

Welcome Home

The St. James
At Washington Square

Luxury Rentals

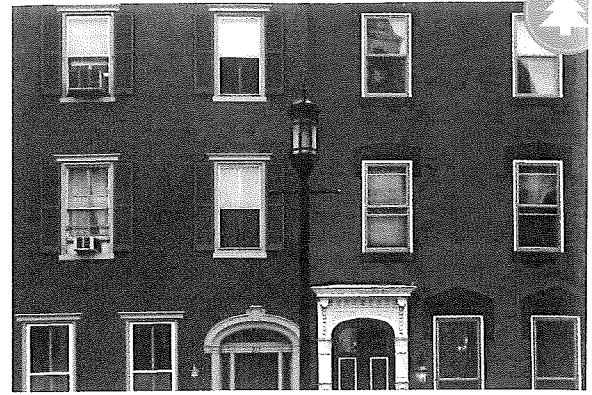
215.574.8500
thestjamesphiladelphia.com

200 West Washington Square
Philadelphia, PA 19106-3581

License #311965



Home restoration



History Lessons

Reap the rewards of historic home ownership, sans headaches. All it takes is knowledge, patience and some good, old-fashioned elbow grease.

BY CHRISTEN GRUEBEL

OWNING A HISTORIC HOME is like cultivating a relationship: with proper maintenance, the rewards far outweigh the challenges. Homeowners and would-be buyers, read on for help on the path to long-term commitment.

Make the Purchase

In choosing whether or not to bid on a historic property, you must consider the big picture, says J. Randall Cotton, associate director at the Preservation Alliance for Greater Philadelphia. "Do you plan to live in the house for a long time or fix it up and sell it? Your answer will help determine how much to invest in improving [and] restoring the property," he says. Before making an offer, hire an experienced home inspector who has worked on historic buildings to determine the amount of work needed. The inspector should pay close attention to big-ticket items such as structural repairs and plumbing. "You can also use a home-inspection report to perhaps negotiate the asking price down," adds Cotton.

Make the Renovations

When it comes to discerning which projects to tackle first, Cotton says, "structural and system [electrical, heating, air conditioning and plumbing] renovations should be high on anyone's list." Though windows may feel like an immediate concern, a complete replacement isn't necessarily the best bet. "A better investment might be to retrofit old windows with new weather stripping, tighten up loose sash[es], install storm windows and seal open joints," he adds. At this stage in the game, finding trustworthy professional help is imperative. Procure bids from two or more contractors that have worked on historic homes—and check out those referrals. If you'll need an architect to guide interior structural enhancements, begin the working relationship on an as-needed, even hourly basis, suggests Alvin Holm, owner of Alvin Holm A.I.A Architects.

continued on page 103

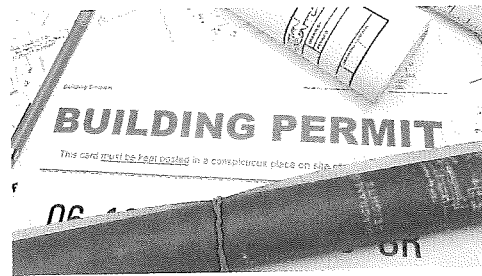
continued from page 100

Make it Work

Blending modern amenities with an antique sensibility can be overwhelming, so start with what you love. When working with interior rooms, restoring the aspects of the home that are most attractive to your personal preferences is a good starting point. "If you've got an old house and you really like to cook, you're going to want the best cooking apparatus that you can get," Holm says. Choosing hardware and accessories in brushed stainless steel, pewter or even copper can capture old-world elegance while staying practical for everyday use, Holm explains.

Architectural salvage dealers can help you choose between pieces that are both functional and work with the period look of the home. "You need to decide whether the artifact you're looking for is a character-defining piece or a decorative component to a room," explains Frank Piller, founder of Manayunk Design Group, an architectural antiques and salvage store. "There is no one format for blending old and modern." ■

Read the Fine Print



THOUGH RESTORATION PROJECTS on historic home interiors are fair game, the exterior of the structure may be subject to rules and regulations. "The first thing you have to do is go to the historic commission and find out what your category is and whether you're obligated to restore the front of your house exactly as it was," says Holm.

The Philadelphia Historical Commission decrees that the Department of Licenses & Inspections must approve any building permit for work on the facade of a building or residence. Exterior improvements to a historical building, such as replacing doors, door

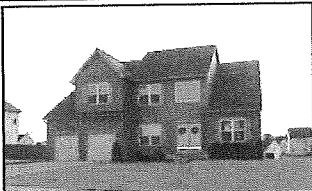
frames, windows or roofing as well as any other construction that could change the look of the home, are regulated under Section 14-2007 of the Philadelphia Code. Visit Phila.gov/Historical or call 215-686-7660 for a complete list of rules and directions on how to get your proposed upgrades approved.

The amount of time and money required to own a historic home may seem daunting, but help is available in some cases. While grants and tax breaks vary widely by municipality, the Preservation Alliance has a Historic Properties Repair Program that may provide repair grants to qualifying low- and moderate-income households living in an officially designated historic home in Philadelphia, says Cotton. Go to PreservationAlliance.com for more information. —C.G.

THE WORLD ACCORDING TO NICOLE, STEVEN & JOSH

THE MARKET IS BACK! Now's the time to Buy!

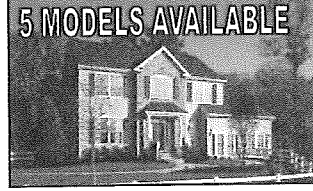
Great mortgage rates! Special financing! Unbelievable deals! Picture yourself in any one of these homes! Don't miss the opportunity to buy the home of your dreams! Give our Aunt Anne a call today!



WHITE CEDAR/WINSLOW 4 BRS, gourmet kitchen, FR w/arched windows & stereo hookups. Expanded DR & dual staircases... **Realistically priced at \$344,900**



STAFFORDSWOLD/VOORHEES 5 BR, 3.5 baths, newer kitchen, 1st flr study, expanded DR & MBR, fin bsmt **Realistically priced at \$785,000**



5 MODELS AVAILABLE

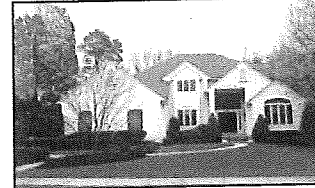
WESTBURY HUNT/WINSLOW: 4 BRs, 2 full baths, 2 powder rooms, formal LR & DR, FR w/FP, gourmet kit, fin bsmt, 2 car gar, **Realistically priced at \$425,000**



SIENA/CHERRY HILL 4 BRs, 2.5 baths, FR w/built-ins gas FP, 1st fl study, fin bsmt. Very neutral thru out... **Realistically priced at \$739,000**



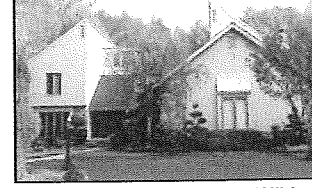
SHORT HILLS/CHERRY HILL 5 BRs, 4.5 baths, fin bsmt, gourmet kit, 1st fl. study, 2 car gar, Mahogany deck, sec sys... **Realistically priced at \$799,000**



SIENA/CHERRY HILL 4 BRs, 2.5 baths, 1st fl library, Anderson windows, HW fls, fin. bsmt, 3 car gar. Overlooks pond... **Realistically priced at \$775,000**



VOORHEES/STURBRIDGE WOODS 5 BR, 3.5 baths home offers formal LR & DR, FR w/gas FP, gourmet kit, 1st fl. MBR Suite, fin. bsmt. **Realistically priced at \$729,000**



WILDERNESS RUN/CHERRY HILL 5 BRs, 3.5 baths, gourmet kitchen, 3 car gar, 1st fl study, inground pool w/Jacuzzi, ... **Realistically priced at \$949,000**

For All of Your Real Estate Needs call 856-795-4709

Email: akoons@comcast.net

Website: www.annekoons.com

ACCREDITED LUXURY HOME SPECIALIST

Licensed in NJ & PA

All information deemed accurate but subject to error or change

1401 Route 70 E.
Cherry Hill, NJ 08034
856-428-8000 x 142
(Direct) 856-795-4709

