

PRESERVING PENNSYLVANIA

The Newsletter Dedicated to Preserving Pennsylvania's Historic Places

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2019 PENNSYLVANIA
HISTORIC PRESERVATION
AWARDS

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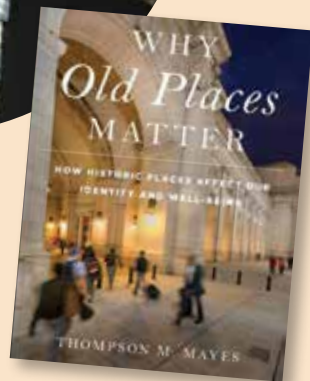
2019 PENNSYLVANIA HISTORIC PRESERVATION AWARDS

JUNE 19, 2019

WILSON COLLEGE CHAMBERSBURG, PENNSYLVANIA

KEYNOTE SPEAKER

Tom Mayes, National Trust for Historic Preservation
Author of *Why Old Places Matter*



AWARDS SELECTION COMMITTEE

Thank you to these individuals for their service on this year's judging panel.

Ira Beckerman, Archaeologist
Pennsylvania Historic Preservation Board

Justin Detwiler, Architect
John Milner Architects

Valerie Metzler, Archivist
Preservation Pennsylvania Board

Jane Sheffield
Heritage PA, Allegheny Ridge Corporation

Mary Tate
Pennsylvania Downtown Center

The Honor Award recipients are selected by Preservation Pennsylvania's board of directors.

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F. OTTO HAAS AWARD SPONSORED BY
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SPECIAL FOCUS AWARD

RALPH MODJESKI AWARD SPONSORED BY
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for Greater Philadelphia
Warehaus

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PASSIONATE PRESERVATIONISTS WHO
MAKE A DIFFERENCE EVERY DAY!**

Preservation Pennsylvania gratefully acknowledges our generous individual and corporate sponsors of the 2019 Pennsylvania Historic Preservation Awards. (This list reflects individual and corporate support received as of the printing date.)



ABOUT

Preservation Pennsylvania is the commonwealth’s only statewide, private, nonprofit membership organization dedicated to the protection of historically and architecturally significant properties.

The organization was created in 1982 as the Preservation Fund of Pennsylvania to operate a revolving fund that would assist in the acquisition and rehabilitation of historic properties. Since its incorporation, the organization has evolved and now organizes the Statewide Conference on Heritage, hosts the Pennsylvania Historic Preservation Awards, and publishes an annual list of endangered properties in *Pennsylvania At Risk* in addition to managing a revolving fund and intervention fund. Preservation Pennsylvania also participates in educational programs and advocacy initiatives, conducts special projects, and offers on-site assistance to people throughout the commonwealth.

MISSION

Preservation Pennsylvania – through creative partnerships, targeted educational and advocacy programs, advisory assistance, and special projects – assists Pennsylvania communities to protect and utilize the historic resources they want to preserve for the future.

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TABLE OF CONTENTS

FROM THE EXECUTIVE DIRECTOR.....	4
F. OTTO HAAS AWARD.....	6
HENRY A. JORDAN AWARD.....	7
CHAIRMAN’S AWARD.....	8
RALPH MODJESKI AWARD.....	9
PUBLIC IMPACT AWARDS.....	10
CONSTRUCTION PROJECT AWARDS – REHABILITATION.....	12
CONSTRUCTION PROJECT AWARDS – RESTORATION.....	18
INITIATIVE AWARDS.....	21

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On the cover: *The Cumberland County Historical Society has embraced innovation and community connection in every aspect of their mission. From their use of the Orton Family Heart & Soul model to define community priorities to celebrating new listings on the County Register of Historic Places (presentation of the Redmond House plaque is pictured here), they offer models of inspiration to others.*

FROM THE EXECUTIVE DIRECTOR



The Pennsylvania Historic Preservation Awards give Preservation Pennsylvania the opportunity to highlight the work of groups and individuals who are committed to preserving historic resources throughout the state. As a statewide organization, we often think that we know about all the great work that is happening, but as the project applications begin arriving in our office, we quickly find out that what we know about is only the tip of the iceberg. So many wonderful projects are being undertaken throughout Pennsylvania by those with a passion for keeping our rich architectural heritage safeguarded for the future.

So often, I feel like most of the calls I receive are a dire cry to save something quickly before it's gone. Last-minute demolitions or buildings on the verge of collapse are probably not going to be saved. Filing injunctions at the eleventh hour is not realistic, and the wish for an unlimited pot of gold in order to take ownership of so many threatened buildings will always be a dream, not a reality. It can be pretty frustrating at times.

But then awards time rolls around again, and we see projects that have transformed buildings from vacant, underutilized or deteriorated into vibrant, fully occupied and beautifully rehabilitated places in which people want to live, work, play or visit. It is hard to choose which of the projects to award. Thankfully, I don't have to make those decisions alone. That process is handled by a volunteer group of reviewers representing a variety of disciplines.

Each year, a different group of reviewers takes on the challenge. One thing that does not change from year to year is the professionalism and responsibility they demonstrate as the hard choices are made. Having too many great projects is a good problem. At the end of the day, when the final recipients are selected, everyone feels great, and we eagerly anticipate the event where these wonderful projects are recognized.

Awards honor the, sometimes Herculean, efforts that individuals with a strong desire to save and reuse historic resources have undertaken to accomplish successful and completed projects. Do they take on these projects to win an award? Certainly not! They start these projects to make a difference ... in a building, a neighborhood, or a community. It is an honor to recognize their efforts and give the much-deserved recognition to those who are responsible for these wonderful transformations. Bravo!

Let us not forget that this is not just about reusing old buildings or places. Preservation projects yield impressive economic benefits as well ... return on investment to the owners and developers who lead the projects; new jobs, new housing, and new businesses created within these buildings; increased taxes to local municipalities and school districts when buildings are returned to the tax rolls; and economic returns to the federal and state treasuries that exceed the tax credits awarded.

The use of federal and state historic tax credits are a key element in many successful rehabilitations. In Pennsylvania, we have been working to reauthorize and expand the Pennsylvania historic preservation tax credit. Proposed legislation in both the House and Senate will greatly expand the amount of tax credits available. Two recent reports, one by the Pennsylvania Independent Fiscal Office and one that Preservation Pennsylvania commissioned from Donovan Rypkema and PlaceEconomics, demonstrate the economic power of a strong state tax credit.

Please continue to support us as we work together to accomplish our goal to reauthorize and expand the Pennsylvania historic preservation tax credit. There is more information on our website about this important advocacy work. Check it out or feel free to contact me at any time.

A handwritten signature in blue ink that reads "Mindy G. Crawford".

Mindy G. Crawford, Executive Director

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WE CONGRATULATE THE 2019 RECIPIENTS OF THE PENNSYLVANIA HISTORIC PRESERVATION AWARDS!

HONOR AWARDS

— F. OTTO HAAS AWARD —
for outstanding individual achievements
in historic preservation

**WILLIAM FONTANA
PENNSYLVANIA
DOWNTOWN CENTER**
(DAUPHIN COUNTY)

— HENRY A. JORDAN AWARD —
for outstanding historic preservation
efforts at the local level

EUGENE L. DIORIO
(CHESTER COUNTY)

— CHAIRMAN'S AWARD —
for demonstrated leadership in historic
preservation

**CUMBERLAND COUNTY
HISTORICAL SOCIETY**
(CUMBERLAND COUNTY)

SPECIAL FOCUS AWARDS

— RALPH MODJESKI AWARD —
for excellence in transportation design,
preservation and archaeology

**FRANKFORD AVENUE BRIDGE OVER
PENNYPACK CREEK**
PHILADELPHIA
(PHILADELPHIA COUNTY)

— PUBLIC IMPACT —
for excellence in using a historic building
as a catalyst to enrich a community

**820 12TH ST.
FORMERLY THE DUNMIRE
PRINTING BUILDING**
ALTOONA
(BLAIR COUNTY)

**LINCOLN SQUARE TRAIN SHED/
SPROUTS FARMERS MARKET**
PHILADELPHIA
(PHILADELPHIA COUNTY)

**PHILADELPHIA METROPOLITAN
OPERA HOUSE**
PHILADELPHIA
(PHILADELPHIA COUNTY)

CONSTRUCTION PROJECT AWARDS - REHABILITATION

**ABIGAIL VARE LOFTS, FORMERLY
ABIGAIL VARE SCHOOL**
PHILADELPHIA
(PHILADELPHIA COUNTY)

BAUM BUILDING
PHILADELPHIA
(PHILADELPHIA COUNTY)

BLAIR COUNTY COURTHOUSE
HOLLIDAYSBURG
(BLAIR COUNTY)

CIVIC THEATRE OF ALLENTOWN
ALLENTOWN
(LEHIGH COUNTY)

EMBREEVILLE SCALE HOUSE
WEST BRADFORD TOWNSHIP
(CHESTER COUNTY)

KATSAFANAS COFFEE BUILDING
PITTSBURGH
(ALLEGHENY COUNTY)

KINGFLY SPIRITS
PITTSBURGH
(ALLEGHENY COUNTY)

**ROSS FORDING ROAD BRIDGE
OVER OCTORARO CREEK**
COCHRANVILLE
(CHESTER COUNTY)

WILLOCK HOUSE
PITTSBURGH
(ALLEGHENY COUNTY)

**YARN FACTORY LOFTS,
FORMERLY WILDE YARN MILL**
MANAYUNK
(PHILADELPHIA COUNTY)

CONSTRUCTION PROJECT AWARDS - RESTORATION

HA'PENNY BARN
OLEY
(BERKS COUNTY)

**PALM COURT, PHIPPS
CONSERVATORY**
PITTSBURGH
(ALLEGHENY COUNTY)

WILLIAM BRINTON 1704 HOUSE
CHADDS FORD
(DELAWARE COUNTY)

INITIATIVE AWARDS

— COMMUNICATION —

**DELAWARE CANAL
VISION STUDY**
(BUCKS & NORTHAMPTON COUNTIES)

— COMMUNITY INVOLVEMENT —

SELLERS HALL
UPPER DARBY
(DELAWARE COUNTY)

— EDUCATION —

**NEIGHBORHOOD
PRESERVATION TOOLKIT**
PHILADELPHIA
(PHILADELPHIA COUNTY)

— LOCAL GOVERNMENT —

300 SOUTH PHILIP STREET
PHILADELPHIA
(PHILADELPHIA COUNTY)

— STEWARDSHIP —

LANCASTER CENTRAL MARKET
LANCASTER
(LANCASTER COUNTY)

YEAKEL CEMETERY
WYNDMOOR
(MONTGOMERY COUNTY)



F. OTTO HAAS AWARD

FOR OUTSTANDING INDIVIDUAL ACHIEVEMENTS IN HISTORIC PRESERVATION

HONOR AWARD · SPONSORED BY A. ROY SMITH



WILLIAM FONTANA PENNSYLVANIA DOWNTOWN CENTER

(DAUPHIN COUNTY)

It's likely that many people think of Bill Fontana as "Mr. Main Street" for his outstanding leadership of the Pennsylvania Downtown Center (PDC) for the past 19 years as executive director. During that time, he's served as a champion for Main Street and Elm Street programs across the commonwealth and has elevated the organization's success as a statewide driver for business district and neighborhood revitalization. Much of the PDC's work falls under a preservation umbrella – engagement of local community leaders and volunteers to help them advance sense of place, quality of life, and economic vitality of downtowns, traditional neighborhood business districts, and nearby residential areas.

Colleagues appreciate his value as a source of inspiration and motivation. From his experience coaching high school football, Bill knows the value of a solid team mentality, and, like every good coach, he's able to bring people together and energize them to accomplish important goals. During his tenure, Bill has built powerful and productive partnerships with legislative leaders, other statewide nonprofits, and both state and federal agencies.

Bill's impact goes beyond economic stimulus – as an advocate and mentor, he knows how to jumpstart a new attitude. As one local

leader expressed: "Our once-faltering town and surrounding areas have a new enthusiasm and dedication to a vibrant future that is due to Bill Fontana and his ideals for community revitalization."

The work he does is more than a job to him. For many years, Bill was actively engaged as a concerned citizen and dedicated preservationist in his own neighborhood and business district in Midtown Harrisburg, including serving for many years as chair of the Harrisburg HARB. He is now transitioning from his role as executive director but will continue to inspire and mentor colleagues while working on internal operations at PDC.

A lifelong learner, Bill always strives to expand his perspective and expertise. This curious, well-informed nature means he never stops thinking about how things can be improved upon. His ideas are often ahead of the curve, and he can spot a trend before anyone else.

Bill Fontana has dedicated his life to this field, working tirelessly to make improvements for residents, business owners, and property owners he may never meet. Bill's commitment to improving the Main Street network and his inspiring approach to PDC's mission have left a legacy for all in towns and neighborhoods of all sizes across the commonwealth.

BILL FONTANA HAS DEDICATED HIS LIFE TO THIS FIELD, WORKING TIRELESSLY TO MAKE IMPROVEMENTS FOR RESIDENTS, BUSINESS OWNERS, AND PROPERTY OWNERS HE MAY NEVER MEET.



HENRY A. JORDAN AWARD

FOR OUTSTANDING HISTORIC PRESERVATION EFFORTS AT THE LOCAL LEVEL

HONOR AWARD · SPONSORED BY MRS. HENRY A. JORDAN

EUGENE L. DIORIO

(CHESTER COUNTY)

Gene became interested in the historic preservation movement early on, sparked by his first trip in 1963 to Europe where Paris, in particular, captured his heart with its charming streetscapes of historic buildings. Seeking to preserve the buildings that defined the character of his own community, he became involved in the formation of the Coatesville Historical Commission, of which he was the first chairperson and on which he served for many years. Gene has also served on the board of the Chester County Historical Society, the board of the Brandywine Battlefield Commission, and was appointed to the Chester County Parks & Recreation Department where he became deeply involved with restoration of the 200-year-old Hibernia Mansion. Gene also served on the Pennsylvania Capitol Preservation Committee, and was its secretary for a portion of his tenure as well as serving on the board of Preservation Pennsylvania from 1987-1993.

Following the Chester County tricentennial celebration in 1982, there was a general movement toward establishing a small museum in Coatesville to tell the story of the city's history. In 1984, Gene was one of the cofounders of the Graystone Society, which grew into the National Iron & Steel Heritage Museum, now a

museum of industrial history focusing on the Lukens Steel Company. Pennsylvania has long been known as the heart of the steelmaking industry in the United States. Gene has worked hard to tell the story of iron and steelmaking in Pennsylvania, particularly Coatesville, and how it contributed to our growth as a state and world leader.

Gene is generous in sharing his historical research and photography. His book on the 200-year history of steelmaking in Coatesville, *Remarkable Past, Promising Future*, served as a reference document for the 1994 nomination of the Lukens Historic District to the National Register. Gene continues to serve the museum as a historical advisor. He is also the author of *Chester County: A Traveler's Album*, a volume that celebrates the history, scenic beauty, and architecture of his beloved home. Gene amassed a collection of his own travel photography focused on historic architecture, estates and gardens. The collection of approximately 40,000 black-and-white negatives and 40,000 color slides was donated to Longwood Gardens.

We salute this preservation leader whose many initiatives to preserve local history is a rich legacy sure to benefit future historians.



GENE AMASSED A COLLECTION OF HIS OWN TRAVEL PHOTOGRAPHY FOCUSED ON HISTORIC ARCHITECTURE, ESTATES AND GARDENS. THE COLLECTION OF APPROXIMATELY 40,000 BLACK-AND-WHITE NEGATIVES AND 40,000 COLOR SLIDES WAS DONATED TO LONGWOOD GARDENS.



CHAIRMAN'S AWARD

FOR DEMONSTRATED LEADERSHIP IN HISTORIC PRESERVATION

HONOR AWARD



CUMBERLAND COUNTY HISTORICAL SOCIETY

(CUMBERLAND COUNTY)

Think the words “cutting edge” and “historical society” don’t go together? They do at the Cumberland County Historical Society, where innovation drives the organization and dusts off any outmoded notion of history’s role in the community. Led by Executive Director Jason Illari, the organization has developed a strong commitment to preservation, spearheading programs that highlight countywide preservation efforts, including a newly created Preservation Opportunities Watch List, an awards program, the Cumberland County Historic Register, and establishment of a Cumberland County Preservation Roundtable to foster a network of community activists to connect on preservation concerns across the county. Visitors may tour the second-floor museum in Carlisle where artifacts tell the well-known recorded history of Cumberland County. CCHS is also nurturing a reuse and restoration plan for a former Odd Fellows hall, its arched ceilings and flaking wall

murals hidden away on an upper floor in downtown Carlisle. Yet the historical society also tends to lesser-known history.

For several years, CCHS has been connected with the Greater Carlisle Community Heart & Soul project, using a method developed by the Orton Family Foundation to help empower people to shape the future of their communities. One of just three pilot programs in the state, Heart & Soul offers residents from all of the boroughs and townships of Greater Carlisle an opportunity to share their personal histories. This process of collaboration informs local decision-making and ultimately strengthens social, cultural and economic vibrancy. Heart & Soul programming led to the creation of a dedicated Community Outreach department at CCHS.

This community-connection work provided the catalyst for a major preservation effort when stories from a local family brought to light a forgotten bit of local history and place. Elias Parker, a formerly enslaved

person, a veteran who served in the United States Colored Troops, and grandfather to locals Harriet and Edna Gumby, built a church that was the hub of a once-thriving African-American community. The church and cemetery, where Elias Parker is buried with other USCT vets, was used until 1970. The Gumby sisters’ stories led to a rediscovery of their grandfather’s church, where the interior contents were perfectly intact, down to abandoned fans and hymnals left on the pews after the final service.

CCHS serves as fiscal agent and technical advisor to the Mt. Tabor Preservation Project, where work has included community cleanup days, as well as 3-D scanning of the weathered church structure and a study of the cemetery landscape using ground-penetrating radar.

CCHS serves as a model for how local historical societies may serve history as well as the needs of their local communities.



FRANKFORD AVENUE BRIDGE OVER PENNYPACK CREEK

PHILADELPHIA (PHILADELPHIA COUNTY)

HONORING: PennDOT Engineering District 6-0; TranSystems; Loftus Construction

Frankford Avenue crosses the Pennypack Creek in the northeast section of Philadelphia with a three-span, stone-arch bridge that is the oldest continuously used roadway bridge in the United States. Built circa 1697, this engineering landmark has undergone many construction and repair campaigns throughout the last three centuries, but it still remains true to its original form.

Continued deterioration and collision damage necessitated development of a rehabilitation program by PennDOT Engineering District 6-0, in conjunction with TranSystems. The intent of the project was to sensitively address the bridge's structural deficiencies while

maintaining its historic character. To do this, the bridge was partially dismantled and reconstructed in-kind using as much existing material as possible, while maintaining existing dimensions. The project also included rehabilitation of a stone masonry culvert located adjacent to the bridge.

PennDOT Engineering District 6-0 views its historic bridges as irreplaceable assets and makes every effort to rehabilitate and preserve them. The rehabilitation program developed for the Frankford Avenue Bridge follows The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Rehabilitating Historic Buildings.

While the bridge garners national attention for its age, it is the local community groups and residents who are most devoted to protecting the bridge and sharing its history. For more than 30 years, Friends of Pennypack Park has devoted themselves to Pennypack Park and the Frankford Avenue Bridge. The rehabilitated bridge has been hailed by the community as well as engineers and historic preservationists for its attention to detail and sensitive rehabilitation methods. It will continue to serve as a lasting symbol to the community and as a true engineering landmark in the history of American transportation.



PUBLIC IMPACT AWARDS

FOR EXCELLENCE IN USING A HISTORIC BUILDING AS A CATALYST TO ENRICH A COMMUNITY

820 12TH ST. THE FORMER DUNMIRE PRINTING BUILDING

ALTOONA (BLAIR COUNTY)

HONORING: A Better Address, LLC, Judy Coutts, Owner/Architect;
Pyramid Engineering, PC; Fanale White & Associates



LINCOLN SQUARE TRAIN SHED/ SPROUTS FARMERS MARKET

PHILADELPHIA (PHILADELPHIA COUNTY)

HONORING: Kimco Realty;
Alterra Property Group, LLC; MIS Capital LLC;
Kelly/Maiello Architects; INTECH Construction

Architect, preservationist and developer Judy Coutts hoped to set a positive example with a project that renovated a three-story brick building and demonstrated how to breathe new life into an old building while adhering to the demands of a developer's budget. The focus of her real estate development company, A Better Address, LLC, is to help preserve Altoona's valuable "sense of place" by renovating historic buildings or non-historic buildings built prior to 1936.

Her first project transformed the former Dunmire Printing building from a neighborhood eyesore to an appealing mixed-use property, maintaining the original first-floor commercial use and upper-story residential use. The "green" apartments include individually controlled high-efficiency heating and cooling systems, high-efficiency water heaters, LED and energy star lighting fixtures and appliances, and low-flow toilets and shower heads. Building alterations included use of energy-efficient windows and doors, and wall, floor and ceiling insulation.

Historic and architecturally distinctive features were preserved on the building's exterior and in the hallways. Apartment interiors retain the building's high ceilings and large windows with modern finishes and detailing.

The project demonstrates that it is possible to revive old buildings, making them both energy efficient and with the design and functional details that meet today's market demands.

For many decades, this impressive one-and-a-half story railroad freight shed languished on a blighted block south of Center City at the corner of Broad and Carpenter Streets.

The former Philadelphia, Wilmington and Baltimore (PWB) railroad freight shed was designed by Sidney Fuller in the late Gothic Revival style to accommodate anticipated increased traffic for the Centennial Exposition in 1876. It is listed on the National Register of Historic Places, as well as the Philadelphia Register of Historic Places, due in part to its history as an early stop on the Lincoln Special funeral train en route to Springfield, Illinois. Only a handful of these significant rail-related freight terminals survive, leaving the shed as a rare example of this property type and one that also uses the Fink truss system.

The restored train shed and commercial addition has had a significant impact on its Philadelphia community and has contributed to the ongoing revitalization of the neighborhood, also filling a gap in an area that was defined as a "food desert." The project provided jobs on site for Philadelphia residents and local firms, and the new organic grocery store offers approximately 140 full- and part-time job opportunities. Saving the structure from demolition promoted the idea that historic structures can and should be viewed as viable, sustainable development options.



PHILADELPHIA METROPOLITAN OPERA HOUSE

PHILADELPHIA (PHILADELPHIA COUNTY)

HONORING: EB Realty Management (owner); Atkin Olshin Schade Architects; Powers & Company; David Chou & Associates; Concord Engineering Group

How many preservation projects can say they celebrated their reopening with a sold-out Bob Dylan concert? The formerly dilapidated Met, listed on the National Register of Historic Places since 1972, is once again delighting audiences with its magnificently restored auditorium space and interior. When it first opened on North Broad Street in 1908, it was one of the largest theaters of its kind. Over the years, the building fell into serious disrepair, survived two fires, and sat vacant from 1988 until 1995. In 2015, the new owner, working with a talented team of architects, engineers, contractors and preservation consultants, embarked on a two-year, highly ambitious rehabilitation to reclaim the building's former splendor by transforming the structure into a 3,400-seat concert and special event venue.



The design team worked to preserve the Met's remaining historic design features while introducing new compatible elements that would allow the building to function as a contemporary music venue. New features include ADA upgrades, restrooms, seating, lighting and sound systems, mechanical, electrical and plumbing systems. One of the most impressive aspects of the project is the preservation of the building's character-defining plaster ornamentation. The project also involved new signage and a full restoration of the building façade. Many of the building's original features, including the terrazzo floors, mosaic tile borders, Corinthian columns and ceiling coffers, have been restored to their former grandeur.



The developer and tenant worked closely with the surrounding neighborhood, Registered Community Organizations, and other stakeholders on their plans for the project, holding several job fairs to ensure that the newly hired staff represented all aspects of the city's population. The \$56 million renovation dramatically refurbished the historic showplace and will spur further development along the city's North Broad Street corridor.



CONSTRUCTION PROJECT AWARDS – REHABILITATION

THESE AWARDS HONOR OUTSTANDING PRESERVATION, RESTORATION OR REHABILITATION PROJECTS AND/OR PRE-CONSTRUCTION DOCUMENTATION (E.G., HISTORIC STRUCTURE REPORTS), TECHNICAL INNOVATION AND ACHIEVEMENT.



BAUM BUILDING

PHILADELPHIA (PHILADELPHIA COUNTY)

HONORING: Brickstone Realty Corp.; SgRArchitects; DiGenova Associates; Cooke Brown Structural Engineers; Urban Technology Inc.; City Center Construction

The Baum Building was the costuming destination for Philadelphia's dance and theater communities and operated as a thriving retail, wholesale and manufacturing business from this mid-19th-century brick commercial row for more than 75 years. In 2014, Baum's relocated its 130-year-old operation, and the building was sold. The new owner found a shabby retail interior, upper floors that housed forgotten stock in crumbling surroundings, and a façade, last "modernized" in 1976, that concealed the original facade. Located within the National Register's East Center City Commercial Historic District, in bustling Midtown Village adjacent to Washington Square West, the building's potential was apparent.

Comprised of five separate lots that were combined into a single parcel behind two brick facades, the Baum Building has played a central role in the city's commercial life since its construction circa 1857, transforming along with the city around it. Multiple renovations throughout its history combined and adapted the structures to reflect the city's evolving commercial identity. Over time, it has housed influential businesses such as George B. Evans Apothecary and one of Horn & Hardart's (of automat fame) earliest locations. Although it became one of many 19th-century mixed-use commercial rows to fall into disrepair, a historically conscious rehabilitation has returned it to its position as a fixture of the bustling neighborhood around it. Extensive interior and exterior renovations restored the façade, transformed the derelict upper floors into 12 luxurious apartments, and returned the storefront to its former glory as host to two popular restaurants.

ABIGAIL VARE LOFTS, FORMERLY ABIGAIL VARE SCHOOL

PHILADELPHIA (PHILADELPHIA COUNTY)

HONORING: 1619 East Moyamensing Investment Partners; The Concordia Group; The HOW Group; Atlantes Architects; Powers & Company

Facing Dickinson Square in the Pennsport neighborhood of South Philadelphia, the Abigail Vare School was built in 1903-04 as a public elementary school. The three-story stone building was designed in the Colonial Revival style by James Gaw, assistant architect of the Philadelphia Board of Education, and named for the mother of William Scott Vare (1867-1934), a prominent politician and contractor. Located in a neighborhood of small brick row houses, the imposing stone edifice commands the neighborhood and has served as a local landmark for generations. Due to the growing population of the surrounding area during the early 20th century, the building was expanded with a large addition on the east elevation in 1927.

The school continued in operation until 2013, when it was closed by the school district as part of a plan to decommission and consolidate schools with dwindling student populations.

Along with 36 other school buildings around the city, the Abigail Vare School was sold to a private developer. Recognizing the important status of the former school within the neighborhood, not to mention its suitability for reuse, the new owner began to rehabilitate the building into apartments in 2016.

Taking advantage of the federal historic tax credit, this \$9 million project involved a complete refresh of the exterior and the creation of 40 one- and two-bedroom apartments on the first through third floors. As part of this process, all exterior and interior work was carefully reviewed by the Pennsylvania SHPO as well as the National Park Service.

The building is now known as the Abigail Vare Lofts. The project team's conscientious approach to historic preservation in this project will serve as a model for the appropriate reuse of other Philadelphia public schools.



(PLEASE NOTE: AWARDS ARE GIVEN TO THE PROJECT, NOT TO INDIVIDUAL ARCHITECTS/ENGINEERS/CONSULTANTS.)



BLAIR COUNTY COURTHOUSE

HOLLIDAYSBURG (BLAIR COUNTY)

HONORING: Blair County Courthouse Preservation Oversight Team; John Rita, PA-AIC; David Albright, AIA, LEED AP, Albert Michaels Conservation, Inc.

Blair County's National Register-listed courthouse consists of the original 1875 courthouse, built in the gothic revival architectural style with Italian treatment, and 1906 rear addition. It is considered the architectural gem of the county, with distinctive features that include over 50 sculpted heads and a 185-foot clock tower.

Despite its importance as the original and ongoing site of the administration of justice and government in the county, weather and decades of neglect had taken their toll on the building. Extensive water infiltration caused considerable damage, and demolition was considered. However, when estimates for construction of a new courthouse were in excess of \$20 million, a less costly repair/restoration project estimated at several million dollars was approved.

The positive results of preserving the building include extending the landmark building's life, saving millions in tax dollars for replacement, and avoiding prolonged temporary relocation costs, the inefficiencies of split government sites, plus the negative environmental and economic impacts of demolition. By restoring in accordance with national historic landmark standards, the legacy of this historic courthouse will be preserved for future generations.

CIVIC THEATRE OF ALLENTOWN

ALLENTOWN (LEHIGH COUNTY)

HONORING: Mills + Schnoering Architects, LLC; Alvin H. Butz, Inc.; Harrison-Hamnett, P.C.; Stages Consultants LLC; The Lighting Practice; C&B Consulting Engineers LLC; Keystone Preservation Group; Becker & Frondorf; EverGreene Architectural Arts

Civic Theatre of Allentown's historic 19th Street Theatre building was constructed in 1928 as a 1,000-seat silent movie house and is one of the city's earliest, most distinctive examples of Modern-era Art Deco design. Now a 484-seat venue and centerpiece of Allentown's West End Theatre District, it screens first-run films, hosts locally produced live theatrical productions, and runs a robust education program. Today, the 19th Street Theatre building is known principally as Civic Theatre for its owner and operator, yet retains the historic moniker across its marquee. As the last remaining historic neighborhood theatre operating in Allentown, Civic Theatre is a community landmark and important economic, social, cultural and educational hub.

By 2014, Civic Theatre required code-mandated improvements and renovation to ensure its building could accommodate a growing patron base and educational programs. The collaborative preservation effort by a team of architecture, construction and conservation specialists resulted in a comprehensive renovation that increased production capacity, enhanced programming, improved patron access, and expanded educational opportunities in a manner that reflected the values of an evolving urban community.

As the building's first major renovation since opening, the architects carefully sought ways to repurpose existing space to accommodate evolving needs while preserving architectural integrity. Accessibility upgrades and a new fire suppression system were woven into the historic fabric, adding a critical level of safety. Much of the original Art Deco detailing remained intact and was conserved including restoration of a dramatic back-wall mural that had been hidden for decades. The renovation of the venerable building has sparked increased visibility, interest and patronage.





EMBREEVILLE SCALE HOUSE

WEST BRADFORD TOWNSHIP (CHESTER COUNTY)

HONORING: Amy and Lee Trainer (owners); Daniel Campbell, AIA; Graybill Custom Builders

The village of Embreeville was historically based around a gristmill on the west branch of the Brandywine Creek. The owners of the Embreeville scale house, adjacent to the former railway station on the Wilmington and Reading Railroad line, sought an assessment of their building to identify the date of construction, any clues about its function, and the value and restorability of any architectural fabric concealed under metal siding and asphalt roofing for perhaps a half-century.

The property is located in the Embreeville Historic Overlay District, but the small 1 3/4-story building was considered “non-contributing.” Referred to locally as the “scale house,” it was assumed that there was a scale for weighing railroad cars at the crossing.

Physical examination under the metal siding revealed the Queen Anne Revival octagonal-cut, fish-scale wooden shingles on the second-floor walls, and “German-cut” wood clapboard siding on the first floor, over a fieldstone foundation. Examination of the crawl space revealed an antique wooden floor structure in the rear half of the building. Beneath the living room was a rectangular scale pit, formerly containing a platform scale, flush to the grade and the shoulder of the road. Removal of metal siding at opposite-side elevations of the first floor revealed large former door openings, where wagons, and later trucks, could be driven onto the scale to be weighed. At the same time, an early 20th-century railroad map was found, showing “office” designated in the rear bay, and “scale” in the bay closest to the road.

The subsequent restoration and rehabilitation of the building transformed it into a sub-residence/guest house for family members or visitors. Ultimately, the project was able to return a formerly missing or concealed portion of the rail-station historical tableau of the Embreeville Historic District, of Newlin Township.

KATSAFANAS COFFEE BUILDING

PITTSBURGH (ALLEGHENY COUNTY)

HONORING: Q Development (owner); Pfaffmann + Associates; Schneider Engineering; Iams Consulting, LLC; Anthony Purcell; Mistick Construction

When your brand is community vitality, your office space speaks volumes. For its new headquarters, Q Development renovated a long-vacant coffee warehouse to accommodate their offices and provide additional office space (with nonprofit tenants preferred).

When the Katsafanas Coffee Co. moved around 1925 from downtown Pittsburgh to a two-story building on West North Avenue, it remodeled the facade, adding an Art Deco-inspired limestone cornice spelling out the company name. In 2014, the long-vacant building was purchased by Q Development. The company is a “double-bottom-line” real estate developer that promotes positive social impact through the revitalization of historically and architecturally significant properties in and around Pittsburgh.

On the exterior, the brick facade and parapets were restored, including the historic limestone cornice on the front and the painted sign on the side. Windows, which had largely been infilled with brick or glass block





or had been neglected for decades, were replaced with high-performance aluminum insulated glazing units to match the old industrial metal sashes.

On the interior, the simple, open spaces on both floors were retained; previously painted brick and plaster walls were repainted; and the original cast iron spiral staircase was kept as an artifact while a new code-required staircase was artfully installed.

The project is envisioned as the first step in a larger project that will include rehabilitation of Q Development's adjacent four-story International Harvester warehouse from 1902 (currently the Harry Guckert Printing Company building).



KINGFLY SPIRITS

PITTSBURGH (ALLEGHENY COUNTY)

HONORING: Mark Willson and Blake Ragghianti (owners); Margittai Architects; MM Marra Construction; Iams Consulting, LLC

Built in 1907, the 10,000-square-foot structure at 2613 Smallman St. was originally built as a horse stable on land leased from the estate of Mary Schenley. Later uses included the E.M. Hill Lumber Company and the Acme Pattern Company. When Mark Willson and his business partner, Blake Ragghianti, bought the property in 2016, it housed the Artistry Furniture showroom.

Although the historic architecture was difficult to fully appreciate since the structure was packed to the rafters with furniture and a large assortment of home decorations, they knew the building was something special. The “urban barn” was in need of some love, but it had good bones – even if some of the floors were made of dirt.

Over the next two years, the owners worked with a dedicated team, including local craftsmen, to restore the old horse stable to its former glory. During construction, workers unearthed vintage equestrian gear in addition to cobblestones that once paved a narrow alley, which was apparently incorporated into the building as part of an early expansion.

Today, it's an open, welcoming space accented by red brick walls and exposed wooden beams. The large bar area downstairs accommodates 180 people, and the former hayloft is now an event space designed to accommodate an additional 100 people.

Kingfly Spirits, a micro-distillery, opened to the public in February of 2019. Although the recent building boom in Pittsburgh's Strip District has drawn developers to demolish historic buildings in favor of new construction, Kingfly Spirits unapologetically celebrates itself as a historic artifact from Pittsburgh's hard-working past.





ROSS FORDING ROAD BRIDGE OVER OCTORARO CREEK

COCHRANVILLE (CHESTER COUNTY)

HONORING: PennDOT Engineering District 6-0; HDR; Loftus Construction

The Ross Fording Road Bridge, built in 1885, is a historic single-span Phoenix column Pratt pony truss connecting picturesque farming communities in Chester and Lancaster counties. Following a significant vehicular impact to the bridge, PennDOT Engineering District 6-0 mobilized an emergency response to prevent complete collapse. The subsequent rehabilitation project was developed to restore the function of the bridge, protect the structure from future vehicle impacts, and preserve its historic character.

The bridge rehabilitation program adhered to the Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for Rehabilitating Historic Buildings. The replacement member for the damaged Phoenix column truss end post was carefully detailed to closely resemble this important character-defining feature. Other damaged truss members were replaced in-kind, and button head bolts were used to resemble the original riveted connections.

While the bridge carries a low volume of traffic, it provides an important connection between the communities it serves. These communities include Plain Sect populations who rely on transportation modes that remain largely unchanged from when the bridge was built. When the bridge was closed, the 4.5-mile detour was significant to those members of the community who do not use modern transportation.

The rehabilitation project required maintaining the original bridge design and engineering technology, which included carefully preserving the historic characteristics of the bridge. The project will serve as a prominent model for future metal truss rehabilitation projects.

WILLOCK HOUSE

PITTSBURGH (ALLEGHENY COUNTY)

HONORING: Q Development (owner); Pfaffmann + Associates; Iams Consulting, LLC; Schneider Engineering; Weisshouse; James Construction

In the mid-1800s, Benjamin Franklin Jones Sr., a pioneer in the iron and steel industry in Pittsburgh, acquired a controlling interest in the American Iron Company. Over the next half-century, he developed the business into the Jones & Laughlin Steel Company, one of the largest iron and steel manufacturers in the United States, thus becoming one of the wealthiest men in Pittsburgh. In 1891, he hired noted local architect William Ross Proctor to design a Chateausque mansion for his recently married daughter, Alice Jones, and her new husband, William Walter Willock. Known since then as the Willock House, the property was almost lost to neglect and improper maintenance until being rescued by devoted new owners in 2004.

In 2014, Q Development purchased the property, located in Pittsburgh’s Allegheny West historic district, and rehabilitated it using the federal historic preservation tax credit. The five-bedroom house (1891), featuring a turret with curved windows, six fireplaces, a walk-out balcony, and a European-inspired drawing room, and carriage house (1898) were revitalized into two unique rental properties with an emphasis on historically accurate features and finishes.

The project was solidly grounded in a 130-page historic structure report that sorted through multiple building campaigns spanning decades. In short, features and finishes that were documented as original or historically appropriate were retained and properly repaired while non-historic elements were largely removed and replaced with more sensitive designs.





On the exterior, where the 1891 period of significance was still very apparent, efforts focused on proper cleaning and repointing of the buff brick and sandstone accents; rehabilitation of the front porch, including restoration of its original coffered wood

ceiling; and installation of historically accurate and higher performing windows. On the interior, three rooms (the reception hall, parlor, and drawing room) were identified as having the highest degree of architectural integrity, and treatment

focused on restoration. Throughout the rest of the house and in the carriage house, sensitive rehabilitation was the guiding standard.



YARN FACTORY LOFTS, FORMERLY WILDE YARN MILL

MANAYUNK (PHILADELPHIA COUNTY)

HONORING: Urban Conversions (owner); JGRP Architects; Ruggiero Plante; Blank Rome LLP; Carlisle Tax Credit Advisors; Berks Ridge Company Enterprises, Inc.; Under Construction; Mural Arts Philadelphia

Located on Main Street in Manayunk, Yarn Factory Lofts (formerly Wilde Yarn Mill, the oldest-running yarn mill in the country until 2008), is a multi-family rental adaptive reuse project consisting of 50 loft apartments. Built into the steep topography of a hillside, the project combined three separate buildings (with construction dates of 1884, 1932 and 1984).

Given the complexity of connecting three varied structures, the mill buildings might have been demolished like so many other historic buildings in Manayunk. Instead, the project owner sought to preserve a piece of Manayunk's industrial legacy for future generations and used creative approaches. To overcome travel issues between buildings, a scenic skybridge was constructed. Each loft was painstakingly created to be unique with 28 different floor plans. The old stone walls and archways, original hardwood floors, polished concrete, factory windows, exposed beams, and the smokestack from the 1884 construction were all incorporated into the new design.

A partnership with Mural Arts and the City of Philadelphia led to the installation of a mural by a local artist celebrating Manayunk's rich industrial history.

Yarn Factory Lofts is a prime example of a TOD (transit-oriented development). Just steps from SEPTA train and bus lines and the Schuylkill River Trail, the project promotes a healthier, environmentally friendly way of living to both residents and the surrounding community. A partnership with Enterprise CarShare available to both residents and the public further seeks to reduce carbon emissions and traffic congestion in the area. The building has two surface parking lots, an indoor parking garage, and vehicular access to major transportation routes that doesn't disrupt local traffic.



CONSTRUCTION PROJECT AWARDS – RESTORATION

HA'PENNY BARN

OLEY (BERKS COUNTY)

HONORING: Peter and Pam Barbey (owners); Kautter & Kelley Architects; Barton Associates

The Ha'Penny Farm was established in 1782 by Pennsylvania-German settlers Abraham and Elisabeth Knabb. Today's owners are direct descendants of the Knabb family. Their intimate knowledge of the site's history, their library of reference books, and archival photography were useful in the process of preserving and adapting two of the farm's historic barns.

The large barn, with its fully cantilevered forebay, is a classic Sweitzer bank barn design, incorporating upper-level hay storage and lower-level functions for animal husbandry. Contemporary use focuses on the care of horses, gardens and property maintenance, occasional entertainment, and a display of historic architectural tradition and artifacts.

The two-story small barn is a beautiful example of a Swiss log barn and likely predates the large barn. It's used for a workshop and storage.

The barns' fieldstone masonry required structural reinforcement. Heavy timber framing and wooden floors were evaluated for restoration or selective replacement. Material selection was almost all locally sourced. The restoration and rehabilitation work utilized milled larch timbers from the site and locally sourced white oak timbers and lumber. The interface of replacement mortise and tenon heavy timbers with that of existing 200-year-old members was executed using local craftsmen, hand-tooled joinery, pegs, and dowels. Where possible, fragments of previously removed framing members were repurposed to replace smaller deteriorated components. Door hardware was either salvaged or handmade in neighboring Chester County, replicating samples found on-site.

Mechanical and electrical systems upgrades incorporate a high-efficiency natural gas boiler and LED lighting. Heat is distributed on the lower level of the small barn only, utilizing cast iron baseboards. LED up-lighting is concealed on roof trusses to provide soft illumination of the delicate and sophisticated roof framing system. New, custom wood-frame interior storm windows were installed in the few heated spaces that were created. Window sash units were restored or replicated. High-density rigid insulation is concealed between two layers of rough sawn pine flooring in the small barn. Replacement white oak flooring in the large barn occupies bays on each side of original wide-plank central-bay flooring. The new boards, old growth and air dried, utilize handmade rosehead cut nails in lieu of dowels to help differentiate new from original.

Preservation of these barns enhances the bucolic landscape and understanding of the historic Pennsylvania-German rural culture of Berk County. In recognition of the barns' educational potential, the owners open them for Berks History Center programs.





PALM COURT, PHIPPS CONSERVATORY

PITTSBURGH (ALLEGHENY COUNTY)

HONORING: Phipps Conservatory and Botanical Gardens;
Montgomery Smith Inc.; Greenhouse Renovation Services, Inc.

To commemorate its 125th anniversary, Phipps Conservatory and Botanical Gardens, a public garden in Pittsburgh known for its seasonal flower shows and historic glasshouse, embarked on a capital restoration project for the Conservatory's Palm Court, constructed in 1893. As the central room of the Conservatory's original Victorian glasshouse, the Palm Court gives Phipps' entrance its skyline profile.

The renovation included a pane-by-pane replacement of old, brittle glass with over 5,300 panes of shining safety glass, replacement of wooden ribbing with aluminum, and the restoration of elements from the original Lord & Burnham design, including fleur-de-lis cresting and a decorative ogee crest that was removed after storm damage in 1937.

In addition to the restoration of historic design elements, new features enhance the guest experience. Increased ventilation creates a more comfortable atmosphere for half a million annual guests, and color-changing LED architectural lights will provide a dramatic flair during special events and the beloved annual Winter Flower Show and Light Garden.

In October 2018, Pittsburgh Mayor William Peduto joined Phipps President and CEO Richard Piacentini to announce the completion of the Palm Court renovation, ensuring that the beauty of the glasshouse will be preserved for generations to come.



WILLIAM BRINTON 1704 HOUSE

CHADDS FORD (DELAWARE COUNTY)

HONORING: Brinton Association of America (owner); John Milner Architects, Inc.; Griffiths Construction, Inc.; Mattia Exteriors; Northridge Masonry; ServiceMark, Inc.; Integrations, Inc.; Ralston Shop, Inc.

William Brinton Jr. (also known as "William the Younger" or "William the Builder") built a house in 1704. The house, originally designed with a hall-parlor plan, was modified and expanded in the late 19th century. In the 1950s, the architect G. Edwin Brumbaugh restored the house to its original form. The late 19th-century changes were removed, and the missing 18th-century details were recreated. During the 1950s restoration, a wood-frame addition was constructed as a caretaker's residence on the eastern side of the house. The addition was based on historically appropriate designs, and it incorporated antique wood-framing materials.

The 1704 House is a historically significant structure in the Brandywine Valley as one of the houses that was present during the Battle of Brandywine on September 11, 1777. It was declared a National Historic Landmark by the U.S. Department of the Interior in 1967. The 1704 House is owned and managed by the Brinton Association of America, who wanted to conserve the building following Mr. Brumbaugh's exemplary restoration. The intent of the 1704 House project was to preserve the house as it exists today, through the selective repair and conservation of exterior architectural features and materials. No new additions or design modifications were implemented. The project included a new roof, masonry restoration, repair and restoration to exterior woodwork, window restoration, new systems, and minimal conservation of the interior. The conservation of the house is critical to interpreting its role during its 300-year history, particularly during the American Revolution.



INITIATIVE AWARDS

– COMMUNICATION – DELAWARE CANAL VISION STUDY

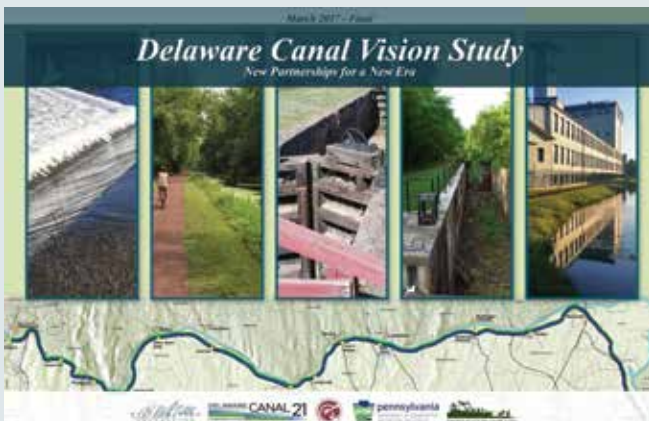
(BUCKS & NORTHAMPTON COUNTIES)

HONORING: Department of Conservation and Natural Resources, Commonwealth of Pennsylvania; Simone Collins Landscape Architecture; Harris Steinberg, FAIA; Delaware Canal 21; Delaware & Lehigh National Heritage Corridor; William Penn Foundation

The Delaware Canal operated commercially between Easton and Bristol, Pennsylvania, for 99 years (1832-1931). The corridor was purchased by the Commonwealth of Pennsylvania as the first state greenway, and it has become a significant natural, recreational and historic resource. With rehabilitation, the Delaware Canal is capable of being fully watered. But should it be? Early in the 21st century, the Delaware River flooded three years in a row – devastating the historic canal infrastructure with damage that took 10 years to repair. The age of the infrastructure, local stormwater impacts, and deterioration of the impermeable clay liner have prevented watering for much of its length. Without water, the original purpose and primary character-defining feature of the Delaware Canal is lost. Is it possible for and how can the 187-year-old cultural resource continue to serve transportation and ecologic function?

The Delaware Canal Vision Study was conceived as a step forward, with the goal of convening public stakeholders to gauge support for future capital and maintenance. Delaware Canal 21, a nonprofit catalyst organization dedicated to a sustainably watered Delaware Canal, negotiated the partnerships to conduct the study as a highly visible, year-long public conversation about challenges and opportunities facing the Delaware Canal State Park and National Historic Landmark. Public consensus prefers a watered Delaware Canal.

The visioning process was managed in partnership between DC21, Delaware & Lehigh National Heritage Corridor, and the Pennsylvania Department of Conservation and Natural Resources. Technical studies and public outreach were conducted by Simone Collins Landscape Architecture of Norristown, and supported by Harris Steinberg, FAIA.



– COMMUNITY INVOLVEMENT – SELLERS HALL

UPPER DARBY (DELAWARE COUNTY)

HONORING: Friends of Sellers Hall (owner); John Milner Architects, Inc.; Hanson Fine Building and Preservation

Sellers Hall was built in 1684 by English settlers. The stone farmhouse remained in the Sellers family for nearly two centuries and was expanded in the 18th and 19th centuries. It was sold to Thomas Powers in the mid-19th century and was still used as a farm despite the rapidly changing urban environment of Upper Darby. It was sold to St. Alice Parish in the early 20th century and was used as a rectory, followed by a library and bookstore. By 2005, the building was vacant, and a serious state of neglect ensued. When it was slated for demolition, a group of advocates, concerned with the future of the building, formed the nonprofit group Friends of Sellers Hall (FOSH) in 2009. The group consisted of descendants of the Sellers family and enthusiastic members of the community.

FOSH entered a long-term lease with the archdiocese of Philadelphia, and in 2011, they purchased the building from St. Alice Parish. The group has maintained the building and grounds including the installation of a new (temporary) roof, thermal and moisture protection, and landscaping. In 2010 and 2011, extensive archival research and architectural investigation was undertaken by the Graduate Program in Historic Preservation at the University of Pennsylvania under the direction of Adjunct Associate Professor John Milner, FAIA. Two extensive and detailed reports were developed in order to aid in the future restoration of the building. In 2018, Sellers Hall was listed on the National Register of Historic Places, and funds were raised for the partial restoration of the building. The restoration was completed in the fall of 2018 and included masonry restoration, a recreated pent roof based on the original, and window and door restoration.



INITIATIVE AWARDS (CONTINUED)

– EDUCATION –

NEIGHBORHOOD PRESERVATION TOOLKIT

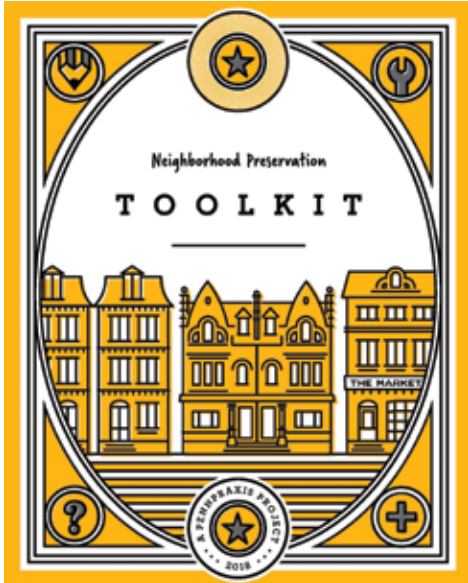
PHILADELPHIA (PHILADELPHIA COUNTY)

HONORING: PennPraxis; Saygrid

The Neighborhood Preservation Toolkit is a free guidebook and poster for Philadelphians who care about their neighborhoods and the city – and it sets an example of grassroots advocacy and education

for preservation advocates statewide.

The toolkit is the result of PennPraxis’ Historic Preservation Citizen Engagement Project, which brought the conversation started by the Mayor’s Task Force on Historic Preservation to neighborhoods throughout Philadelphia. The toolkit is available in English, Spanish and Chinese with the goal of building



a larger and broader constituency for neighborhood preservation in Philadelphia. It recognizes the importance of sustaining the city’s older buildings and sites – with a broad definition of what makes something “historic.” The toolkit includes an eye-catching poster and a guidebook, which is organized around six different perspectives based on community members’ interests and experiences:

- Chapter 1: I want to ... Care for an older home in my neighborhood.
- Chapter 2: I want to ... Improve and maintain the design quality and character in my neighborhood.
- Chapter 3: I want to ... Strengthen and sustain small businesses and commercial corridors in my neighborhood.
- Chapter 4: I want to ... Learn and share the history of my neighborhood.
- Chapter 5: I want to ... Create change and influence policy in my neighborhood.
- Chapter 6: I want to ... Know who’s who and who do I talk to.

The toolkit can be used by anyone in the community, including homeowners, renters, business owners, developers and neighbors of all ages and education levels.

PennPraxis built this toolkit in partnership with a network of 21 community liaisons, who organized candid small-group conversations with neighbors in their own communities. These conversations, and subsequent workshops with the community liaisons, helped shape the form and content of the toolkit, which directly responds to community voices and concerns.



– LOCAL GOVERNMENT – 300 SOUTH PHILIP STREET

PHILADELPHIA (PHILADELPHIA COUNTY)

HONORING: City of Philadelphia Streets Department; Gilmore & Associates; KMJ Consulting, Inc.; Olivieri & Associates Inc.

The 300 block of South Philip Street is one of the oldest streets in Philadelphia. Its postcard-perfect streetscape features a granite block cartway and brick footway. However, over the last decade, Philip Street began to settle at various locations along the block due to a deteriorating subsurface condition. This situation, combined with aging infrastructure issues, presented an opportunity for the Philadelphia Streets and Water Departments to partner in order to complete a project with stacked benefits, limited disruption between projects, and design and construction efficiencies. As the owner, the Philadelphia Streets Department led and completed the project in 2019.

The narrow width of Philip Street brought several design challenges. The design team focused on improving the settling roadbed, accessibility, and drainage while still being sensitive to the historic nature of the project. The proposed improvements included extensive regrading and full-depth reconstruction of the historic granite block roadway and brick sidewalks, replacing and resetting granite curbs, resetting brick walkways, and installing ADA ramps at the intersection of Delancey Street.

Historic restoration takes a high standard of care in design and construction. The Streets Department wanted to mitigate the impact that construction would have within the community. They took a lessons-learned approach in developing the contract documents and coordinating with the community. Goals included setting a realistic project completion time frame and obtaining an effective and efficient project phasing that had the lowest overall impact to the community.

–STEWARDSHIP – LANCASTER CENTRAL MARKET

LANCASTER (LANCASTER COUNTY)

HONORING: City of Lancaster (owner); Central Market Trust; Hammel Associates Architects, LLC

Lancaster Central Market is the oldest continuously running public farmers' market in the country and, some might say, the very heartbeat of Lancaster. A primary recommendation of the Lancaster Central Market Master Plan prepared in 2005 was to replace the 1970s-era asphalt shingles with a slate shingle roof. With completion of the successful comprehensive interior and exterior historic rehabilitation in 2010, the new roof became a high priority.

The "Raise the Roof" fundraising campaign was kicked off in 2017 with a goal of raising \$1.5 million through a variety of efforts, including the opportunity to purchase and sign a slate tile. This effort was tremendously successful, with over 500 slates being purchased and signed by adults and children of all ages, including slates being signed from hospital beds and



Photo credit:
Mid State
Roofing and
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Exposures

used as marriage proposals, truly illustrating the special place that the market holds in the community. Ultimately, the Lancaster community came together through this campaign and contributed more than the \$1.5 million goal. The project was completed under budget, leaving the Central Market Trust with much-needed excess

funds to be used for ongoing maintenance and operating costs.

The roof replacement project, completed in accordance with the Secretary of the Interior's Standards, has been the crowning achievement of 15 years of vision and planning at the Lancaster Central Market.



increasing community awareness about the significance of the site, its preservation needs, and why they should care. Thanks to the outreach efforts of the committee and generous support from a local business, the Schwenkfelder Church, neighbors and volunteers, a multi-year restoration of the grave markers has been completed by professional conservators.

The 10 years the Yeakel Cemetery Preservation Committee has devoted to the preservation and conservation of the site exemplifies a collaborative approach between diverse partners, from local historical institutions, a church, a land trust, an amateur historian, preservationists, and neighbors to volunteers and donors. These partnerships have led to increased awareness and preservation of a formerly hidden cultural resource. The committee has partnered with the Springfield Township Historical Society and the Chestnut Hill Conservancy & Historical Society, as well as Natural Lands, all of which have been instrumental in supporting the committee's efforts with expertise, fundraising support, volunteers, and more.

The Yeakel Cemetery is very much a time capsule of the 18th century preserved in the middle of a woodland setting, surrounded but unseen by suburban houses and busy roads. The work of the committee has restored this little-known historic resource and rescued it from obscurity.

–STEWARDSHIP – YEAKEL CEMETERY

WYNDMOOR (MONTGOMERY COUNTY)

HONORING: Schwenkfelder Church (owner);
Yeakel Cemetery Preservation Committee

The effects of age, stormwater runoff, and fallen trees had left the 300-year-old Yeakel Cemetery deteriorated and inaccessible. Volunteers banded together in 2009 to form the Yeakel Cemetery Preservation Committee to work with the Schwenkfelder Church to save it by repairing and conserving fallen gravestones, removing problem trees, regrading for erosion, and opening a dirt road to the site.

The Yeakel Cemetery Preservation Committee raised over \$63,000 by

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HANDMADE HISTORY



2019 PENNSYLVANIA
HISTORIC PRESERVATION
AWARDS

Each year, our Honor Awards are handcrafted at the Moravian Pottery & Tile Works in Doylestown, a National Historic Landmark. You can visit and tour the Tile Works and adjacent Fonthill, the home of Henry Chapman Mercer, an American archaeologist, artifact collector, tile maker and designer of three distinctive poured-concrete structures: his home, Fonthill, the Moravian Pottery & Tile Works, and the Mercer Museum.

preservation

PENNSYLVANIA



2019 PENNSYLVANIA
HISTORIC PRESERVATION
AWARDS



AWARDS PROGRAM

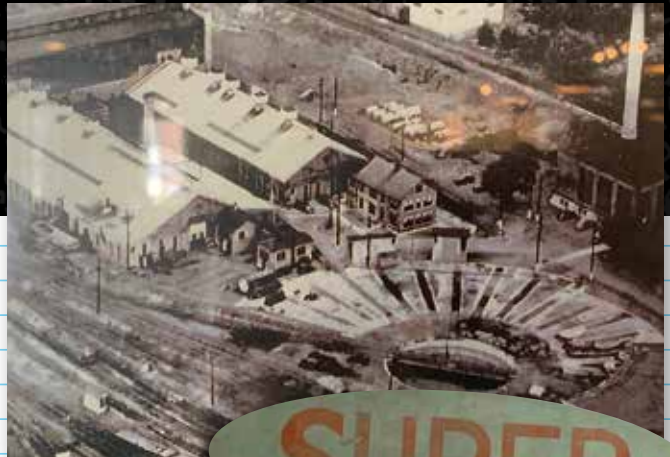
- WELCOME -



ROVING RECEPTION and Preservation Pub Quiz

Wednesday, June 19
6:00 - 8:00 p.m.

(Following the Awards reception at Wilson College)



SUPER

MARKET



Chambersburg has big plans for this area, a former rail yard and industrial buildings. **Enjoy a pleasant walk** between our reception venues, snack on tasty bites, and sample local beers, wines and other beverages. Use the drink passport delivered with your conference name badge.

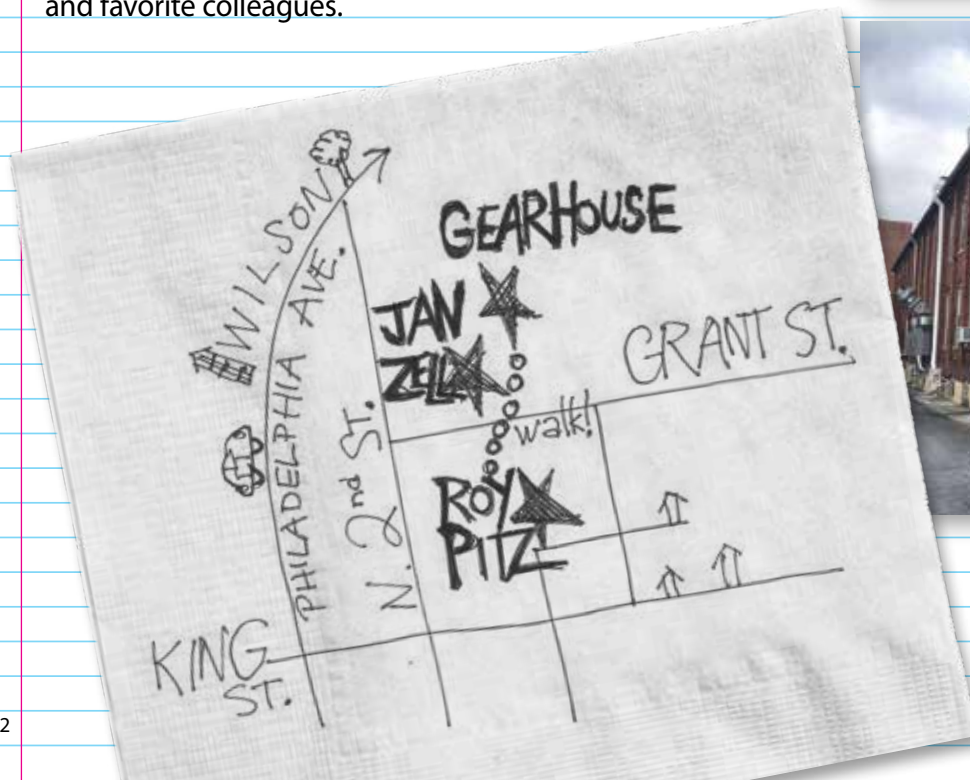
There are two sessions of **Preservation Pub Quiz** during the evening (6:30/7:30). Teams will compete for bragging rights at GearHouse.

GearHouse Brewing Co.
253 Grant St.

Jan Zell Wines
251 Grant St.

Liquid Art Room, Roy Pitz Brewing Company
140 N. Third St.

After the reception concludes, feel free to stay and **mingle over drinks or dinner** with new friends and favorite colleagues.



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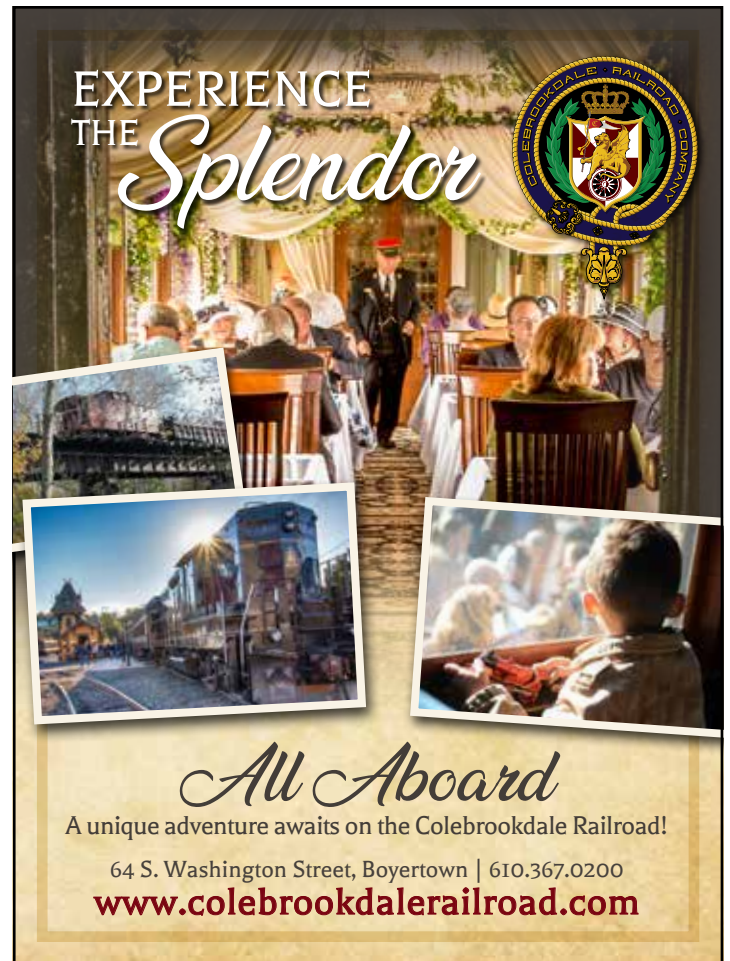
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Congratulations to the Pennsylvania Department of Transportation Engineering District 6-0 for their stewardship of historic transportation resources throughout Greater Philadelphia



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PROGRAM

WELCOMING REMARKS

NATHANIEL GUEST, CHAIRMAN, PRESERVATION PENNSYLVANIA BOARD OF DIRECTORS

KEYNOTE SPEAKER

TOM MAYES, NATIONAL TRUST FOR HISTORIC PRESERVATION

Author of *Why Old Places Matter*

PRESENTATION OF AWARDS

INITIATIVE AWARDS

— COMMUNICATION —

DELAWARE CANAL VISION STUDY

(BUCKS & NORTHAMPTON COUNTIES)

— COMMUNITY INVOLVEMENT —

SELLERS HALL

UPPER DARBY
(DELAWARE COUNTY)

— EDUCATION —

NEIGHBORHOOD PRESERVATION TOOLKIT

PHILADELPHIA
(PHILADELPHIA COUNTY)

— LOCAL GOVERNMENT —

300 SOUTH PHILIP STREET

PHILADELPHIA
(PHILADELPHIA COUNTY)

— STEWARDSHIP —

LANCASTER CENTRAL MARKET

LANCASTER
(LANCASTER COUNTY)

YEAKEI CEMETERY

WYNDMOOR
(MONTGOMERY COUNTY)

CONSTRUCTION PROJECT AWARDS – REHABILITATION

ABIGAIL VARE LOFTS FORMERLY ABIGAIL VARE SCHOOL

PHILADELPHIA (PHILADELPHIA COUNTY)

BAUM BUILDING

PHILADELPHIA (PHILADELPHIA COUNTY)

BLAIR COUNTY COURTHOUSE

HOLLIDAYSBURG (BLAIR COUNTY)

CIVIC THEATRE OF ALLENTOWN

ALLENTOWN (LEHIGH COUNTY)

EMBREEVILLE SCALE HOUSE

NEWLIN TOWNSHIP (CHESTER COUNTY)

KATSAFANAS COFFEE BUILDING

PITTSBURGH (ALLEGHENY COUNTY)

KINGFLY SPIRITS

PITTSBURGH (ALLEGHENY COUNTY)

ROSS FORDING ROAD BRIDGE OVER OCTORARO CREEK

COCHRANVILLE (CHESTER COUNTY)

WILLOCK HOUSE

PITTSBURGH (ALLEGHENY COUNTY)

YARN FACTORY LOFTS FORMERLY WILDE YARN MILL

MANAYUNK (PHILADELPHIA COUNTY)

CONSTRUCTION PROJECT AWARDS – RESTORATION

HA'PENNY BARN
OLEY, (BERKS COUNTY)

PALM COURT, PHIPPS CONSERVATORY
PITTSBURGH (ALLEGHENY COUNTY)

WILLIAM BRINTON 1704 HOUSE
CHADDS FORD (DELAWARE COUNTY)

SPECIAL FOCUS AWARDS

— PUBLIC IMPACT AWARDS —

820 12TH STREET ALTOONA, FORMERLY THE DUNMIRE PRINTING BUILDING
(BLAIR COUNTY)

LINCOLN SQUARE TRAIN SHED/SPROUTS FARMERS MARKET
PHILADELPHIA (PHILADELPHIA COUNTY)

PHILADELPHIA METROPOLITAN OPERA HOUSE
PHILADELPHIA (PHILADELPHIA COUNTY)

— RALPH MODJESKI AWARD —
for excellence in transportation design,
preservation and archaeology

SPONSORED BY MODJESKI AND MASTERS
PRESENTED BY DANIEL IRWIN, SENIOR ENGINEER
MODJESKI AND MASTERS

FRANKFORD AVENUE BRIDGE OVER PENNYPACK CREEK
PHILADELPHIA (PHILADELPHIA COUNTY)

HONOR AWARDS

PRESENTED BY NATHANIEL GUEST, CHAIRMAN,
PRESERVATION PENNSYLVANIA BOARD OF DIRECTORS

— CHAIRMAN'S AWARD —
for demonstrated leadership in historic preservation

CUMBERLAND COUNTY HISTORICAL SOCIETY
(CUMBERLAND COUNTY)

— HENRY A. JORDAN AWARD —
for outstanding historic preservation efforts at the local level
SPONSORED BY MRS. HENRY A. JORDAN

EUGENE L. DIORIO
(CHESTER COUNTY)

— F. OTTO HAAS AWARD —
for outstanding individual achievements in historic preservation
SPONSORED BY A. ROY SMITH,
PRESENTED BY A. ROY SMITH

WILLIAM FONTANA PENNSYLVANIA DOWNTOWN CENTER
(DAUPHIN COUNTY)

REMARKS BY WILLIAM FONTANA

CLOSING REMARKS

MINDY GULDEN CRAWFORD,
EXECUTIVE DIRECTOR, PRESERVATION PENNSYLVANIA

Adjournment to Awards Reception
Outside on the veranda; please join us to celebrate and mingle!

CONGRATULATIONS TO ALL HISTORIC PRESERVATION AWARD RECIPIENTS!
ALL AWARD ATTENDEES ARE INVITED TO JOIN US AT THE CONFERENCE ROVING RECEPTION.
MORE INFORMATION ON PAGE 2.



F. OTTO HAAS AWARD

In 1997, Preservation Pennsylvania renamed their annual Preservationist of the Year Award to honor F. Otto Haas (1915-1994), a noted preservationist and philanthropist. The award is a standing recognition of his service and contributions to historic preservation across the state. Mr. Haas was a founding board member of Preservation Pennsylvania, served two terms as Chairman of the Board, and was a valuable advisor to the organization until his death in 1994. His dedication to Preservation Pennsylvania and historic preservation in Pennsylvania still inspires us today.

This award honors outstanding individual or group achievements in the field of historic preservation over an extended period.

2019 William Fontana Pennsylvania Downtown Center

- 2018 Natural Lands
- 2017 The Progress Fund
- 2016 Pennsylvania State Historic Preservation Office
- 2015 Thomas B. Hagen
- 2014 Paul M. Heberling
- 2013 A. Roy Smith
- 2012 Janet S. Klein
- 2011 Susan Star Paddock and No Casino Gettysburg
- 2010 John Milner, FAIA
- 2009 Robert and Ruth Bascom, Wharton Esherick Museum
- 2008 Partners for Sacred Places
- 2007 Rick Sebak
- 2006 Caroline E. Boyce
- 2005 Pennsylvania Heritage Parks Program, PA Dept. of Conservation & Natural Resources

2004 Pennsylvania Capitol Preservation Committee

- 2003 Charles Peterson FAIA
- 2002 John B. Rosenthal & Pennrose Properties
- 2001 Arthur P. Ziegler, Jr.
- 2000 Thomas Hylton
- 1999 Mary Werner DeNadai
- 1998 Louis J. Appell, Jr.
- 1997 Henry A. Jordan, M.D.
- 1996 Steel Industry Heritage Corporation
- 1995 Samuel Dornsife
- 1994 John Murtha
- 1993 Kurt Zwikl
- 1992 Hyman Myers
- 1991 Pennsylvania Historical & Museum Commission
- 1990 The Pew Charitable Trusts, William Penn Foundation, Stockton Rush Bartol Foundation
- 1989 First National Bank of Pennsylvania
- 1988 Chester County Commissioners



HENRY A. JORDAN AWARD

This award is named for Henry A. Jordan (1936-2010), a former Preservation Pennsylvania Board Chairman and lifelong supporter of the historic preservation movement. In keeping with Henry's belief that it is at the local level where real historic preservation occurs, this award honors outstanding historic preservation efforts at the local/regional level.

2019 Eugene L. DiOrio

- 2018 Astride McLanahan
- 2017 James L. Brown IV
- 2016 City of Lancaster
- 2015 Jacqueline J. Melander
- 2014 Salvatore J. Panto, Jr.
- 2013 Historic Harrisburg Association
- 2012 Fairmount Park Historic Preservation Trust
- 2011 John Andrew Gallery
- 2010 Thomas Potter, AIA



Lincoln Square Historic Train Shed Rehabilitation and Addition

Thank you Preservation Pennsylvania

We are proud to be recipients of the
2019 Public Impact Award

MIS Capital LLC
Social Impact Development

Alterra
PROPERTY GROUP

KMA
KELLY MAIELLO ARCHITECTS

*simplifying the complex
for over 30 years*

SgRA

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We greatly appreciate:

Phipps - Palm Court
2018 Historic Preservation Award – Construction



Servicing: University, Conservatory, Commercial Greenhouses

GreenhouseRSI.com



CONGRATULATIONS TO ALL AWARD WINNERS!

Modjeski and Masters, an employee-owned company, is a nationwide leader in the design, inspection, and rehabilitation of all bridges types, including long-span and movable structures.

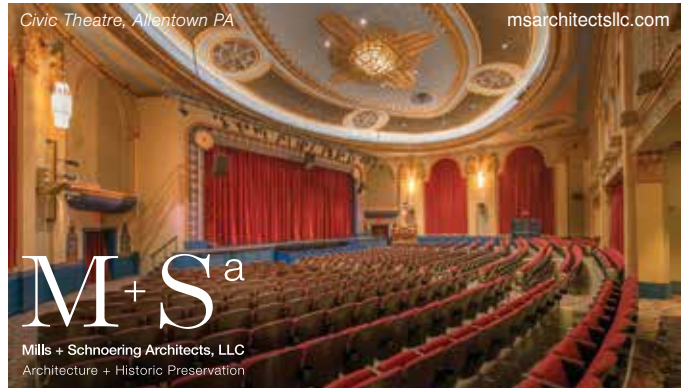


Pictured: Shellpot Railroad Bridge Rehabilitation Project | Wilmington, DE

PROUD SPONSORS OF THE 2019 RALPH MODJESKI AWARD



| www.modjeski.com



Congratulations to Preservation Pennsylvania's Pennsylvania Historic Preservation Awards

**Q Development is proud to receive the
Pennsylvania Historic Preservation Construction Award - Rehabilitation
for the Katsafanas Coffee Building and the Historic Willock House**

Q Development extends their thanks to the project team that made these projects possible:

General Contractor:	Mistick Construction (Katsafanas Coffee Building) James Construction (Historic Willock House)
Architect:	Pfaffmann + Associates
Historic Consultant:	Time & Place Preservation Services
Structural Engineer:	Schneider Engineering
MEP Systems Engineer:	Iams Consulting
Furnishings:	Weisshouse
Historic Sign Restoration:	Anthony Purcell (Katsafanas Coffee Building)



MODJESKI AWARD

The Modjeski Award is named for Ralph Modjeski (1861–1940), considered “America’s greatest bridge builder.” He emigrated from Poland in 1876 at the age of 15. In 1885 he graduated from the School of Bridges and Roads in France at the top of his class. He went on to become a highly successful civil engineer and one of the twentieth century’s most famous designers and builders of bridges, with nearly 40 bridges spanning the great rivers of North America. In 1929, Modjeski was awarded the Peter Benton Fritz Gold Medal, with a citation for his genius in combining strength and beauty. He was also honored by the Pennsylvania state legislature in 1966 by a resolution citing him as one of America’s “greatest inventors.”

In 1893, he started his own firm that became known as Modjeski and Masters when Frank M. Masters joined the firm in 1924. He remained professionally active until 1936, training succeeding generations of American bridge designers and engineers.

When an award was proposed to honor Excellence in Transportation Design, Preservation or Archaeology, the name Ralph Modjeski seemed a perfect fit to honor the very best in the transportation field.

Preserve the best
of Philadelphia.



PRESERVATION ALLIANCE
for greater philadelphia

www.PreservationAlliance.com



The Latin inscription on the *Bona et Bene* plaque from the Moravian Pottery & Tile Works translates as “Not all things, but things done good and well.”

Harrison-Hamnett, P.C. Consulting Structural Engineers

Principals

John N. Harrison, P.E.
Donald M. Hamnett, P.E.
Daryl J. Dearolf, P.E.
Mark W. Gaffney, P.E.
Forrest W. Harrison, P.E.

Senior Associates

Craig M. Block
William J. Bocchieri, P.E.
Richard C. Miller, P.E.

Associates

Richard S. Poll, P.E.
Steven J. Renaud, P.E.
Ian W. Slatas, P.E.

Project Engineers

Kent F. Harrison, E.I.T.

Draftspersons

Raymond W. Carson
L. Eric Disler
Scott W. Hamnett
Jon D. Howarth
Russell D. Rosie, Jr.

Office Manager

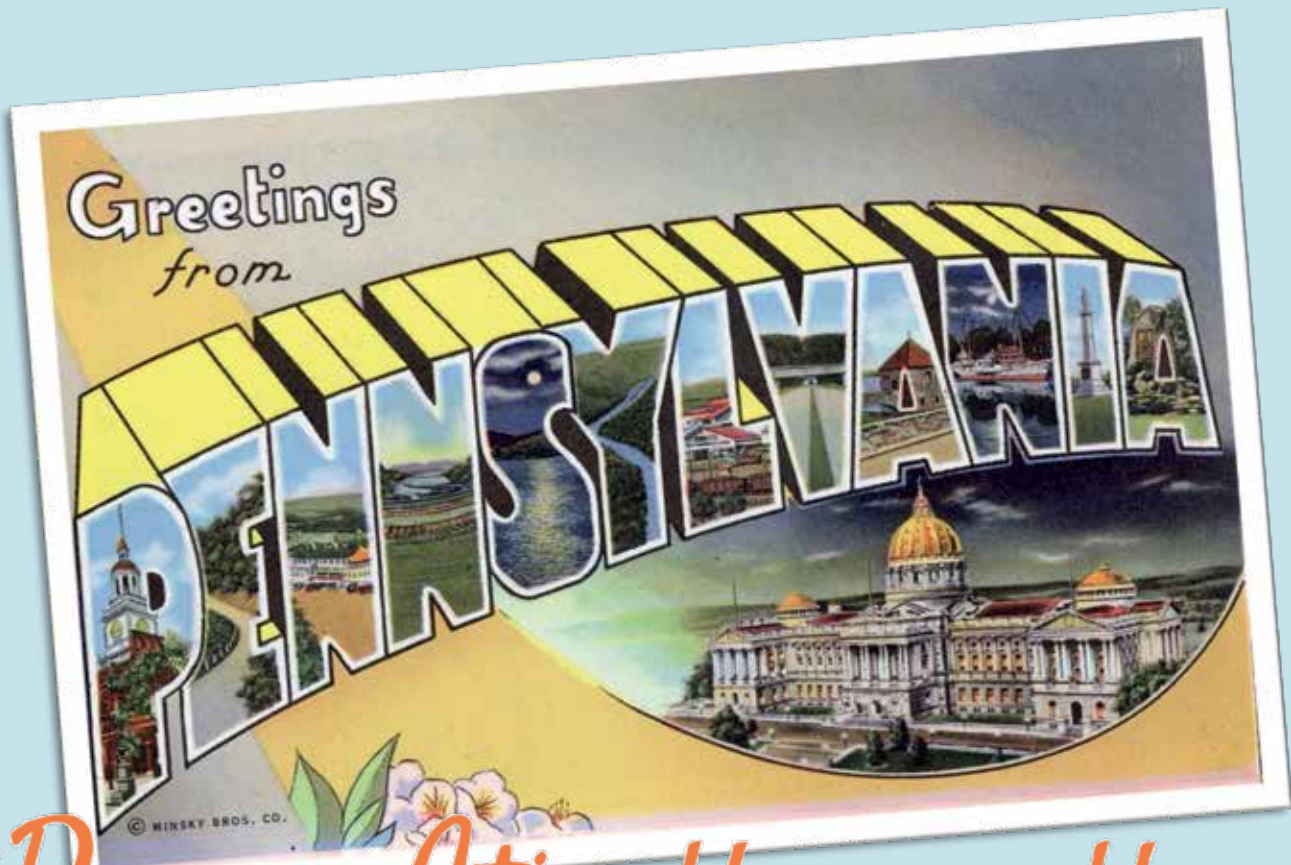
Lori A. Dippolito

40 Knowles Street
Pennington, New Jersey 08534

Phone 609-818-1808
www.hhpcsc.com



**CONGRATULATIONS TO ALL THE
2019 PRESERVATION PA
HISTORIC PRESERVATION
AWARD WINNERS
-A. ROY SMITH &
WEST CHESTER'S UPTOWN!
ENTERTAINMENT ALLIANCE**



#PreservAtionHappensHere!

Working on an interesting project?
Proud of the work your community is doing?
Impressed by something happening in your area?

#PreservAtionHappensHere isn't just the title of Pennsylvania's statewide historic preservation plan—it's also the idea that great preservation activities are happening *every day* across the state!

Use the **#PreservAtionHappensHere** hashtag in your own social media posts to discover, share, and celebrate the older and historic places in your community.

Tell us how preservation is happening where you are! The PA State Historic Preservation Office will select the next *Community Initiative Award winners* from the people, places, events & projects that use the **#PreservAtionHappensHere** hashtag or tell us about their story at www.surveymonkey.com/r/preservationhappenshere.

Visit www.pahistoricpreservation.com/preservationhappenshere for more information.



Pennsylvania State Historic Preservation Office
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION