

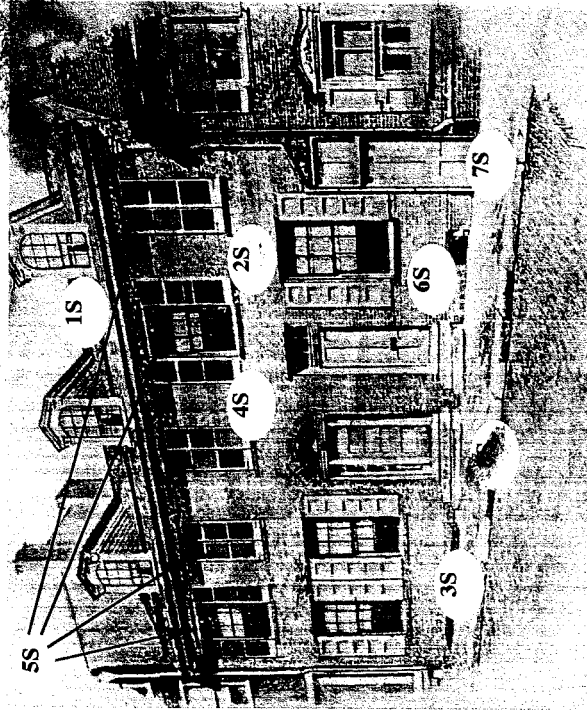
Residence and Law Office of Hon. Thaddeus Stevens From 1856-1868

45-47 South Queen Street
Lancaster, PA
Purchased April, 1856
Hamilton Plan - Lot 134
Probably constructed ca 1830

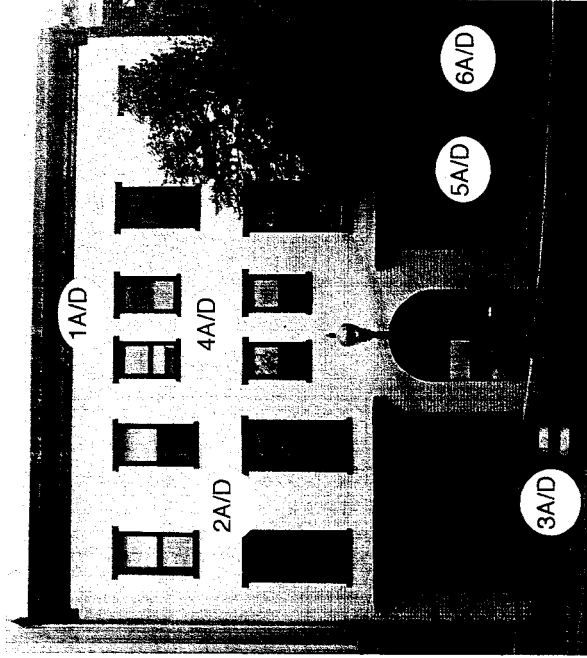
Alterations/Differences

- 1) Roof raised to three full stories.
- 2) Original masonry: either covered with false brick; or original removed and current brick placed.
- 3) Two original parlor windows, lower left made into garage entry.
- 4) Center window, second floor removed and made into two smaller units for bathrooms: 2 BRs each on floor 2 and 3.
- 5) Original first floor window and office door at 47 S. Queen made into commercial display window.
- 6) Door to original "baker's alley" covered with 1930s masonry.

Prepared by Randolph Harris
Historic Preservation Trust of Lancaster County
February 2001



Drawing based on a photograph. Artist name unclear, ca 1880 -
Lancaster County Historical Society



Stevens House with alterations made ca 1930
Photograph by John Herr, October 20, 2000

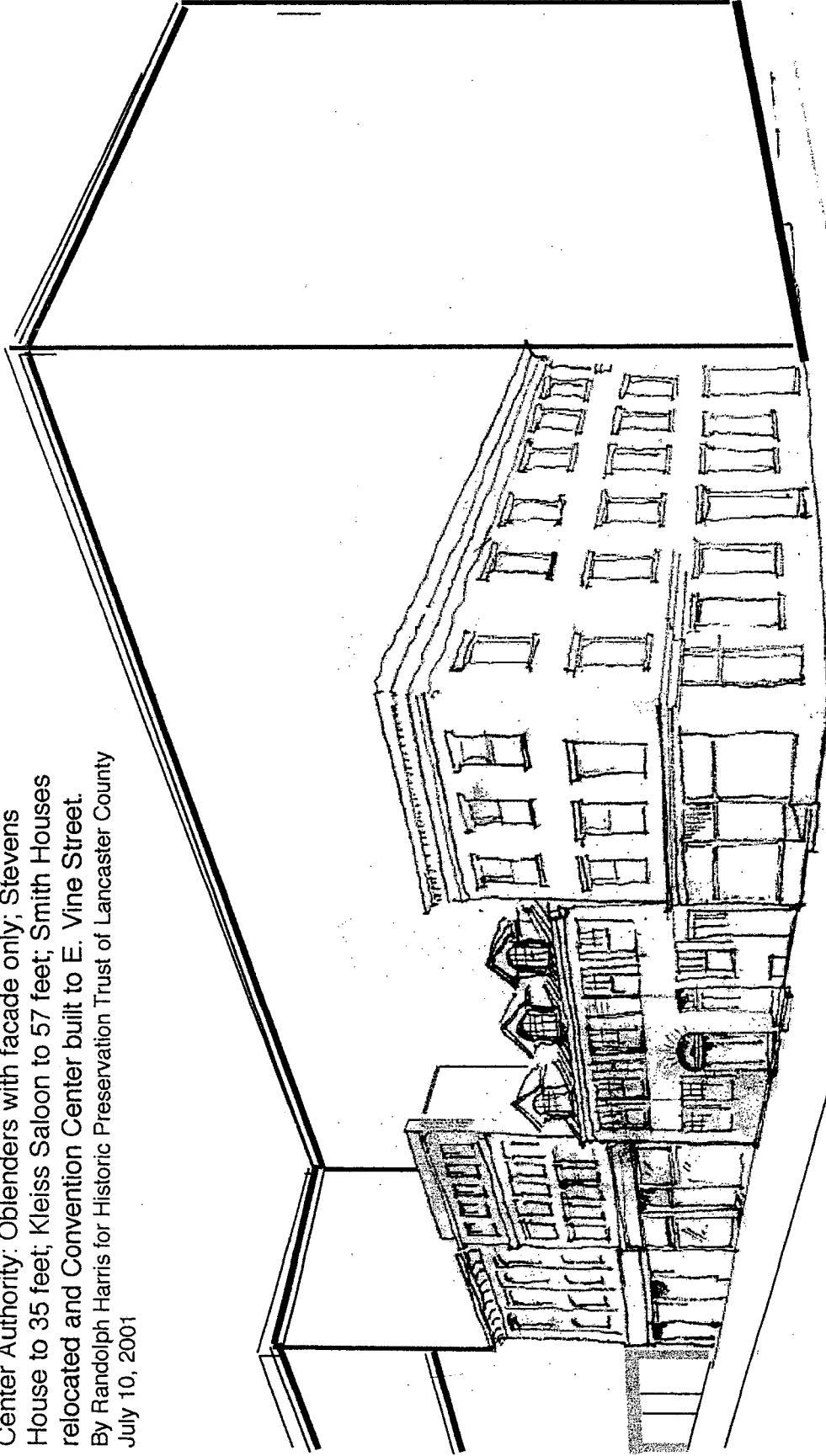
Similarities:

Building elements retained or re-used; and structure elements to be restored

- 1) Roof returned to 2.5 stories; dormers reconstructed and roof covered in enslave or wood shingle.
- 2) Original masonry: original style/age brick can be replaced, if necessary, from rear building portions likely to be raised/removed.
- 3) Two original parlor windows, lower left can be restored.
- 4) Center window, second floor can be remade into one central window atop new interior winder stairway.
- 5) Four second floor windows (left and right pairs) are at original locations, and all interior trim survives.
- 6) Original first floor window and office door at 47 S. Queen can be returned to early 1800s configuration.
- 7) Door to original "baker's alley" covered with 1930s masonry.
- 8) Main entry and two-step granite stoop remain and can be restored to original finish and appearance.

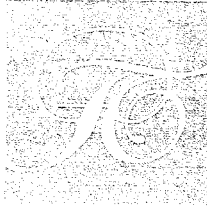
Preliminary depiction of Stevens & Smith proposed historic site, per June 13, 2001 (draft) agreement with Convention Center Authority: Oblenders with facade only; Stevens House to 35 feet; Kleiss Saloon to 57 feet; Smith Houses relocated and Convention Center built to E. Vine Street.

By Randolph Harris for Historic Preservation Trust of Lancaster County
July 10, 2001



For more information, visit the Trust's web site: hptrust.org, or these:

thaddeusstevens.org • sustainabletravel.org (for profile on Marriott's environmental record) • harpweek.com (for stories and graphics about Thaddeus Stevens which appeared in Harper's Weekly) • sunspot.com (for Baltimore Sun article on efforts to preserve Stevens's House - go to the site's "search" field and insert "Thaddeus Stevens") • loc.gov (for Library of Congress and the American Memory Collection to find photographs of Lancaster, Stevens, Civil War, etc.) Search under "Birth of a Nation" to find articles essays and commentary on D.W. Griffith's motion picture epic.



November 13, 2001

Summary of Stevens/Smith Property Agreement with LCCCA & Substitute Easements

The following is a summary the subject agreement and substituted easements, based on the agreement as executed November 6, 2001 by HPT President Margot Brubaker and LCCCA Chairman Jim Pickard.

Main agreement:

1) Buildings addressed:

- a) Stevens-Smith House, 45-47 S. Queen Street (see dimensions; no rear section)*
- b) Kleiss Saloon, 49 S. Queen Street (see dimensions; no rear extension)*
- c) Smith Houses, 21 and 23 E. Vine Street
- d) Oblender's Building, 37-39 and 41-43 S. Queen Street

* a and b are described as the "Exhibition Properties."

2) Disposition of buildings: Development and operating assumptions:

- a) No changes, alterations, demolition or moving of buildings until LCCCA plans are approved by various government agencies, other discussions and consultations take place or considerations are made. Agreement terms are flexible on this point as they relates to Smith Buildings and Oblender's .
- b) LCCCA believes the Convention Center cannot be built without use of Christian Street and the removal of Smith Buildings. Negotiations are to be renewed if it is found that LCCCA cannot construct the convention center over the existing right of way of Christian Street, south of Mifflin Street and north of E. Vine Street,
- c) Property a and b are to be retained in their physically shortened, or "abbreviated" versions, as described in the Agreement, and are to be preserved according to the Sub. Easements.
- d) HPT will have the right and obligation, in concert with, and support of others, to hire professionals and consultants, to create plans, raise funds, and execute plans in order to develop and improve the Exhibition Properties as an historic attraction.
- e) HPT does not intend to be the operator or lessee of the Exhibition Properties, although the organization intends to play a role in the administration and operation of the subject properties, both in a functional way and through its obligations under terms of the substitute easements.
- f) LCCCA will continue to own the buildings and lease them at nominal cost to the operator of the historic attraction.
- g) HPT agrees to raise funds for, and to carry out the rehabilitation of the exterior of the Exhibition Properties whether the buildings are devoted to the historical attraction or adaptive use.
- h) Condemnation of 1983 easements and the related provisions of the November 6 agreement, will be the subject of a petition the Orphan's Court of Lancaster County, which HPT is responsible to initiate. A principal issue to be considered is the adequacy of the compensation to which a holder of a property interest, such as HPT in this case, normally would be entitled to in such proceedings. Condemnation of HPT's easement interest by City Redevelopment occurred without

challenge by HPT and without HPT seeking monetary compensation. HPT did not challenge the extinguishment of its private property interests because the HPT Board of Directors agreed to act in the spirit of cooperation to help advance the widely-supported efforts to revitalize the City and County of Lancaster through the development of a convention center and hotel in Downtown Lancaster. HPT also accepted this action without challenge with the understanding that substituted easements would be executed to protect and preserve properties a and b, and that HPT would be granted development rights to the same properties.

i) Condemnation has occurred and compensation issues acknowledged and accepted without appearance by office of PA Attorney General.

j) Property c is proposed to be relocated across East Vine Street and will be a complement to the historic character of the neighborhood. LCCCA is responsible for cost associated with the plans for and execution of the proposed move, and for arrangements with an entity to operate the site. HPT also accepts without challenge the extinguishments of its existing easement interests with the understanding that Property c (Smith Houses) would be preserved by new easements in their new location, although the agreement acknowledges that HPT does not agree that this relocation is appropriate or necessarily desirable, but has accepted this arrangement as part of the overall compromise.

LCCCA agrees not to move the Smith Buildings until after a favorable resolution of the hoteliers lawsuit and LCCCA makes a further declaration that the Convention Center will be built on land occupied by the Smith Houses.

k) HPT will be part of a broader, community-based Design Review Board (members and affiliations described in agreement) that will advise LCCCA on matters related to new construction design, and impact on project-area historic resources, including the re-siting of the relocated Lydia Hamilton Smith Houses on the Swan Hotel property.

l) LCCCA will instruct its architect to work with HPT and interested members of the community to evaluate the preservation and inclusion of the façade of the Oblender's Building into Convention Center plans.

3) Timeframes and other deadlines & provisions:

a) Year One: Planning - By end of one year following execution of agreement, HPT will complete research and planning and begin fundraising.

b) Year Two: Funding and Operating Partner - By end of year two, HPT will adopt final development and operating plans (including securing operating partner), and will have obtained funds for exterior rehabilitation of Exhibition Properties.

c) Year Three: Completion - Begin exterior rehab and complete while LCCCA is constructing the center. HPT and partner will secure operating funds by the time center is completed.

d) If HPT fails to perform, LCCCA can adaptively develop the Exhibition properties within the provisions of the substitute easements: PHMC guidance and following Secretary of the Interior Standards for Rehab of Historic Buildings.

e) If Center is never built, HPT's easements revert to original, pre-agreement form prior to condemnation, and LCCCA will record same, or LCCCA may elect to convey the properties to HPT in fee simple.

4) Easements:

New, substituted easements are essentially the same as existing, but recognize the new building configurations, the relocation of Smith Buildings, and specifically give HPT the position to review and approve all planned modifications or alterations of the buildings, and to use the Secretary of the Interior Standards for Rehab of Historic Buildings as guide for the review and approval. Also name PA Historical and Museum Commission as assignee, if HPT fails to defend interest or ceases to exist.