

Preliminary Proposal for 1000 Main Street, Darby Borough 4/26/07

Questions: Contact John Haigis, 1006 Main Street, Darby, PA 19023 (610) 583-0788 , johnghd@yahoo.com www.darbyhistory.com or consult "Historic Assessment for 1000 Main Street" (2002) by Kise, Straw and Kolodner.

Goal: To preserve, restore, utilize and maintain historically significant 1000 Main Street (circa 1852) Darby Borough for the educational and cultural enrichment of future generations.

Existing Conditions: Frame building in poor condition with good bones. Steel beams in basement help stability.

Proposed use: As far as possible, a self-sufficient multi-use building utilizing existing masonry walls and southern orientation for passive solar gain along with new technologies, creating a green building that can be a model for the County and beyond.

First floor: Multi-use public space and Heritage Arts Center which can be used as exhibit space, art gallery, café, gift shop and visitor center. A second section of the first floor can also be a history archive, visitor center, history room, classroom, and/or other uses. (see floor plan attached) Wireless internet access will be sought.

Second floor: Professional offices-artist studios.

Third floor: Residential rental.

Basement: dry with enough height to stand. Proposed storage use and explore possibilities of administrative office. Section near southern porch may also be useful for passive solar thermal storage.

Stabilization required: Phase 1

Roof: Recommend installation of Grandrib or similar metal roofing panels attached to purlins placed laterally over existing roof, retaining historic fabric. Explore possibilities of sheet insulation between purlins and under roof panels. Flash all chimneys. Need for sister rafters and soffit work on southeast corner. Examine condition of rafters on Section 2 above first floor south room and replace with skylight/solar collector.

Suggest partial demolition of center rear section (addition 5) and replacement of floor joists with decking, making open or partially enclosed porch area. Other additions usable and sound, and may reflect building's evolution over time.

Floors: replace flooring in first floor south room; examine all floors/repair as needed. Install lally columns or similar in basement near stairs.

Plumbing: repair/replace piping to 1st, 2nd and 3rd floor bathrooms (with pvc?) . Replace soil pipe/toilets

Sidewalk: Repair/replace concrete sidewalk. Repair bricks in left front steps.

Heating: Examine existing system and duct work to see if any parts are salvageable. Obtain estimate for blown in insulation. Protect plumbing column at front center from freezing with pipe wrap. Glaze southern porch and masonry addition and explore whether existing duct work can carry heat from southern collectors. Repair/caulk windows as appropriate.

Possible Revenue Sources:

Rental from 3rd floor tenant space/2nd professional office space (shared bathroom on second floor).

Donations/Grants

Revenue from parking lot (may also be trade off to do landscaping work. Spaces reserved for tenant use.)

Revenue from sale of souvenir/craft items

Program fees from concerts, fundraisers, workshops, conferences, classes, etc.

Revenue from café (Question whether café selling pre-made items requires food handlers certifications?)

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Staffing: 2 people to be on duty at all times when first floor area is open

Security: Archive area and public space will have secure access. Tenants will have keys to their own areas. First floor side windows will have lattice protection similar to that in the Blue Bell and Darby Friends Meeting.

Handicapped access: Ramp possible along rear of building to open porch.

Why Heritage Arts: Heritage Arts is a broad term encompassing history, folklore, genealogy, architecture, crafts, music and other performing arts. Even though the space is relatively small, high ceilings and a relatively open floor plan enable a variety of uses.

Benefits to Darby: Focus of civic pride from restoration of prominent feature of Darby Streetscape and potential contributing element to the Meetinghouse/Main Street Historic District. This is also an opportunity to further investigate the building's and area's connection to, and involvement in, Underground Railroad activity.

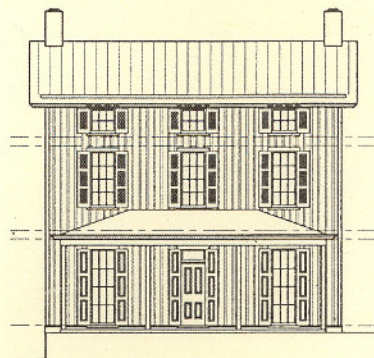
Management Team:

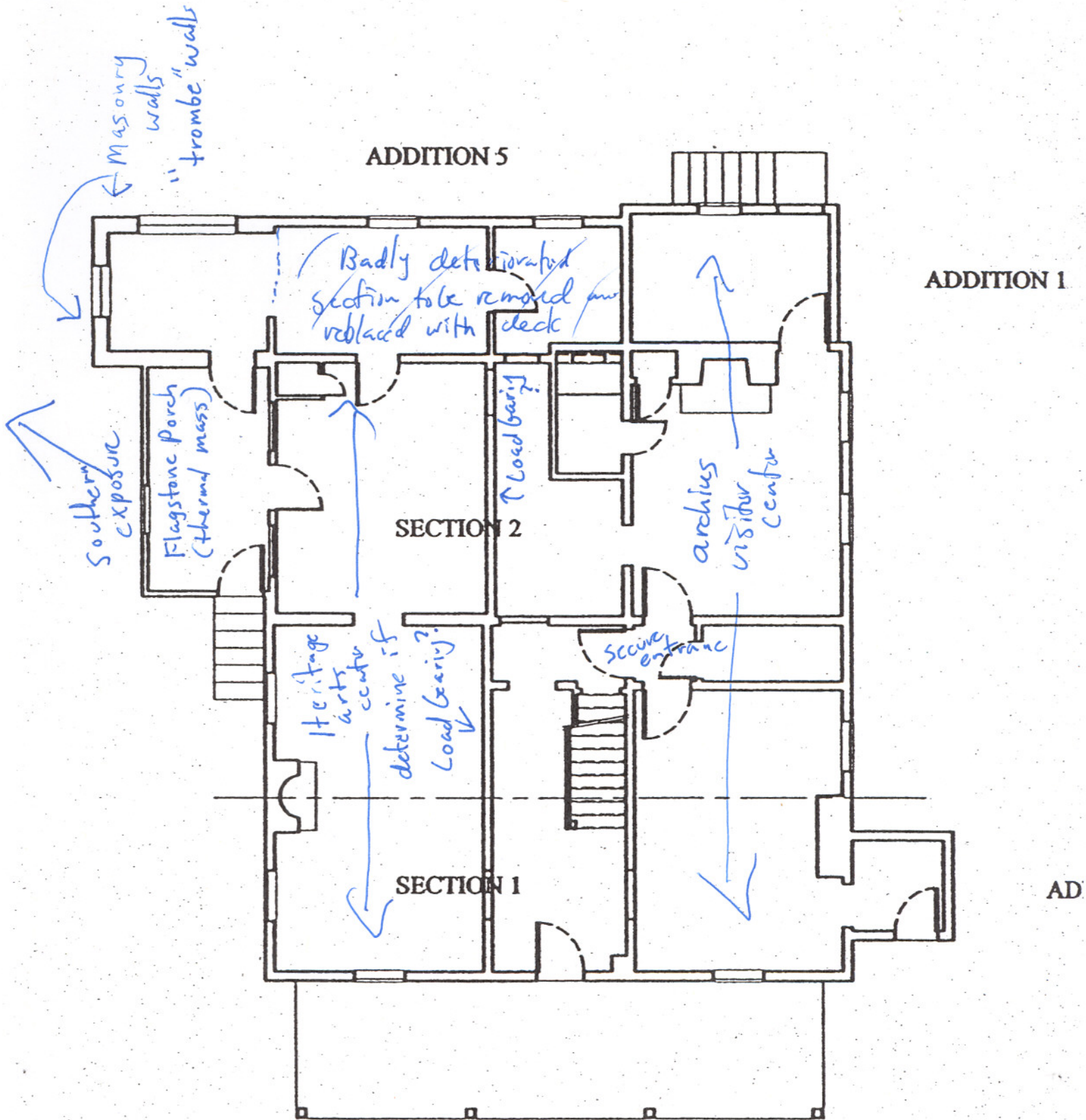
A transfer of the building to the Community Development Corporation (CDC) or other entity has been suggested. Initially the building would be administered by a steering committee of interested area individuals and organizations. Neighbors at 1001, 1006, 1008, 1010, and 1016 Main have expressed willingness to serve on the Steering Committee and wide community participation would be welcome. Consideration will be given to the creation of a separate non-profit entity with the support, encouragement, participation and advice of the Darby Borough Historical Commission, Darby Borough Council, Darby Borough Historical and Preservation Society, Darby Library and other entities. Initially it is hoped that the building could be open to the public for special occasions such as OcTrolleyFest and Christmas tours. People expected to play a key role include:

John Haigis, 1006 Main, a 1986 graduate of Delaware Law School with extensive experience in grant coordination, historic preservation, communication, and non-profit management and currently chair of the Darby Borough Historical Commission.

Jan Haigis, 1006 Main, also serves on the Historical Commission and holds a master's degree in English from Teachers College, Columbia University and a New Jersey and New York State teaching certificate. With experience in adult continuing education, she helped to start the Collingdale Campus of Delaware County Community College and worked in program development, fundraising and grant preparation for the Associate Alumnae of Douglass College of Rutgers University. Together John and Jan with the help of others have restored and maintained 5 buildings including an 1890 carriage shed at St. Peter's Village in Chester County, a row house in Southwest Philadelphia, a twin in Southwest Philadelphia, the 1766 Blue Bell Inn on Cobbs Creek, and their 1734 home adjacent to 1000 Main.

Al Holm, AIA, 2014 Sansom St, Philadelphia, is an architect with a specialty in classical architecture and historic preservation. He currently serves as an advisor to the Darby Borough Historical Commission.





FIRST FLOOR PLAN

