

Proposal & Statement of Work – EMAN Community Fund

Project Title	EMAN Speaker Series
Sponsoring Committee	Anti - Racism
Committee Members In Support	All
Community Partners & Contact Info	None at this time
Total Amount Requested	\$1000

Summary (500 words or less)	The EMAN Anti-Racism committee proposes to host a quarterly speaker series directly addressing concerns brought to the committee by board members, community members, current events or internal surveys as shared with our committee earlier this week to provoke educational engagement and community building
Objective/s (Consider Fund priorities**)	Gathering of community members, education of a diverse population, sharing of strengths struggles and stories.

Date to be Completed	Completion Criteria	Deliverable Description
Fall 2021	One evening event	Gathering of community to share conversation.

Estimated Cost	Delivery Schedule	Description
1500.00	At time of services	Honorarium, purchase of books, donation to charity

Method and # of Payment	Check and purchase order
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Any other Payment details	
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****Fund Priorities (Project ideas should satisfy one or more of the following):**

1. Serve our neighbors in East Mt Airy
2. Address the original Fund priority areas: aging, community development, youth, and mental/physical dis/ability.
3. Address Mt Airy 2025 priorities. <https://mtairycdc.org/what-we-do/community-programs/mt-airy-2025/>
4. Funds are prioritized for areas of the neighborhood with less financial resources.
5. Helps raise additional funds or awareness of East Mt Airy Neighbors.
6. Aligns with EMAN Strategic Plan and/or long-term goals. (When applicable, as of Feb 2021, EMAN does not have either)

Proposal & Statement of Work – EMAN Community Fund

Project Title	“East Mt. Airy Block-by-Block” Community Equity, Historic Preservation & Planning Considerations
Sponsoring Committee	Land Use, Development & Zoning
Committee Members In Support	Full committee reviewed and voted to support (Jeremy Gudgeon, Kendra Gudgeon, Tom Halliwell, Scott Seibert, Dan Fedeli, Charlie Baltimore, Michael Burrell, Linda Bell, Nina Curlett, Susannah Stayter)
Community Partners & Contact Info	The Keeping Society (Oscar Beisert) http:// keepingphiladelphia.org/
Total Amount Requested	\$3000

Summary
(500 words or less)

Goal: to survey and evaluate East Mt Airy, south of Gorgas Lane, to better understand blocks, districts or individual properties that may be at risk for development pressure, and to prepare East Mt Airy to be included in protections that may be afforded if Tiered Historic Districts are made part of the Zoning Code. In addition, this survey will allow EMAN to instigate planning and preservation efforts on it's own, independent of future changes to the code, with the overarching goal of making development in Mt Airy more sustainable and equitable, while recognizing the benefits of the change if done in a creative and inclusive way.

Over the past 2 years LUDZ has reviewed over a dozen projects representing EMAN as the RCO in the the zoning variance process. We hear from neighbors that they support development, but do not want what is being proposed and that "it doesn't "fit in"". In addition, many of these proposals involve the demolition, and in the case of the Meehan House, a structure with historic and cultural significance. There have been many more projects that are "by-right", involving demolition and/or "don't fit in". This sort of pressure is particularly prevalent in the southern blocks of Mt Airy. Many of which are blocks of lower to moderate income, whose owners are often not equipped with the resources to resist such pressure.

Historic preservation is one of the few tools available in Philadelphia to guard against this sort of development, however, it is often seen as a burden to property owners who once a property or district is listed, must adhere to strict standards when making improvements. As an alternative to this, some neighborhoods have Neighborhood Conservation Overlays (NCOs) that attempt to regulate scale and certain features. NCOs do not have demolition protection like an historic district. Another tool that has been used in cities including New Orleans and Chicago are Tiered Historic Districts (THDs). THDs allow for lighter levels of regulations or could even just be designated as "no demolition" blocks, meaning that they are subject to agency review prior to permits being issued. We want to be ready to be part of the first wave of such change when it is applied to the zoning code. "East Mt Airy Block-by-Block" is the appropriate tool to get us started on this mission by allowing us to understand better the assets we currently have.

We propose that EMAN contract with The Keeping Society for \$3000 to survey in a broad manner the areas referenced above to identify historic and/ or at-risk assets. The Keeping Society has extensive experience in advocating for and securing preservation protections to neighborhoods, districts and structures.

. We have attached samples of what we anticipate to be delivered as part of this work. In addition we will contact both the Germantown Historical Society and the Chestnut Hill Conservancy to alert them of our plan and see if they have assets that we can take advantage of.

Objective/s (Consider Fund priorities**)	<p>To survey and evaluate East Mt Airy, south of Gorgas Lane, to better understand blocks, districts or individual properties that may be at risk for development pressure, and to prepare East Mt Airy to be included in protections that may be afforded if Tiered Historic Districts are made part of the Zoning Code. In addition, this survey will allow EMAN to instigate planning and preservation efforts on it's own, independent of future changes to the code, with the overarching goal of making development in Mt Airy more sustainable and equitable, while recognizing the benefits of the change if done in a creative and inclusive way.</p> <p>From "Priorities" list below:</p> <ol style="list-style-type: none"> 1. Survey area exclusively in East Mt Airy. 2. Fits original fund goal for "Aging" as many residents in the target area are long term and protections afforded will support aging in place. 3. Fits MA CDC goals for "historic restoration and preservation" 4. Survey area is south of Gorgas which includes many blocks where residents may have fewer resources. 5. EMAN will have ownership of the survey documents and will be named as the sponsor.

Date to be Completed	Completion Criteria	Deliverable Description
May 1, 2021		Preliminary Draft of Block by Block survey views and descriptions per the samples
June 1, 2021		Final of same
June 1, 2021		List of top 10 priority projects (blocks, structures, historic districts, historic properties)

Estimated Cost	Delivery Schedule	Description
\$500	May 1, 2021	Retainer
\$2500	June 15, 2021	Balance of fee

Method and # of Payment	See above. Assume a check?
Any other Payment details	

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East Mt. Airy Block-by-Block

Community Equity, Historic Preservation, & Planning Considerations

Johnson Street between Germantown Avenue and Chew Street



East Johnson Street between Germantown Avenue and Chew Street contains three blocks that should be considered for historic preservation protections, as well as zoning and planning considerations in order to protect the built environment, which are assets to the community at-large. Perhaps the most significant surviving consideration is the extant estate houses that date to the second half of the nineteenth and the early twentieth centuries with surviving landscapes in some places. These vignettes in each of the three blocks might comprise a potential historic district. In addition, there are also Heritage Blocks in two of the three blocks that should be protected from future demolition.



Above are two examples of intact nineteenth century estate-like properties that are rare surviving historic resources. **These property types are currently vulnerable to purchase, subdivision, demolition, and dense redevelopment with no oversight.**

East Mt. Airy Block-by-Block

Community Equity, Historic Preservation, & Planning Considerations

East Duval Street between Germantown Avenue and Chew Street



Between 1895 and 1910, this development of twenty-eight attached row houses was completed to form 79-133 E. Duval Street, northeast of Germantown Avenue. While many buildings have been individually altered, the row is largely intact, despite the fact that three of the buildings have been demolished. Heritage Block designation could safeguard from future demolition and structural damage, while also ensuring that new construction is sympathetic to the extant row.