saval. Previously, she was at the Philadelphia Housing and Development Corporation (formerly the Philadelphia Redevelopment Authority), where she implemented Restore Repair Renew and designed the City’s nationally recognized emergency rental assistance program. Allen lives in West Philadelphia with her partner, her cat and dog, and hundreds of houseplants. She was recently elected as a committeeperson and relishes the opportunity to talk with all her neighbors, new and old, about the issues that impact how they experience their homes.

**FRANCESCA RUSSELLO AMMON**, PhD is associate professor of city & regional planning and historic preservation at the Weitzman School of Design. A social and cultural historian of the post-WWII built environment, she is the author of *Bulldozer: Demolition and Clearance of the Postwar Landscape*, winner of the Lewis Mumford Prize for the best book in American planning history. Her current research leverages photographs, oral histories, and the digital humanities to examine: 1) the history of post-war preservation and urban renewal through the Philadelphia neighborhood of Society Hill, and 2) processes of vernacular redevelopment as demonstrated along Los Angeles’s Sunset Boulevard.

**MICHAEL BIXLER** is a writer, editor, and photographer engaged in dialogue and documentation of the built environment and how it relates to history, culture, and the urban experience. For nearly a decade he has served as the managing editor and chief photographer of Hidden City Philadelphia, an online publication that is dedicated to exploring the city’s complex urban landscape through journalism and public history.

**KIKI BOLENDER**, FAIA, LEED AP is principal of Bolender Architects. From 2012 to 2015 she chaired the Design Advocacy Group (DAG), representing that group at the Land Bank Alliance and Next Great City, and testifying at City Council on issues related to the built environment. With Karen Black of May 8 Consulting, she founded the Healthy Row-

house Project. She was on the Advisory Board of Design for the Philadelphia Redevelopment Authority, taught at the Citizens’ Planning institute, and was on the People’s Editorial Board of the *Daily News*. She is a Fellow of the American Institute of Architects and was a Lecturer in the final year design studio of the University of Pennsylvania Stuart Weitzman School of Design Graduate Program in Historic Preservation. Kiki received her MArch from Columbia University, where she was a recipient of the William Kinne Fellowship.

**JEFFREY A. COHEN** is an architectural historian teaching since 1995 in the Growth & Structure of Cities Department at Bryn Mawr College. He has written on architects Benjamin Latrobe and Frank Furness, and more recently on long “panoramic” downtown street-views. Despite Latrobe’s disfavor for what he decried as narrow houses on the “frying-pan plan,” Jeff reports that he has long been fascinated by Philadelphia’s most ubiquitous building form, informed by the remarkable record of its variations in thousands of 19th-century fire insurance surveys.

**CHARLES DISANTO** is a restoration architect with 40 years of experience adapting, restoring, and reimagining existing and historic buildings. Mr. DiSanto received his bachelor’s and master’s degrees in architecture from the Rennselaer Polytechnic Institute, where his final thesis concerned Philadelphia rowhouses. He is licensed to practice architecture in Pennsylvania, New Jersey, and New York, where for 30 years he worked in New York City on hundreds of that city’s finest buildings. A Principal at Walter B. Melvin Architects until 2017, he now maintains a small consulting practice and continues to fix buildings where the need arises. Mr. DiSanto is vice Chair of the APT-DVC.

**ANDREW DOLKART** is a professor of historic preservation at the Columbia University Graduate School of Architecture, Planning and Preservation and is a co-founder and co-director of the NYC LGBT Historic Sites Project. He is a preservationist and historian specializing in the architecture and development



## SPEAKERS

of New York City, with particular interest in the design and use of the common, yet overlooked building types that line the city's streets. He is the author of several award winning books, including *Morningside Heights: A History of Its Architecture and Development*, which received the Association of American Publishers' award for best scholarly book in architecture and urban design; *Biography of a Tenement House in New York City: An Architectural History of 97 Orchard Street*; and *The Row House Reborn: Architecture and Neighborhoods in New York City, 1908–1929*, which won the Society of Architectural Historians' prestigious Antoinette Forrester Downing Award in 2012.

**KATHERINE DOWDELL** is a registered architect with over 30 years of experience in architecture, interior design, and historic preservation; throughout her career, she has undertaken a broad range of project types. In 2013, she established Farragut Street Architects to focus on the preservation, renovation, and rehabilitation of existing buildings. Specializing in residential and small commercial projects, Farragut Street Architects strives to bring out the best features of older buildings, while creating comfortable and contemporary spaces for modern use.

Ms. Dowdell has taught architecture and preservation at local universities, and is a frequent guest critic. She is a past board member and chair of the Preservation Alliance for Greater Philadelphia and AIA Philadelphia's Historic Preservation Committee. She volunteers with a number of area historic sites to help them preserve their buildings.

**CHARLES DUFF** is a planner, teacher, developer, historian, and author of *The North Atlantic Cities*. Since 1987, as president of Jubilee Baltimore, he has led the revival of several dozen Baltimore neighborhoods and built or rebuilt more than 300 buildings. Known as an expert in historic architecture and urban history, he has also pioneered in the development of residential and commercial buildings for artists and arts organizations.

A graduate of Amherst College and Harvard University, he studied at St. Andrews University in Scotland and has walked every city and neighborhood to which he refers. He is a past president of the Baltimore Architecture Foundation and has served on the boards of many community and professional organizations. He lectures widely and has taught at Johns Hopkins and Morgan State Universities.

**JOHN M. EVANS**, AIA, LEED AP is a senior associate and preservation studio lead at LGA Partners in Pittsburgh. He is a graduate of Carnegie Mellon University and the University of Pennsylvania's Graduate Program in Historic Preservation. Over the past 20 years, John's career has focused on the preservation and restoration of significant historic buildings throughout the United States. John is a past board member of the APT-DVC, and is currently a member of the Pennsylvania Historic Preservation Board.

**JESSE GIDLEY**, RA, NCARB, CPHC is an associate and housing studio lead at LGA Partners, a multi-disciplinary architecture firm located in Pittsburgh. Since graduating from Carnegie Mellon University in 2006, Jesse has specialized in both market-rate and affordable housing work. He is a Certified Passive House Consultant (CPHC), with experience in both the technical and regulatory requirements of energy-efficient residential design.

**MICHAEL I. HAUPTMAN**, AIA is a founding partner of Brawer & Hauptman Architects, a Center City firm with a specialty in preservation and adaptive reuse. He received his Bachelor of Arts degree from Brandeis University and his Master of Architecture degree from the University of Pennsylvania.

In 2009, Michael was appointed by Mayor Nutter to the Board of Directors of the Delaware River Waterfront Corporation, where he serves on the Planning Committee and the Design Review Committee, which is overseeing the Master Plan for the central waterfront.

Michael and his family have lived in Queen Village for over forty years, where he is an emeritus member of the Board of Directors of the Queen Village Neighbors Association. Michael chaired the Queen Village Zoning Committee for ten years and was responsible for co-authoring the design guidelines and leading the effort that made Queen Village Philadelphia's first Neighborhood Conservation District.

**STARR HERR-CARDILLO** is a freelance writer, researcher, and historic preservation professional working in the non-profit sector. Currently, she splits her time between Philadelphia and Tucson, Arizona, where she works as a conservation project manager at San Xavier del Bac. She also writes about historic preservation and related issues for a number of Philadelphia-based publications. Starr holds a BA in geography and a certificate in heritage conservation from the University of Arizona and a master's in historic preservation from the University of Pennsylvania.

**AMY HILLIER** is an associate professor at the School of Social Policy & Practice where she teaches courses in geographic information systems (GIS) and American racism. In addition to the Seventh Ward, her research has focused on historical mortgage redlining, built environment and public health, and—most recently—transgender youth and young adults and their parents. Amy lives in a 130-year-old rowhouse near Clark Park in West Philadelphia with her wife and two children.

**PAUL HIRSHORN** was professor and head of the department of architecture at Drexel University from 1986 to 2010. He is the co-author of *White Towers*, a study of signs and symbolism in commercial vernacular architecture. He was the 2010 recipient of AIA Philadelphia's John Harbeson Service Award, and a Fellow of the AIA.

**ALISON K. (KIM) HOAGLAND** is professor emerita at Michigan Technological University, where she taught history and historic preservation for fifteen

years. Previously, she served as the senior historian at the Historic American Buildings Survey of the National Park Service. She has written five books on various aspects of American vernacular architecture and is currently working on one on Washington's rowhouses.

**EMANUEL KELLY**, FAIA is a principal and co-founder of Philadelphia's Kelly/Maiello Architects, which was established in 1976. Emanuel received a Bachelor of Architecture from Drexel University and a Master of City Planning and Urban Design from Harvard University. He is an AIA Fellow, a charter member of the Philadelphia Chapter of NOMA and was the first African-American president of AIA Philadelphia. His distinguished career is inspired by his roots in the urban African-American experience, and is most notable for service within the industry, the education of future architects, and a sustained commitment to preserving and revitalizing our city's communities.

**BRUCE LAVERTY** is the Gladys Brooks Curator of Architecture at the Athenaeum of Philadelphia. He is the founding director of the Philadelphia Architects and Buildings Project and the Greater Philadelphia GeoHistory Network. An adjunct faculty member at Drexel University, he teaches History of Philadelphia Architecture, Intro to Historic Preservation, and History of the Philadelphia Rowhouse. In 2021 he received the James Biddle Award from the Preservation Alliance of Greater Philadelphia for lifetime achievement in Historic Preservation. A Philadelphia native, he has lived in four rowhouses over a period of 33 years. Since 2002 he has lived in a twin.

**MARGARET (MOLLY) LESTER** is the associate director of the Urban Heritage Project, based in the Weitzman School of Design's Graduate Program for Historic Preservation and PennPraxis. In that role, she is the project manager for cultural landscape research, survey/documentation, and community engagement projects conducted with the National Park Service and other partners. In addition to her role with the Urban Heritage Project, Lester's

## SPEAKERS

# SPEAKERS

other research interests include the life and legacy of architect Minerva Parker Nichols (1862-1949), the She-She-She Camps for unemployed women during the New Deal, and this ongoing "Building Ghosts" project, for which she was a 2020/21 grantee of the Sachs Program for Arts Innovation. She has been documenting building ghosts in Philadelphia since 2013; in that time, she has photographed and researched over 300 ghosts.

**TIMOTHY LYNCH** is a New York State-licensed Professional Engineer with over 35 years of engineering experience. Up to June of 2022, Mr. Lynch served as the Chief Enforcement Engineer for the New York City Department of Buildings (DOB). Since 2005, Mr. Lynch had served with the DOB in a number of titles, working on all types of field and engineering evaluation issues related to the public safety of NYC's 1.1 million existing buildings. As a structural engineer, using all his years of experience, he has coordinated and attended DOB's engineering responses for partial and full building collapses, and the immediate efforts required to make them safe using shoring campaigns, demolitions, or short- and long-term repairs.

Prior to joining DOB, Mr. Lynch worked for many years as an associate at Robert Silman Associates PC, where he managed engineers and administrators overseeing emergency building repairs, forensic evaluations, base building upgrades, and complex preservation campaigns for landmarked houses of worship, institutional buildings (such as theatres, schools, and firehouses), and NYC rowhouses and brownstones.

**FRANK G. MATERO** is the Gonick Family Professor and Chair of the Graduate Program in Historic Preservation at the School of Design at the University of Pennsylvania. He is director and founder of The Center for Architectural Conservation and a member of the Graduate Group in the Department of Art History and Research Associate of the University Museum of Archaeology and Anthropology. He is founder and editor-in-chief of *Change Over*

*Time*, the international journal on conservation and the built environment published by Penn Press. His teaching and research are focused on historic building technology and the conservation of building materials, with an emphasis on masonry and earthen construction, the conservation of archaeological sites, and issues related to preservation and appropriate technology for traditional societies and places.

**TED MAUST** is the director of the Elfreth's Alley Museum, which works to preserve and interpret the homes along Elfreth's Alley. He earned his MA in public history from Temple University, writing a thesis about authenticity at historic house museums. He has worked for the Wisconsin Historical Society Press, Eastern State Penitentiary Historic Site, and as a freelance researcher. He lives in West Philly with his partner MaryGrace and their two cats, Emily and Lavinia Dickinson.

**CHRISTOPHER MULFORD** is a designer at Interface Studio Architects. As a designer, Chirs enjoys practicing with mixed-use construction for both new and existing building architecture. He is a graduate of the University of Pennsylvania with a master's degree in architecture as well as a background in environmental design from the University of Colorado.

**DAVID J. PERRI**, PE is a licensed professional engineer and certified building code official. He is a life-long resident of the City of Philadelphia and a graduate of Drexel University. He retired from full time employment in 2020 following a 39-year career with the City of Philadelphia. David is former Commissioner of the Department of Licenses & Inspections and former Commissioner of the Philadelphia Streets Department. In a technical capacity, he has held the positions of Chief Engineer & Surveyor for the Streets Department, President of the Board of Surveyors, Chief Code Engineer for the Department of Licenses & Inspections, and technical advisor to both the Board of Building Standards and the Philadelphia Accessibility Advisory Board. Earlier in his career, he served as an ex-officio design

nee to the Zoning Board of Adjustment and the Philadelphia Historical Commission. David is currently a member of the American Society of Civil Engineers, the Liberty Bell Chapter of the International Codes Council, and the Preservation Alliance for Greater Philadelphia.

**BRIAN PHILLIPS** is the founding principal of ISA. Brian serves as creative director across all aspects of the firm's work and earned his Master of Architecture from the University of Pennsylvania and BS from the University of Oklahoma. He has lectured widely on urbanism, housing, and the work of ISA. Brian was awarded a 2011 Pew Fellowship in the Arts and was named an Emerging Voice by the Architectural League of New York in 2015. He is a lecturer at the Stuart Weitzman School of Design, and has taught visiting studios at the University of Miami and Parsons the New School for Design. The work of ISA has won many awards including three AIA National Housing Awards, Philadelphia AIA Gold and Silver Medals, and has appeared in *DWELL*, *Architect*, *Architectural Record*, the *New York Times*, and on National Public Radio.

**KURT RAYMOND** is an architect and advocate for community-based planning, accessibility, and sustainability. He has over 35 years of experience in the design and implementation of new and infill projects, including schools, mixed-use development, low- to moderate-income housing, and institutional and municipal facilities. Kurt is a founding principal of CICADA Architecture/Planning, Inc.

**DANA RICE** has been practicing architecture with CICADA Architecture/Planning, Inc. since graduating from the University of Pennsylvania in 2016. Dana received her Master of Architecture and Master of Science in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in architectural studies from the University of Pittsburgh. Her professional work focuses on affordable housing as well as renovations and additions to existing buildings. She has been collaborating to preserve the Dox Thrash House and legacy since 2016, lending

her knowledge and experience with buildings and historic preservation.

**DONNA RILLING** is associate professor of history at the State University of New York, Stony Brook. She is author of *Making Houses, Crafting Capitalism: Builders in Philadelphia, 1790-1850* (University of Pennsylvania Press, 2001). Rilling is currently writing *Foreclosed: The Struggles of a Black Community in Nineteenth-Century Philadelphia*. She has co-authored nominations to Philadelphia's Register of Historic Places, including the William and Letitia Still Underground Rail Road Way Station and the 1416-32 West Girard Avenue District. She is sole author of the nomination of the African Friends to Harmony Burial Ground, which served the community she is exploring.

**JILL ROBERTS** is director of advocacy at Clarifi, as the non-profit expands its mission beyond financial counseling to include more services around housing stability. She was the founding executive director of the Healthy Rowhouse Project in 2016, and moved to Clarifi as it became Restore Repair Renew, a City loan program to serve homeowners, most of whom do not fit the profile required for a commercial bank home repair loan. For the prior 15 years she worked in community development and housing operations at Project HOME. Jill grew up in Center City, plays ice hockey and rows on the Schuylkill.

**JENNIFER ROBINSON** is the director of preservation services at the Preservation Alliance for Greater Philadelphia, where she manages an easement portfolio of 250 properties in the region, offers technical assistance to property owners, and is the Alliance's liaison for partnerships with the Marian Anderson Historical Society and the Henry Ossawa Tanner House. A 2015 graduate of Penn's Graduate Program in Historic Preservation, she focused her study on equitable and sustainable redevelopment of historic properties.

Prior to attending Penn, Jennifer received a bach-

# SPEAKERS



## SPEAKERS

elor's degree in cultural anthropology from UC Berkeley and is a native of California's Bay Area. She now lives in an 1892 twin in Germantown.

**LIZ ROBINSON** is the executive director of the Philadelphia Solar Energy Association (PSEA), a nonprofit dedicated to expanding solar energy across the state. Liz founded and directed the Energy Coordinating Agency (ECA) for more than 30 years. ECA provides energy efficiency, education, workforce development, home repair, and bill payment assistance services to thousands of low income households every year in Pennsylvania and Delaware. Liz co-founded and directed the Keystone Energy Efficiency Alliance (KEEA), the energy efficiency trade association for Pennsylvania and New Jersey. She also managed the Energy Cooperative Association of Philadelphia (ECAP), expanding it to a regional organization and taking it into the renewable energy market.

**INGA SAFFRON** is the architecture critic for the Philadelphia *Inquirer*. For more than 20 years, she has been a forceful advocate for meaningful design, accessible public spaces and transit, affordable housing, historic preservation, and policies that make our cities more liveable and climate resilient. Her work has been recognized with numerous awards, including the 2014 Pulitzer Prize for Criticism, the 2018 Vincent Scully Prize from the National Building Museum, and a 2012 Loeb Fellowship from Harvard University's Graduate School of Design. In June 2020, Rutgers University Press published a selection of her *Inquirer* columns about Philadelphia's urban recovery, *Becoming Philadelphia: How an Old American City Made Itself New Again*. She started her career as a municipal reporter, covering local planning and zoning meetings, and went on to become a foreign correspondent, covering wars in Yugoslavia and Russia during the 1990s.

**NIKIL SAVAL** is the State Senator representing District 1 in Philadelphia. He serves as Democratic Chair of the Senate's Urban Affairs and Housing Committee. In 2022, he introduced Senate Bill 1135, The

Whole-Home Repairs Act, which received immediate bipartisan support. Saval is proud to be raising his sons, Ishaan and Mayukh, in South Philadelphia with his wife, Shannon Garrison, a historic preservationist. He previously served as a labor organizer, an editor of *n+1*, and has written extensively for the *New York Times* and *New Yorker* on design, including "The Plight of the Urban Planner" in 2019. Saval is also the author of *Cubed: A Secret History of the Workplace*.

**IAN SMITH** is the founding principal of Ian Smith Design Group (IS-DG), an award-winning design architecture firm in Philadelphia, PA. Ian's combined accomplishments include architect, author, and educator. Ian continues to serve the civic discourse through teaching occasionally at local universities in addition to his current appointments on the Philadelphia Preservation Alliance Board, PhilaNOMA, and the Edmund Bacon Urban Design committee. Ian seeks to identify and interlace the invisible emotional narratives within which the built environment is perceived.

**JUSTIN M. SPIVEY**, PE, APT RP is a senior associate in the Philadelphia office of Wiss, Janney, Elstner Associates, Inc. (WJE), where he helps clients solve, repair, and avoid problems in the built world. He has been a storyteller for bridges and buildings for 25 years, starting with historic bridge surveys of Pennsylvania and Chicago for the National Park Service's Historic American Engineering Record. Since joining WJE in 2011, he has been performing condition assessments and facade inspections, creating structural designs ranging from stabilization of compromised buildings to public art installations, and consulting on the risks of adjacent demolition, excavation, and construction.

**PAUL THOMPSON**, AIA, LEED BD+C (Certified Passive House Consultant) is a principal at BluPath, a Philadelphia architecture firm focusing on simple, elegant and environmentally sensitive spaces for mission-driven clients. He is a founding member of the Passive House Community of Green Building Unit-

ed. He has a BS in mechanical engineering from the University of Utah and a MArch from University of Virginia. With partner Laura Blau, AIA, CPHC, he renovated a 4-story, 4-apartment historic Philadelphia rowhouse to EnerPHit standard, the Passive House certification for retrofit projects.

**KEN WEINSTEIN** is an active entrepreneur and real estate developer in the Philadelphia area. He serves as president of Philly Office Retail, which has received nine Preservation Alliance awards for its unique adaptive reuse projects. Ken cofounded the Mt. Airy Business Improvement District and currently serves as its chair. Mayors Michael Nutter and Jim Kenney appointed Ken to chair the Philadelphia Housing Development Corporation. He founded Jumpstart Germantown, Trolley Car Table Tennis Club, and Trolley Car Teachers' Fund, and worked as chief of staff to Councilwoman Happy Fernandez before starting and operating four restaurants and serving as a director/organizer of Valley Green Bank.

**CASEY WEISDOCK** is an architectural conservator who co-teaches the Masonry Conservation Seminar in the Graduate Program in Historic Preservation. In addition to her work at Penn, she is a director of industry development and technical services for the International Masonry Institute (IMI). She develops and promotes best practices for masonry construction, restoration, and preservation through education, resource generation, and technical assistance. Casey is also developer and instructor of the Historic Masonry Preservation Certificate training offered through IMTEF for masonry craftworkers. Her professional experience has included research, documentation, testing, designing, and carrying out preservation treatment of historic buildings, monuments, and public sculpture. Casey has also served as the Membership Committee Director, Vice-Chair, and Board Chair of the Association for Preservation Technology, Delaware Valley Chapter (APT-DVC).

Casey holds a Bachelor of Fine Arts in ceramics and a minor in art history from Tyler School of Art, Temple University, and a Master of Science in Historic Preservation from the University of Pennsylvania, where she was awarded the Charles E. Peterson Award, and The Anthony Nicholas Brady Garvan Award for an Outstanding Thesis.

**WILLIAM (BILL) WHITAKER** is the curator and collections manager of the Architectural Archives of the University of Pennsylvania Weitzman School of Design. Trained as an architect and architectural historian at the University of New Mexico and the University of Pennsylvania, Whitaker primarily works on documenting and interpreting Penn's design collections, including holdings related to the life and work of architect Louis I. Kahn and landscape architect Lawrence Halprin, as well as that of the husband and wife design team of Robert Venturi and Denise Scott Brown.

## SPEAKERS

## NOTES

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## NOTES

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# October 7-8, 2022

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Frank G. Matero, PhD | Graduate Program in Historic Preservation,  
Weitzman School of Design, University of Pennsylvania  
Arieto Seraphin, PE | Keast & Hood Co.  
Justin M. Spivey, PE, APT RP | Wiss, Janney, Elstner Associates, Inc.

## Program Support

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Graduate Program in Historic Preservation, Weitzman School of  
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Micah Dornfeld, Program Coordinator  
Laney Myers, Administrative Assistant  
Qianhui Ni (MSHP '23), Symposium Assistant

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Starr Herr-Cardillo | Conservation Project Manager, Freelance Writer  
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