

Expression of Interest To Lease the Thomas Mansion

the mansion, where a handicapped entrance will be constructed. Pre-function gatherings, such as cocktail hours, will occur on the first floor of the mansion, which will be refinished, and furnished in an historically sympathetic manner. Guests will proceed through a new stair to the banquet hall for main functions. Smaller functions will occur in the mansion only; the original dining room will be fit out as a conference/dining room. Catering events are planned to be limited primarily to weekends.

Women's Campaign will locate its administrative headquarters on the second floor of the mansion, using this floor as a suite of offices. The first floor of the mansion can be used for conference space for Women's Campaign during working hours, serving both day-to-day functions and meetings as well as hosting smaller international gatherings. The banquet hall can also serve as a meeting room for any major conferences planned in Philadelphia.

The third floor of the mansion will be refinished as an apartment, planned for the use of the Women's Campaign director or another person who will serve in a "caretaker" role. This configuration allows for efficient joint use of the mansion without necessitating separate entrances and at the same time supplies the mansion with full-time surveillance to help protect it from vandals.

The plan anticipates that the first floor of the mansion can also be used for neighborhood or other non-profit meeting space, and possibly serve as a regional center for women's functions. Modest rents from some of these functions would be requested. Women's Campaign is particularly interested in being a positive addition to the immediate neighborhood, and hopes to serve the neighborhood as a meeting place for general functions at no cost.

Exterior Repairs Women's Campaign's plan starts with the preservation of the mansion. This entails complete refurbishment of the exterior, including a new compatible roof and complete repointing of the masonry and repainting and refurbishment of windows and other woodwork. Specifications for this work are aimed at meeting or exceeding National Park Service standards for historic rehabilitation, allowing the work to qualify for historic tax credits.

Modest changes necessary to meet today's safety and use standards may be required on the exterior. Current plans, which may change during the final design process, include a new accessible entrance formed by turning an existing window into a door, and adding a new enclosed fire stair at the rear of the mansion.

Interior Repairs The interior of the mansion will be cleared and refinished, restoring it as much as possible to original condition. Particular attention will be given to the first floor, which will be the primary public area in the mansion. The first floor includes a series of formal rooms that will be stunning when refurbished: entry/stair halls, a chapel, a formal living and dining room, and the former main kitchen. Entry halls