

PLEASE JOIN US IN

CELEBRATING

25

YEARS

PRESERVATION ALLIANCE

1996

2021

2021 PRESERVATION
ACHIEVEMENT AWARDS
WEDNESDAY, JUNE 9, 2021

CONGRATULATIONS TO THE

2021 PRESERVATION ACHIEVEMENT AWARD HONOREES

Your knowledge, commitment, and advocacy create a better future for our city.

And best wishes to the Preservation Alliance as you celebrate 25 years of invaluable service to the Greater Philadelphia region.

PMCProperty Group
pmcpropertygroup.com

WELCOME TO THE 2021 PRESERVATION ACHIEVEMENT AWARDS

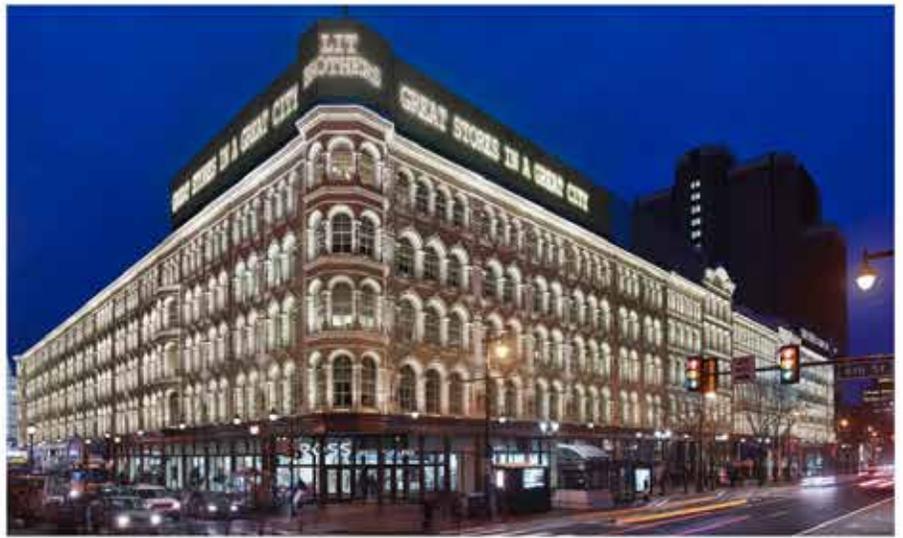
HONORING THE INDIVIDUALS, ORGANIZATIONS, BUSINESSES, AND
PROJECTS THROUGHOUT GREATER PHILADELPHIA THAT EXEMPLIFY
OUTSTANDING ACHIEVEMENT IN HISTORIC PRESERVATION

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*Congratulations
to all
Preservation Alliance
Award Winners!*



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Celebrating 35 years of Center City Development

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IBEW Local Union 98

is proud to support the
Preservation Alliance

Powering Philadelphia One Project At A Time
John J. Dougherty, Business Manager
WWW.IBEW98.ORG



CELEBRATING 25 YEARS OF HISTORIC PRESERVATION ADVOCACY: 1996-2021

The Preservation Alliance for Greater Philadelphia was established in 1996 as the principal historic preservation advocacy organization for the Philadelphia region. We sprang from the merger of the Philadelphia Historic Preservation Corporation (established in 1979) and the Preservation Coalition of Greater Philadelphia (established in 1982), two distinct but complementary organizations with impressive track records.

During the past 25 years, we have experienced our share of milestones, suffered some regrettable losses, and celebrated important victories. With the support of many partners, we've created a firm foundation for preservation success well into the next quarter century.

This year's honorees, and the communities and organizations they represent, serve as an inspiration to all of us. With so many forces aligned against historic preservation, those recognized tonight offer lessons in how to get it done. May they continue to inspire us all to believe in the power of historic preservation to transform and enrich our lives.

Finally, thank you to all who made this event possible. For over 25 years, we've celebrated the leading lights of historic preservation in our region, and with your support we can look forward to continuing to do so for many years to come.

Paul Steinke, Executive Director

Congratulations To Our Fellow Preservation Achievement Award Recipients!

THE
ATLANTIC



REDEFINING ELEGANCE IN CITY LIVING

Soaring 22 stories over the intersection of Center City's cultural and residential districts, The Atlantic offers unrivaled craftsmanship and sophistication in a historic beaux arts building. Completely reimaged from the inside out by starchitect Rafael Vinoly, The Atlantic heralds the arrival of Billionaire's Row residences and lifestyle amenities to Philadelphia.

1, 2, 3 Bedrooms & 4 Bedroom Penthouse Rentals Available

TheAtlanticBuilding.com • (215) 640-8880 • 1401 Spruce Street, Philadelphia, PA 19102

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Susan Matyas, Senior Director of Development & Communications

Patrick Grossi, Advocacy Director

Jennifer Robinson, Director of Preservation Services

Vinni Cheng, Manager, Programs & Events

YOUNG FRIENDS OF THE PRESERVATION ALLIANCE

Kevin King, co-chair

Samuel Pickard, co-chair

Thank you for your support of the 2021 Preservation Achievement Awards

The Preservation Alliance is dedicated to:

- ◆ Saving historic properties through advocacy
- ◆ Protecting 240 historic properties with preservation easements
- ◆ Showcasing historic neighborhoods through Architecture Walking Tours
- ◆ Creating community with member services and events

We invite you to become a member and join us in our efforts to preserve our city and region's built environment. JOIN TODAY!

WWW.PRESERVATIONALLIANCE.COM/JOIN



PRESERVATION ALLIANCE
FOR GREATER PHILADELPHIA

KEEPING PHILADELPHIA HISTORIC SINCE 1979

The Preservation Alliance for Greater Philadelphia was established in 1996 to be the principal historic preservation advocacy organization for the Philadelphia region. We grew out of a merger between two predecessor organizations: the Philadelphia Historic Preservation Corporation (established in 1979) and the Preservation Coalition of Greater Philadelphia (established in 1982), two distinct but complementary organizations with long track records in the city. Over the past 42 years, we've experienced our share of milestones, suffered some regrettable losses, and celebrated some important victories. We are unwavering in our conviction that Philadelphia is a better place today, and will be a better place tomorrow, thanks to the passion and devotion of our predecessors, and we are proud to carry this legacy into the future.



1979

The Philadelphia Historic Preservation Corporation is founded as a nonprofit corporation to guide investment dollars into historic renovation projects through tax and other financial incentives, including façade easement donations. Cuthbert Street Row, built in 1710, becomes the first property in Philadelphia to be protected in perpetuity via a preservation easement.

1983

The Rittenhouse Preservation Coalition grows to become the Preservation Coalition of Greater Philadelphia, Philadelphia's first citizen-based preservation advocacy organization. Its first chairman is James Biddle, former president of the National Trust for Historic Preservation.

1986

The Foundation for Architecture establishes its popular walking tour series.

1996

The Philadelphia Historic Preservation Corporation and the Preservation Coalition of Greater Philadelphia merge to become the **Preservation Alliance for Greater Philadelphia.**

1998

The Alliance releases *The Economic Benefits of Preserving Philadelphia's Past* detailing the economic benefits of historic preservation on neighborhood revitalization, heritage tourism, and downtown development.

1982

The Rittenhouse Preservation Coalition forms to oppose the demolition of the Yarnall and Harrison houses, two historic row-houses near Rittenhouse Square threatened by a proposed high-rise. The group, led by Rhoda Richards, succeeds in passing new zoning laws that blocked the new tower and saves the buildings.

1984

The Preservation Coalition and others successfully lobby Mayor Wilson Goode and City Council to approve a major overhaul of the city's Historic Preservation Ordinance, which was first established in 1955. For the first time, the Philadelphia Historical Commission is granted the authority to prevent the demolition of historic buildings and to designate historic districts.

1994

The 1st Annual Preservation Achievement Awards are hosted by the Preservation Coalition.

1997

Don Meginley starts work as the first executive director of the Preservation Alliance. The Alliance brokers an agreement between city officials and the property owner on the preservation and redevelopment of the United States Naval Home.

The Preservation Alliance releases its 1st Annual Endangered Properties List and the first issue of its newsletter, Preservation Matters.

2003

The Preservation Alliance inherits the Foundation for Architecture's walking tour program and continues its ambitious roster of over 60 unique tours.

2008

John Andrew Gallery retires and is succeeded as executive director by Caroline E. Boyce, former executive vice president of AIA Pennsylvania, founding director of 10,000 Friends of Pennsylvania, and executive director of Preservation Pennsylvania. Sixteen years of persistent advocacy efforts by the Alliance and others are rewarded when Pennsylvania becomes the 30th state to establish a state-level historic preservation tax credit.

2012

Paul Steinke replaces Caroline Boyce as Executive Director and assumes leadership of the Preservation Alliance. Paul brings a long track record of civic activism to the role as the former General Manager of Reading Terminal Market, former Finance Director for the Center City District, first Executive Director of the University City District, and a founding board member of the Preservation Alliance.

2016

The Historic Preservation Task Force issues its final report, out of which four pieces of legislation emerge: Use Zoning and Parking Minimum Relief for historic properties; allowance of Accessory Dwelling Units (ADUs) within historic properties; and partial demolition controls within Neighborhood Conservation Overlay Districts (NCOs). The Alliance successfully advocates for passage of all four bills.

2019

Celebrating 25 years of historic preservation advocacy and education.

2021

2002

The Alliance adopts a new 5-year strategic plan and hires John Andrew Gallery who begins his ten-year tenure as executive director of the Preservation Alliance.

2005

James Biddle, the Alliance's first board chairman and namesake of the lifetime achievement award, dies.

2009

The Alliance leads a campaign to protect significant public interior spaces by amending the Philadelphia Historic Preservation Ordinance to allow interior designations. The Preservation Alliance is cosponsor of the first Hidden City Festival, a citywide celebration of under-appreciated historic spaces.

2014

The Alliance publishes the debut issue of Extant, a new magazine to promote historic preservation efforts in the Philadelphia region and the first in a series of planned collaborations with Hidden City Daily, an online journal that developed out of the Hidden City Festival.

2017

The Preservation Alliance mounts a multi-pronged challenge to proposed developments on Jewelers Row. While the campaign to prevent demolition is ultimately unsuccessful, our efforts highlight the vulnerability of historic properties across the City of Philadelphia and lead to the creation of Mayor James Kenney's Historic Preservation Task Force, on which Alliance representatives serve. The Alliance devotes increased resources to the production of nominations to the Philadelphia Register of Historic Places.

2020

Amid a devastating pandemic, the Alliance seamlessly transitions to digital programming and communications, offering a multi-part lecture series, digital walking tours, and the first ever Virtual Preservation Achievement Awards.





SPECIAL RECOGNITION AWARDS ADVISORY COMMITTEE

The Preservation Alliance Board of Directors approves the Special Recognition Award recipients based on the recommendations of the Special Recognition Advisory Committee



JANET KLEIN
Committee Chair



RANDAL BARON
Philadelphia Historical Commission, retired



CORY KEGERISE
Pennsylvania Historical & Museum Commission



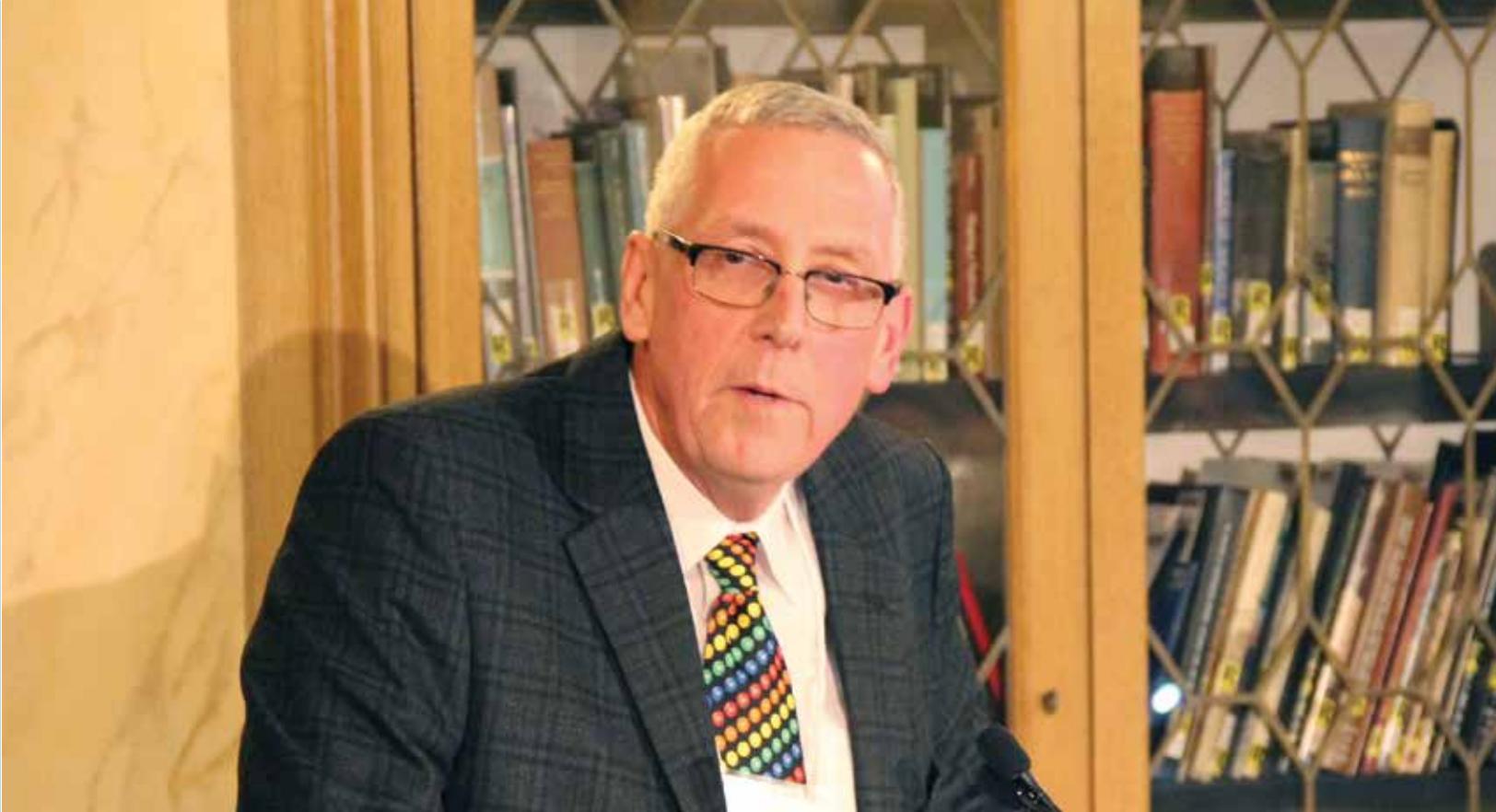
DOMINIQUE HAWKINS, FAIA
Preservation Design Partnership



FON WANG, AIA
Ballinger



LEAH SILVERSTEIN
Chestnut Hill Conservancy



..... **JAMES BIDDLE AWARD**
FOR LIFETIME ACHIEVEMENT IN HISTORIC PRESERVATION

BRUCE LAVERTY

For most of us, Bruce Laverty IS the Athenaeum. As the Gladys Brooks Curator of Architecture, he has been responsible for the collection, documentation, and organization of priceless architectural archives for 37 years.

Bruce is the founding director of the Philadelphia Architects and Buildings project, which has become an essential resource for historical building information. Likewise, he is the founding director of the Greater Philadelphia GeoHistory Network, an extraordinary compilation of historic maps and atlases. Since their introduction, these combined on-line resources have been consulted by more than 2 million unique visitors, including design professionals, students, and amateurs. Both sites are enriched by the Athenaeum's Regional Digital Imaging Center, which Bruce established in 2004 with grant support from the Florence Gould and Andrew W. Mellon Foundations.

Since 2010, Bruce has been an adjunct faculty member at Drexel University where he teaches History of Philadelphia Architecture. A Philadelphia native, Bruce has served on the Designation Committee of the Philadelphia Historical Commission for 21 years. This all-volunteer committee is the first hurdle for nominations to the Philadelphia Register. His depth of knowledge, understanding of preservation, commitment to architecture, and ability to maintain his sense of humor in the face of endless inquiries, make him a local hero to anyone researching the built environment.



**BOARD OF DIRECTORS AWARD
FOR EXCEPTIONAL STEWARDSHIP OF
HISTORIC PROPERTIES**

SCIOLI TURCO, INC.

You may know them as the “blight-busters.” By day, they are mild-mannered Joe Palmer and Beth Grossman. But let a property go for too long, and they become Scioli Turco Incorporated, vigilante code enforcers.

Now a part of the Caring People Alliance, Scioli Turco has restored over 100 properties over 10 years through Pennsylvania Act 135. Called the Abandoned and Blighted Property Conservatorship Act, Act 135 allows neighbors near a blighted property to petition the court to appoint a conservator. The conservator secures the property, corrects all code violations, improves the property, and sells it. The proceeds reimburse project-related costs, and the negligent property owner receives whatever is left. The process is overseen by a judge every step of the way.

Most of the properties restored by Scioli Turco are rowhomes, but they also supervised the cleanup of the Willow Street steam plant that had threatened the community with asbestos and other contaminants for years. And, with the Philadelphia Chinatown Development Corporation, they successfully rehabbed the Chinese Cultural and Community Center in Chinatown. They didn't train for this. They saw a need and are addressing it—one old building at a time.



**RHODA AND PERMAR RICHARDS AWARD
FOR SERVICE TO THE PRESERVATION
ALLIANCE**

ROBERT POWERS

Bob Powers has the answers to questions that we wouldn't even know to ask.

An expert in the Federal Historic Preservation Tax Credit program, Bob plays a central role in saving landmark buildings, year in and year out. He is the principal of Powers & Company, a national preservation consulting firm founded in Philadelphia in 1995. The firm has been involved with a long and impressive list of historic properties, including Los Angeles City Hall, the Castle of the Smithsonian, the Pennsylvania State Capitol, and in Philadelphia, The Met, the Fillmore, Rodeph Shalom, and a long list of other projects that have won Grand Jury Awards from the Alliance.

In 2020, Bob completed the last of three full terms spanning nine years on the Preservation Alliance board of directors. During that time, he served as Chairman of the Board, Chair of the Nominating Committee, and on the Fundraising Committee for the annual Preservation Achievement Awards.

Bob is an expert at what he does, and his efforts have made a significant impact on the success of the Alliance. Bob used his leading role in the historic preservation industry to benefit the Preservation Alliance during his entire board service. The organization owes him an enormous debt of gratitude.



**ECONOMIC IMPACT AWARD
FOR PRESERVATION THAT BENEFITS
ECONOMIC DEVELOPMENT**

THE ATLANTIC

Constructed in 1922, the Atlantic was the headquarters of the Atlantic Refining Company, later ARCO, which distributed oil products up and down the East Coast. The 22-story, terracotta, former office tower was designed by architect Joseph F. Kuntz, who also designed the Equitable Gas Company building in Pittsburgh.

One of the most elegant buildings on the Avenue of the Arts, the Atlantic is now firing on all cylinders as an upscale apartment building developed by Post Brothers with PZS Architects, Re:Vision, and interiors by Rafael Vinoly. The scope of the rehabilitation included the repair and restoration of white terracotta cladding, the installation of custom-designed windows that replicate the historic 2/2 wood windows using a tilt/hinged mechanism, the restoration of the surviving historic bronze storefronts, and the restoration of the distinctive marble-clad elevator lobbies throughout the building.

The new apartments have modern finishes that reflect the building’s heritage. The rooftop terrace features a pool and sundeck with breathtaking skyline views. This project revitalized a Beaux Arts landmark and will contribute to the success of neighboring businesses through the rehabilitation of an historic building.



**PRESERVATION EDUCATION AWARD
FOR PUBLIC ADVANCEMENT OF
PRESERVATION KNOWLEDGE**

**CAMDEN ENSLAVED
AFRICANS HISTORIC
MARKERS**

From 1727 to 1866, when New Jersey at last ratified the 13th Amendment outlawing slavery, more than 12,000 slaves lived in the state.

The ferries used for transporting slaves across the river to Philadelphia were owned by the Coopers, a founding family of Camden who bought and sold human beings. Cooper’s Ferry, Cooper’s Point, and Federal Street Ferry were auction block sites, where historians say more than 800 slaves were sold.

Lest we forget, historic markers have been erected at these locations by the Camden County Historical Society, working closely with the national Middle Passage Ceremonies and Port Markers Project.

These markers honor those who died and those who survived the transatlantic crossing and went on to build the nation. Middle Passage has identified 52 auction block sites on the east coast and is working to erect historic markers at all of them.



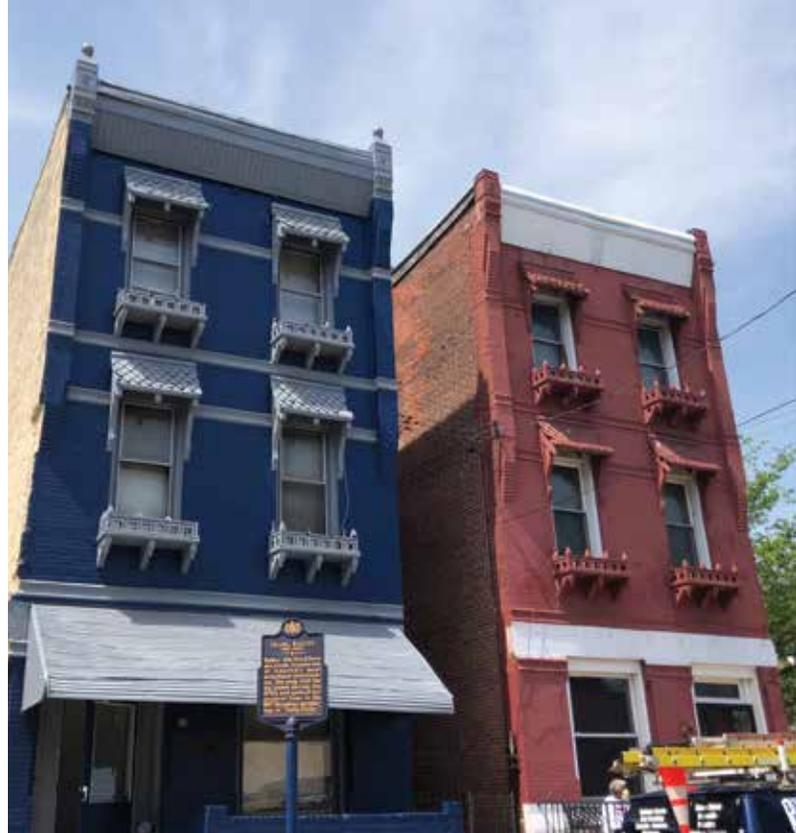
**PRESERVATION EDUCATION AWARD
FOR PUBLIC ADVANCEMENT OF
PRESERVATION KNOWLEDGE**

MONUMENT LAB

Monument Lab was formed in 2012 to address social injustice and inequity as expressed through public monuments and statuary. A national voice providing intellectual and creative responses to problematic statues, Monument Lab was featured in a monumental article in *The New Yorker*, and has been praised by the *NY Times*, *Newsweek*, *Wired*, and many other major media outlets.

At the 2018 Preservation Achievement Awards, the Alliance honored several works created as part of the Lab's 2017 City-wide exhibition. Appropriately, Monument Lab was the first grantee when the Mellon Foundation launched its Monuments Project in 2020.

Monument Lab is now working in cities throughout the US and is embarking on inventory projects in Antwerp and Munich. Through exhibitions, research programs, and speaking truth to marble, Monument Lab is building our future by exposing the past.



**JOHN ANDREW GALLERY COMMUNITY
ACTION AWARD FOR ACHIEVEMENT BY
COMMUNITY ORGANIZATIONS**

32ND WARD RCO

The Diamond Street Historic District, created in 1986, was the first formally established historic district in Philadelphia. It stretches west for almost eight blocks from North Broad to North Van Pelt and features homes, institutions, and sacred spaces including the Memorial Church of the Advocate, designed by the acclaimed ecclesiastical architect Charles M. Burns, Jr.

In the summer of 2020, a new police station was proposed that would reduce the boundaries of the historic district. When the project came before the Historical Commission, Diamond Street stakeholders, led by the 32nd Ward RCO (Registered Community Organization) and its chairperson Judith Robinson, attended the virtual meeting. They waited on Zoom for 6 hours.

At last, the residents were allowed to speak. They delivered persuasive testimony on the need for civic transparency, the contentious presence of a police station in a Black neighborhood, and the incompatibility of the design with this much-loved historic corridor. The new construction was denied and the 32nd Ward RCO prevailed.



**JOHN ANDREW GALLERY COMMUNITY
ACTION AWARD FOR ACHIEVEMENT BY
COMMUNITY ORGANIZATIONS**

**ROSE VALLEY MUSEUM | KEEP
WHARTON ESHERICK IN ROSE
VALLEY CAMPAIGN**

Not long after the founding of the Hedgerow Theater in 1923, world-renowned wood sculptor Wharton Esherick and his family, who lived nearby, became theatre geeks. The Eshericks performed on stage; designed sets, lighting, costumes, and posters; and Wharton custom-fabricated furniture for the historic theater and the adjacent actors' house.

When the Hedgerow decided to list the Esherick pieces with Freeman's Auction House in 2020, the Rose Valley Museum launched a heroic, collaborative, rescue mission. Thanks to museum curator Ryan Berley, the Borough of Rose Valley, the Rose Valley Folk, the Rose Valley Centennial Foundation, and private donors, the Museum acquired an Esherick table, chairs, and the extraordinary spiral staircase.

The staircase will be carefully restored and reinstalled at the Museum, keeping a significant part of the Esherick legacy on view to the public. This effort brought down the house. Very much a win-win, the Hedgerow pieces garnered the highest-ever sale total at auction for a collection of Wharton Esherick's work.



**PUBLIC SERVICE AWARD FOR
PRESERVATION IN THE PUBLIC INTEREST**

SUZANNE PENTZ

Twenty-five years in public service is a long time. Twenty-five years on the Historical Commission is more like a century. Patient and persistent, Suzanne Pentz served on the Architectural Committee of the Historical Commission from 1995 to 2020.

A nationally recognized expert in engineering assessment, analysis, and diagnostics for historic structures, Suzanne excelled in both structural engineering and historic preservation. She was the Director of Historic Structures for Keast & Hood, a preeminent preservation engineering firm, for 27 years until 2010.

Since that time, she has consulted with architectural, engineering, and institutional clients, helping them make decisions that are right for them, but also right for Philadelphia. Suzanne has had a part in preserving Independence Hall, the Merchants Exchange, the Academy of Music, Merion Friends Meeting House, and many other beloved landmarks.



**PUBLIC SERVICE AWARD FOR
PRESERVATION IN THE PUBLIC INTEREST**

DAVID PERRI

In the summer of 2020, St. Laurentius Church at 1600 Berks Street in Fishtown was saved from demolition by the 11th-hour testimony of the Commissioner of Licenses & Inspections. After a devastating fire left 2122 Locust Street a smoldering ruin, the Commissioner refused to accept that demolition was the only alternative.

To Dave Perri, who worked for the City for 39 years before retiring last October, renovating beat razing almost every time. His calm demeanor belied the aggressive action he took to protect historic buildings. Under Dave's leadership, Philadelphia became the third city in the US to adopt the 2018 International Building Codes, requiring buildings to be safer, more energy efficient, and better able to handle the effects of climate change and stand up to natural and man-made disasters.

He increased inspections and created a building safety division. Dave Perri made L&I one of Philadelphia's most powerful advocates for historic preservation.



**YOUNG FRIENDS OF THE PRESERVATION
ALLIANCE AWARD IN RECOGNITION
OF THE LATEST GENERATION OF
PRESERVATION ACHIEVEMENT**

**THE DOX THRASH
HOUSE PROJECT**

The artist Dox Thrash, whose work is in the collections of the Metropolitan Museum, the Art Institute of Chicago, and the Philadelphia Museum of Art, moved to Philadelphia in 1925 and lived here until his death in 1965. Trained at the Art Institute of Chicago, Thrash joined the Philadelphia Fine Arts Workshop during the Great Depression and co-invented the carborundum printing technique there, with which he created his greatest works. He later became a vocal activist in the civil rights movement.

Thrash's home on the 2300 block of Cecil B. Moore Avenue in Sharswood was once part of a vibrant African American arts community. Now it is one of the few remaining buildings linked to this rich legacy.

The Dox Thrash House Project is dedicated to transforming the house into an artistic and economic anchor for the community. The Project has partnered with Beech Interplex, a North Philadelphia-based developer, in a model of cooperation between preservationists and community-minded developers.



AIA PHILADELPHIA

HENRY MAGAZINER AWARD

RECOGNIZING AN ORGANIZATION THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO THE PRESERVATION OF OUR BUILT ENVIRONMENT AND FOR WHOM BUILDING PRESERVATION IS NOT A PRIMARY MISSION

THE PEOPLE'S EMERGENCY CENTER

When the pandemic struck, the People's Emergency Center remembered the children. Forced to self-quarantine at home like everyone else, families in shelters have small rooms with few resources. The PEC designed and delivered age-appropriate kits to help kids stay active, engaged, and learning while in lock-down.

PEC works with people who need help fast. For nearly 50 years, the PEC in West Powelton has provided affordable housing, early childhood education, job training, advocacy, and more to families in crisis. Through its Community Development Corporation, the PEC is working to revitalize the area by developing mixed-use housing, creating spaces for artists, and revitalizing abandoned storefronts and buildings.

They have worked aggressively with government agencies to advance legislation that supports people who are housing insecure. Through all this, they have managed to restore their historic headquarters building. The People's Emergency Center has become a "quality of life" nexus in West Philly.



AIA PHILADELPHIA

LANDMARK BUILDING AWARD
RECOGNIZING STRUCTURES OF HISTORICAL INTEREST

ZION BAPTIST CHURCH OF PHILADELPHIA

Zion Baptist Church, founded in 1883, is the oldest African American congregation in North Philadelphia. It has had eleven pastors and has spun off at least six other congregations. From 1950 to 1988, the church was led by the Rev. Leon Sullivan, widely known as the Lion of Zion. While 60s protesters chanted "burn, baby, burn," Rev. Sullivan published a book celebrating entrepreneurship entitled *Build, Brother, Build*.

Dedicated to overcoming racial and socioeconomic barriers, the church developed the Opportunities Industrialization Center to provide job training, created a Community Development Corporation that invested in Black start-ups, funded housing in North Philadelphia, and spearheaded the construction of Progress Plaza, the nation's first Black-owned shopping center.

When a fire destroyed the church in 1970, the congregation commissioned the first Black Fellow of AIA Philadelphia, Walter Livingston Jr., to redesign it. The striking exterior of the church contains two walls of stained glass that rise dramatically and illuminate the sanctuary, reminding us of the profound impact this church has had on empowerment and revitalization.



GRAND JURY MEMBERS



ANGEL AYON, AIA

AYON Studio Architecture & Preservation



SERI WORDEN

National Trust for Historic Preservation
New York City Field Office



PEG BREEN

New York Landmarks Conservancy



**IAN SMITH, RA, AIA,
NCARB, LEED AP**

Ian Smith Design Group



MARY WERNER DENADAI, FAIA

John Milner Architects



GRAND JURY AWARDS
THE 2021 PRESERVATION ACHIEVEMENT GRAND JURY AWARD WINNERS FROM THE PHILADELPHIA AREA AND BEYOND.

GERMANTOWN JEWISH CENTRE
400 W. ELLET STREET

HAPPY HOLLOW RECREATION CENTER
4800 WAYNE AVENUE

MAIN STREET BRIDGE OVER SEPTA
MAIN STREET, SELLERSVILLE

KRISHEIM
CHESTNUT HILL

BRYN MAWR AVENUE BRIDGES
BRYN MAWR AVENUE, BRYN MAWR

WOODFORD MANSION PORCH RESTORATION
2300 N. 33RD STREET

SHOFUSO HISTORIC LANDSCAPE RESTORATION - PEBBLE BEACH
LANSDOWNE DRIVE & HORTICULTURAL DRIVE

MAGUIRE RESIDENCES
1920 E. ORLEANS STREET

HUNTINGDON MILLS
2137 E. HUNTINGDON STREET

LENAPE ROAD BRIDGE OVER BRANDYWINE CREEK FLOODPLAIN
LENAPE ROAD, WEST CHESTER

THE TIDEWATER
407 N. 20TH STREET

30TH STREET STATION
2955 MARKET STREET

ONE CITY
1401 ARCH STREET

ARLEN SPECTER US SQUASH CENTER
3205-51 LANCASTER AVENUE

UNIVERSITY OF PENNSYLVANIA CAREY LAW SCHOOL, SILVERMAN HALL
3501 SANSOM STREET

THE BOURSE
111 S. INDEPENDENCE MALL EAST

THE GODDARD SCHOOL
2201 PINE STREET

STEPHEN GIRARD BUILDING
S. 12TH & CLOVER STREETS

FIRST BANK OF THE UNITED STATES TYPANUM SCULPTURE CONSERVATION
143 S. 3RD STREET

2301 MADISON SQUARE
2301 MADISON SQUARE

ACADEMY OF MUSIC SEATING
240 S. BROAD STREET

BLOSSOM HILL CONFERENCE CENTER
260 W. BALTIMORE PIKE, WAWA

RODNEY COURT
1100 PENNSYLVANIA AVENUE, WILMINGTON, DE

BOK
1901 S. 9TH STREET



..... 2301 MADISON SQUARE, PHILADELPHIA

2301 MADISON SQUARE

MELI GROUP, INC

S2 Design; Meli Group; ANH Structures; Summus Studio

A quick flip was never part of the plan. This kind of project requires passion, persistence, shrewdness, and a touch of quixotic lunacy, especially with no bank willing to lend a dime. The Madison Square garden block in the Graduate Hospital neighborhood dates to the 1870s. Unlike most Philadelphia rowhomes, the Madison properties rest on 25-foot square plots, each two-story house split by a central stair. Due to wood rot and the previous owner's removal of a load-bearing wall, the entire interior structure of this home had to be shored up and all beams replaced. The basement was beyond unfinished, and basement windows were filled with concrete block that had to be removed. Replacement pieces of the historic cornice were fabricated by a 100-year old mill shop that happened to have the exact moldings. This extraordinary and complete restoration and renovation demonstrates what is possible when one is wise enough to know what is worth saving and bold enough to act.





..... 2955 MARKET STREET, PHILADELPHIA

30TH STREET STATION

AMTRAK

Wiss, Janney, Elstner Associates; Mark 1 Restoration

Philadelphia's grand 30th Street Station, now officially the William H. Gray III 30th Street Station, was designed by the Chicago architects Graham, Anderson, Probst & White – the successors to Daniel Burnham's firm. The station opened in 1933 to optimistic fanfare. The neoclassical façade is built of buff-colored Alabama limestone atop a base of pink granite. Limestone-clad portico columns are complemented by the classical repetition of the glass, steel, and cast-iron curtain wall system. The restoration project began with archival research, reviewing the original drawings at the Chicago Historical Society and previous restoration techniques in the Philadelphia Historical Commission's archives. From 2016 to 2020, professionals from multiple trades cleaned, repaired, replaced, and painted, working in two, ten-hour shifts daily. They were not derailed nor sidetracked, even though the station was always open, and travelers raced daily through the great hall to the platforms and connecting passages. Ultimately, the project re-discovered the majesty and extended the lifespan of one of America's grandest train stations.





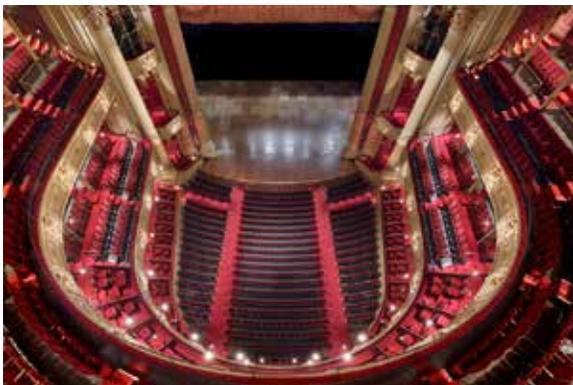
..... 240 S. BROAD STREET, PHILADELPHIA

ACADEMY OF MUSIC SEATING

PHILADELPHIA ORCHESTRA ASSOCIATION

Voith & Mactavish Architects; Kimmel Center, Inc; Keast & Hood; Dimitri J. Ververelli, Inc.;
Auerbach Friedlander Pollock; Ducharme Seating; Haverstick-Borthwick;
Academy of Music Restoration Fund Office; Construction Representation Advisors, LLC

Built in 1857, the Academy of Music is the oldest opera house in the United States still in use for its original purpose. Majestic and serene, the baroque auditorium contains nearly 2,900 seats, with varying amounts of leg room. When a survey revealed that sixty percent of visitors felt that the seating was uncomfortable, the Philadelphia Orchestra undertook a thorough rehabilitation to enhance the patron experience. Every velvet-covered seat was removed. With the auditorium a blank piece of sheet music, the design team was able to realign and repair the stairs and slope, reposition seats that were too close together, increase the number of wheelchair locations, insert handrails, and replace the metal seat bottoms with mahogany-stained maple. New cast-aluminum panels at the end of each row of seats incorporate motifs used throughout the building—a flute, a wreath, and the Academy's logo. Those patrons able to experience a concert before lock-down gave the seating a standing ovation.





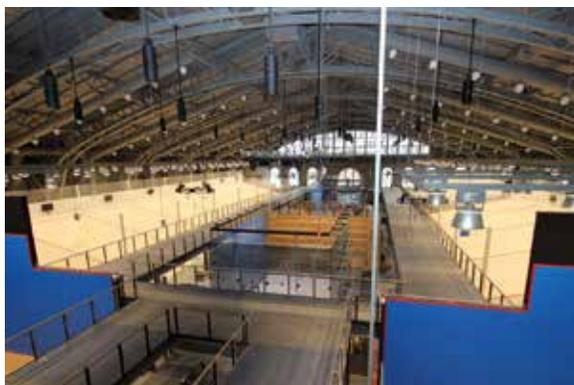
..... 3205-51 LANCASTER AVENUE, PHILADELPHIA

ARLEN SPECTER US SQUASH CENTER

NED EDWARDS, US SQUASH

Van Potteiger Architects; D3 Real Estate Development; Dan Keating III; Gilbane Building Company; Woodcock Design; Powers & Company; Drexel University; Good City Studio; City Invincible; EwingCole; Available Light; Barry Isett & Associates; Kelly Maiello Architects

Located on Drexel University's campus, the rehabilitation of the drill hall at the Philadelphia Armory offers a new angle on what it means to "serve." Originally the home of the 103rd Engineer Battalion of the PA National Guard, which traces its lineage to Benjamin Franklin, the massive trapezoidal building was designed in 1916 for guard training. US Squash, the governing body for the sport, seized the impressive architecture and voluminous interior to create a world-class facility that is innovative, stunning, and steeped in history and crosscourt volleys. Windows were replaced and new east and west entrances dramatically increase the natural light. A full-height reception area is separated from the courts by a video screen wall adjacent to meeting rooms and offices. This building will host the major events on the US championship calendar. Fans everywhere will be able to follow the action in Philadelphia in a way not before possible. Senator Specter, who had a deadly backhand himself, would be proud.





..... 260 W. BALTIMORE PIKE, WAWA
.....

BLOSSOM HILL CONFERENCE CENTER

WAWA, INC

JacobsWyper Architects; SNC-Lavalin Project Services; Elevate Construction Partnership;
G D Houtman & Son

The Wawa empire began in 1803 as an iron foundry in New Jersey. Toward the end of the 19th century, the owner, George Wood, developed a side hustle. He bought a dairy farm near his home in Wawa, Pennsylvania and started a small milk processing plant. His grandson, Grahame, opened the first Wawa Food Market in 1964. And the rest, as they say, is hoagies. Historic Blossom Hill in Wawa was the Wood family summer cottage. Designed by Stearns & Castor and built in 1916, the English manor style home has been respectfully adapted for use as an addition to the Wawa corporate campus. A new slate roof, many new windows, copper flashing, and woodwork repair were part of the exterior restoration. Inside, some new wood paneling and flooring, code-compliant stairs and elevator, and all new plumbing and electrical systems were inserted. The finished space honors the original design while providing an elegant conference center for the company.





..... 1901 S. 9TH STREET, PHILADELPHIA

BOK

SCOUT, LTD

Scout; Squall Company; Anchor Management Group; Advanced Engineering; Kaminski + Pew;
ISA - Interface Studio Architects; Toner Architects; Powers & Company

If you haven't yet been to the Bok Bar, you have been in quarantine for far too long. The popular rooftop night spot—with breathtaking views of Philadelphia—sits on eight floors of community-centered, affordable workspace. Built in 1936 and shuttered in 2013, the Edward W. Bok Technical High School, a former tower of learning, has been fashionably refashioned to accommodate fashion designers, architects, filmmakers, glassblowers, woodworkers, and bakers. Ground floor amenities are designed for the community and tenants, many of whom live in the neighborhood. The Art Deco auditorium and two former gyms host performances, flea markets, craft shows, and weddings. Bok's historic features, from millwork and terrazzo floors to chalkboards and sinks, are now serving the next generation of makers, small businesses, and artists.





..... 111 S. INDEPENDENCE MALL EAST, PHILADELPHIA

THE BOURSE

MRP REALTY

BLT Architects; O'Donnell & Naccarato Structural Engineers; Concord Engineering;
Daniel J. Keating Company; Lighting Design Collaborative

The Bourse was designed by the powerhouse team of George and William Hewitt. Built in 1895, the Italian Renaissance style building was among the early uses of steel-frame construction. Several years later, the Hewitts would design the Bellevue Stratford Hotel in the French Renaissance style. Located a block from Independence Hall, the Bourse was the first stock exchange building in the US. However, for decades the trading floor has catered to a different market—primarily the tour-bus lunch trade. This recent interior renovation focused on exposing, repairing, and restoring the original architectural features and transforming the ground floor into a landmark destination for Philadelphians and tourists alike. The main entrances were upgraded, new lighting installed to emphasize the grandeur of the details, and an emporium for locally grown, artisanal food and libations replaced the lunch counters. Tour groups are still welcome for lunch, and now let's hope they also appreciate the Corinthian columns.





..... BRYN MAWR AVENUE, BRYN MAWR

BRYN MAWR AVE BRIDGES

PENNDOT DISTRICT 6-0

PennDOT District 6-0; TranSystems; Loftus Construction

Meadowbrook Run and Doom Run are creeks that flow by George Drexel's estate "Wootton," now the St. Aloysius Academy for Boys. It is not surprising that in 1905, Mr. Drexel would spring for bridges over the creeks. After all, his father, Anthony Drexel, had sprung for a university in 1891. What is surprising and delightful are the polychromatic materials and colors, Arts and Crafts motifs, and cast stone florets built into them. These are handsome bridges that harmonize with their suburban setting. This project restored deteriorated fascias, removed and replaced inappropriate repairs, and rehabilitated the bridges to withstand accidents while maintaining the unique details. Parapets were reconstructed by pouring concrete cores and placing the brick on either side as a veneer rather than constructing the whole thickness out of brick. These are the only bridges in southeastern Pennsylvania with ornamental parapets composed of hand-molded red bricks, stone, and cast stone.





143 S. 3RD STREET, PHILADELPHIA

FIRST BANK OF THE UNITED STATES TYPANUM SCULPTURE CONSERVATION

NATIONAL PARK SERVICE | INDEPENDENCE NATIONAL HISTORICAL PARK
Materials Conservation Company; Independence National Historical Park;
Taggart Brown & Associates

This carved mahogany sculpture—set within the tympanum of the First Bank of the United States—has survived 225 years of outdoor exposure. One of the first representations of the American bald eagle as a national symbol, the sculpture is 34' wide and 6' tall. Evaluation revealed numerous painting campaigns, unstable surfaces, and cleaving and cupping of the wood substrate. Paint was carefully removed, loose elements stabilized, and decay-resistant patches applied. While making the repairs, an enclosure was built around the pediment with an inner plastic tent containing an air conditioner, dehumidifier, and HEPA-filtered air scrubber. Keeping the environment dry and stable helped to lower the moisture content of the wood substrate, promoting the longevity of the newly applied, thin coats of paint. This is an important first step in the restoration of the entire historic building. But just you wait!





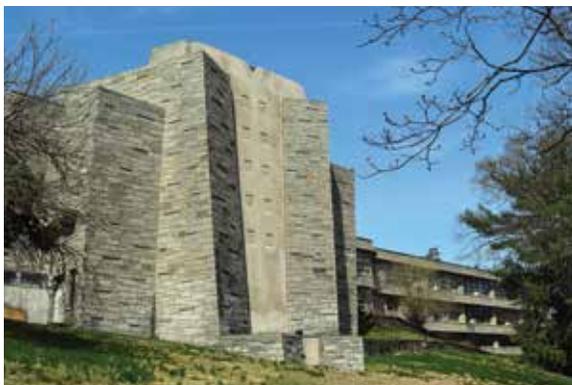
400 W. ELLET STREET, PHILADELPHIA

GERMANTOWN JEWISH CENTRE

GERMANTOWN JEWISH CENTRE

Germantown Jewish Centre; Mara Restoration; Buttonwood Company; Klein and Hoffman;
Sherman Aronson AIA LEED BD+C; Volunteer National Register Consultant

Founded in 1936, the Germantown Jewish Center moved into its dedicated home in 1954. Its National Register nomination notes the congregation's 1970s encouragement of white and Black residents to remain in the neighborhood and resist the redlining practices of banks. The grand, granite monument on the hill was designed by Harry Sternfeld, a Penn alumnus and later professor, who had studied under Paul Cret. Like the stunning WCAU Building facade on Chestnut Street and the former US Court House and Post Office building on Market Street, also designed by Sternfeld, the Center is a modernist building with art deco features. Over time, the historic building came to need a mitzvah. Significant and methodical conservation restored the limestone cornice, concrete eyebrows, roof coping, and windows; the project also included replacement of the auditorium's wood floor and the lighting, cleaning, and repair of the granite façade. This project successfully preserves an historic landmark that plays an anchor role in the life of the community.





..... 2201 PINE STREET, PHILADELPHIA

THE GODDARD SCHOOL

CITY LIVING PHILLY

Blank Rome; The Goddard School; Reed Street Builders; Coscia Moos Architecture; PZS Architects

This adaptive reuse project near Filter Square revitalized a 1925 parking garage into a modern learning environment. Two driveway entrances were infilled with industrial window systems to become a welcoming front door and service entrance. Classrooms were positioned around the perimeter of the building to give children access to sunlight. The amber brick exterior, deeply discolored from years of neglect, was deep cleaned—and now virtually glows in the morning sunshine. In a procedure that Pine Street neighbors will not soon forget, the old car elevator was lifted by crane and held aloft for some time while the team worked feverishly to decommission the dangerous springs, hoist beams, and metal ropes. The old elevator was replaced with a passenger elevator and new steel stair. Thoughtful design and collaboration allowed many historic elements of the structure to be preserved and celebrated while also providing a use that serves the community well.





4800 WAYNE AVENUE, PHILADELPHIA

HAPPY HOLLOW RECREATION CENTER

CITY OF PHILADELPHIA PARKS & RECREATION

Buell Kratzer Powell; Pannulla Construction; Fairmount Park Conservancy

The Progressive Playground Movement of the late 19th century endeavored to improve the moral, psychological, and physical wellbeing of children living in cities. Edward and Lydia Clark, philanthropists whose banking empire was the predecessor of Penn Mutual, were early adopters. They engaged George Pearson, architect of their estate in Chestnut Hill, to design the Happy Hollow Recreation Center on four acres in Germantown. Happy Hollow has been in continuous use since 1911 and has advanced more than a few basketball and boxing careers. This rehabilitation project replaced most of the cornice, gutter, and drainage systems of the main building; cleaned and repointed the masonry; restored the porch; and made all windows operable, including the celestial gym windows, which are now remote-controlled. Once enjoyed exclusively by children, Happy Hollow is now a haven for healthy programming year-round for the entire community.





..... 2137 E. HUNTINGDON STREET, PHILADELPHIA

HUNTINGDON MILLS

D3 REAL ESTATE DEVELOPMENT

D3 Real Estate Development; ISA - Interface Studio Architects; Powers & Company; Cooke Brown Structural Engineers; Ruggiero Plante Land Design; Holstein White; J+M Engineering

In the late 19th and early 20th centuries, while elegant high-rises were springing up like top hats in Center City, the Workshop of the World was still on the job several miles north. In Kensington, carpet manufacturing was king. There were more than 140 carpet companies in Kensington in 1882. One of them was the Franklin Carpet Mill on Huntingdon Street. Well known for a quality product, Franklin thrived for decades before the looms fell silent. Through a sensitive restoration and repair of historic features, the mill complex has now been converted to apartments for social workers, therapists, nurses, and others working in health and human services. An addition connects the older structures. The complex contains a daycare center, offices for non-profit organizations, shared conference rooms, break room, community lounge, landscaped and programmed courtyard, fitness center, and on-site café. In a neighborhood where new construction regularly replaces historic buildings, this project has preserved an important component of the City's industrial heritage for another century.





..... CHESTNUT HILL

KRISHEIM

PRIVATE RESIDENCE

John Milner Architects.; Dennis F. Meyer, Inc.; Larsen & Landis; Bruce E. Brooks & Associates;
Joseph Manero & Sons; McLoughlin Plumbing Heating and Cooling; John J. McGettigan, Inc.;
Materials Conservation Company

Among Philadelphia power couples of the 20th century, few could match Gertrude Houston, the daughter of railroad magnate Henry Houston, and George Woodward, a physician and state senator. They built upon Henry's real estate empire and created dozens of homes throughout Mt. Airy and Chestnut Hill. Peabody & Stearns was hired to design "Krisheim," a Jacobean revival mansion, for their family. Completed in 1912, the home features decorative arts by Samuel Yellin, Henry Mercer, and Violet Oakley—all set within an Olmstead Brothers landscape. Upon Gertrude's death, the home began 50 years of institutional and multifamily use, resulting in significant alterations. In 2014, the family began a painstaking restoration that has faithfully restored the home to its original design. Portions of the masonry facades were reconstructed; terracotta flooring was restored with tiles sourced from the original manufacturer in England; and energy-efficient building systems were seamlessly integrated. This restoration was a labor of love for all involved.





..... LENAPE ROAD, WEST CHESTER

LENAPE ROAD BRIDGE OVER BRANDYWINE CREEK FLOODPLAIN

PENNDOT DISTRICT 6-0

PennDOT District 6-0; TranSystems; Loftus Construction

The Lenape Road Bridge in Chester County is a seven-span, closed spandrel, stone masonry arch bridge completed in 1912. At 342 feet, it is the second-longest, stone masonry arch bridge in Southeastern Pennsylvania. (The longest is Rockville in Hershey.) To build the original bridge, the abandoned Sager's Mill at the site was demolished. Stones from that structure and another mill near West Chester were repurposed. The rehabilitation removed the asphalt and earth fill, salvaged the parapet stones, rebuilt portions of the spandrel and wing walls, and reinstalled masonry capstones with painted pipe railing. For years, the capstones had been regularly destroyed by trucks entering and leaving the eastern end of the bridge. To prevent further decapitation, the parapets were reconstructed using greater radii, with a small overhang at the northeast corner to avoid altering the bridge footprint. Missing capstones were replaced with Indiana Limestone, stained to closely resemble the original. The project successfully rehabilitated this magnificent, 110-year-old bridge over the Brandywine Creek floodplain while maintaining its historic character.





..... 1920 E. ORLEANS STREET, PHILADELPHIA

MAGUIRE RESIDENCES

PROJECT HOME

Project HOME; Innova Services Corporation; Kitchen & Associates; Michael A. Beach & Associates; McDonald Building Company

Named for suffragist Frances Willard, the Willard elementary school was designed in 1907 by Philadelphia architect Henry deCoursey Richards. It is among 28 of Richards' schools named to the National Register of Historic Places and the first to incorporate fireproof construction using reinforced concrete. The Classical Revival style lends itself well to apartments as well as schools. This renovation provides much-needed, high quality, affordable housing in Kensington. It will serve those who are homeless or recovering from drug addiction and is staffed by outreach workers, case managers, and healthcare professionals. Accessibility was enhanced at entrances, and with the insertion of an elevator and new building systems, the project was designed for optimum energy efficiency. The elegance of the architecture and historic detail is an important part of encouraging residents' pride of place and in their own potential.





..... MAIN STREET, SELLERSVILLE

MAIN STREET BRIDGE OVER SEPTA

PENNDOT DISTRICT 6-0

PennDOT District 6-0; HDR; Loftus Construction

Bethlehem Pike and the Perkiomen Creek both run through Sellersville in Bucks County. Once the home of the Radium Company of America, the town still shines brightly as an important historic community. The gateway to Sellersville is the Main Street bridge, a single-span Pratt truss of two lanes with sidewalks cantilevered off both sides. Constructed in 1927, the steel bridge had deteriorated and was on the docket for replacement, but the State Historic Preservation Office and the local community remembered the Main and rallied to rehabilitate it. A temporary bridge was erected in order to lift the truss and replace the deteriorating abutments. Water damage was extensive to gusset plate assemblies, and replacement called for precisely sized plates. Many of the 7,000 button-head bolts had to be installed by hand because contemporary tools were ineffective. The steel lattice railings were restored or replicated along the pedestrian walkway. Now listed on the National Register, the Main Street bridge is a radiant gateway to Sellersville.





..... 1401 ARCH STREET, PHILADELPHIA

ONE CITY

ALTERRA PROPERTY GROUP

BLT Architects; Alterra Property Group; Clemens Construction Company;
Rittenhouse Communications Group; Ruggiero Plante Land Design; Powers & Company;
O'Donnell & Naccarato Structural Engineers

In 1899, the headquarters of the United Gas Improvement Company opened at 1401 Arch. UGI founder, Peter Widener, hired the renowned firm of the Wilson Brothers to design the 14-story building a block north of City Hall. The Renaissance Revival, steel-frame structure was clad in brick and terra cotta and was one of a number of impressive office buildings erected at the time. To convert it to apartments without losing the historic character, all 1,100 original double-hung windows were refurbished. Facade renovations included new copper flashing, masonry and terracotta repointing and repair, the preservation of Samuel Yellin's monumental cast-iron gates, and new amenity spaces on the roof. Removal of drop ceilings, vinyl flooring, and commercial carpets exposed historic coffered ceilings, marble and travertine columns, ornate plaster, and historic millwork. This project returned a masterpiece to its proper prominence in a neighborhood of amazing early skyscrapers.





..... 1100 PENNSYLVANIA AVENUE, WILMINGTON, DELAWARE

RODNEY COURT

INGERMAN

Ingerman, Ingerman Construction Management; Architectural Alliance; EAM Associates;
React Environmental Professional Services Group; Powers & Company

Stately and elegant, Rodney Court is one of the few remaining examples of classical style architecture in Wilmington, Delaware. The architect was Wallace Hance, who also designed a number of lavish movie theaters. The first building in Delaware to have elevators, Rodney Court was completed in 1928 for those moving on up. This project not only restored the beautiful features of the original building, but also renovated kitchens, bathrooms, and accessibility throughout the six-story building. Exterior brick, terra cotta, cast stone, and metal were cleaned, repaired, and repointed. Historically appropriate steel windows were inserted. Marble wainscoting, pewter door handles, decorative grille work, and Tiffany-styled lighting—designed specifically for the building—were cleaned and repaired. Site work included a sidewalk ramped to the street, the removal of diseased trees that will soon be replaced, and the relocation of cast stone piers that identify the Historic Register site. Today, it serves the residential needs of a low-income, elderly community as the distinguished “Birchwood at Rodney Court.”





..... LANSDOWNE DRIVE & HORTICULTURAL DRIVE, PHILADELPHIA

SHOFUSO HISTORIC LANDSCAPE RESTORATION – PEBBLE BEACH

JAPAN AMERICA SOCIETY OF GREATER PHILADELPHIA

Japan America Society of Greater Philadelphia; Ueyakato Landscape Maintenance

The poetic interplay between hard surfaces and greenery is a defining feature of a traditional Japanese garden. Shofuso, or “Pine Breeze Villa,” was built in 1953 as a gift from Japan as part of a post-war cultural exchange. Kyoto’s masterpieces provided the inspiration. The building uses traditional Japanese techniques and imported cypress and was originally exhibited in the courtyard of the Museum of Modern Art in New York. Shofuso opened in Philadelphia’s Fairmount Park in 1958 with a Japanese garden and lotus pond designed by world-famous landscape architect Tansai Sano. After unearthing an historic plan by Sano for an Ishihama, or “pebble beach” around the pond, the Japan America Society commissioned its installation. Guided by 8th-generation garden master Tomoki Kato, Shofuso’s gardeners spent last spring and summer reshaping the shoreline using boulders, rocks, and stones found on site. Working entirely by hand, the gardeners were able to resurrect a master’s vision, thereby connecting future generations of visitors with a centuries-deep lineage of authentic Japanese craftsmanship.





..... S. 12TH AND CLOVER STREETS, PHILADELPHIA

STEPHEN GIRARD BUILDING

NATIONAL REAL ESTATE DEVELOPMENT

BLT Architects; National Real Estate Development; Heritage Consulting Group; Ascent Restoration; Hunter Roberts; Joseph Dugan, Inc; AvroKO

Designed by renowned Philadelphia architect James H. Windrim in an iconic Beaux-Arts style, the Stephen Girard Building was among the first high-rise projects in Center City. The 13-story, granite, brick, and terracotta structure was built by the Girard Estate in 1896. It housed the offices of the Board of City Trusts, who were charged with managing Girard's great wealth. Windrim, a graduate of Girard College himself, was the official architect of the Estate, a plum job that kept him busy for decades. The building has now been converted into a hotel as part of a massive, mixed-use development that is transforming the entirety of Girard Square. Classical cornices, pediments, and sculptural caryatids have been restored and are now illuminated at night. Two original window bays with egg-and-dart molded bronze frames were preserved and replicated with a cast of the originals. The original storefronts were recreated and the main entry to the hotel was repositioned onto Ludlow Street. Closely following Windrim's design, the entry uses granite to match the original stone, frameless doors, and the return of a long-demolished tympanum window.





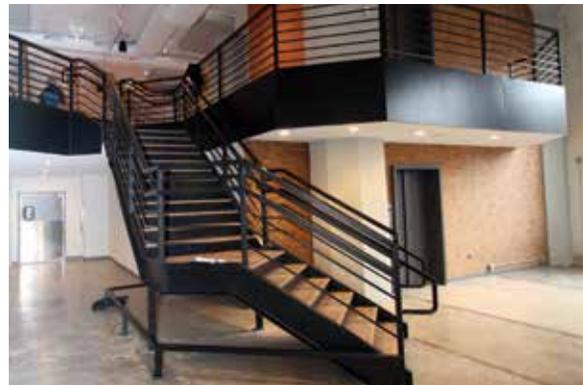
407 N. 20TH STREET, PHILADELPHIA

THE TIDEWATER

ALTERRA PROPERTY GROUP

Alterra Property Group; Coscia Moos Architects; Reed Street Builders; Rittenhouse Communications Group; Rodriguez Consulting; Powers & Company; Premier Building Restoration

The Tidewater was originally a grain elevator built in 1925 by the Reading Railroad, whose tracks ran along the north side of the building. Philadelphia was an important center for the distribution of grain from the Pennsylvania hinterlands, and this building is a fortress. Each of the interior silos are surrounded by 15-inch reinforced concrete walls that are concealed by 12-inch-thick exterior walls—that is to say, the center of the building is unusable, albeit fireproof. Successfully adapting the building has been a tough row to hoe, but this rehabilitation has restored the industrial landmark gloriously. The first two floors have been converted into retail space, and the top three floors are now 24 apartments. Critical façade repairs were completed, then covered with a vapor-permeable paint to prevent further damage to the concrete. Many of the steel factory windows were repairable, and completely new mechanical, electrical, and plumbing systems were installed, allowing the building to function just as well as a newly built structure.





..... 3501 SANSOM STREET, PHILADELPHIA

UNIVERSITY OF PENNSYLVANIA CAREY LAW SCHOOL, SILVERMAN HALL

UNIVERSITY OF PENNSYLVANIA

Voith & Mactavish Architects; Wolfe Scott; Keast & Hood; Burns Engineering; Becker & Frondorf; O'Donohoe & Rose; Marshall-KMK/KMK-Technologies; Metropolitan Acoustics

Silverman Hall was designed by Cope and Stewardson in 1900. The architects eschewed Penn's traditional Collegiate Gothic for a rich English Baroque style that Dr. David Brownlee has called, "their grandest and most classical work." With this rehabilitation project, Penn Law sought to transform three outdated and underutilized large classrooms into high-functioning learning environments. Much of the work focused on sensitively inserting LED screens and other technology, improving sightlines, building system efficiency, and providing for pedagogical flexibility. Original plaster details at the fluted pilasters and ornamental arch banding were retained along with other historic details. This project beautifully integrates contemporary needs of students and faculty with the responsible stewardship of an historically significant building.





..... 2300 N. 33RD STREET, PHILADELPHIA

WOODFORD MANSION PORCH RESTORATION

CITY OF PHILADELPHIA

Mark B. Thompson Associates; True North Construction; The Naomi Wood Trust;
Department of Parks and Recreation, City of Philadelphia

Built in 1758 for William Coleman, Woodford is among the most elegant of the mansions along the Schuylkill. Coleman, a friend of Benjamin Franklin, was a partner in founding the University of Pennsylvania, Pennsylvania Hospital, and the Library Company. In the 18th century, families escaped pandemics and the city heat by retreating to summer homes, spending many days and nights on the porch—a primary attraction of a country house. By the time the City of Philadelphia purchased Woodford in 1869, the porch was gone. The restoration of the porch was preceded by research that engaged preservationists, historians, archaeologists, and architects. The foundations for the original porch were uncovered, and brick that matched the Mansion was used for the above-grade piers. The yellow pine floor is reclaimed wood. The porch columns were designed to resemble the Tuscan columns at the front door. New railings recall those of the interior staircase. Restoration of the porch allows a better understanding of life in the 18th century and transforms how the Mansion is interpreted for today’s visitors.





IN MEMORIAM



LINDA RICHARDSON

1947-2020

Linda Richardson dedicated her life to restoring the historic Uptown Theatre in North Philadelphia. Designed by Magaziner, Eberhard & Harris and built in 1927, the lavish Art Deco space hosted performances in its heyday that rivaled the Apollo. Ms. Richardson was an effective community activist who raised millions of dollars to have the National Register theatre stabilized. Work had just begun on the roof when she died in November. Her many supporters vow to continue her important work. Ms. Richardson was an early champion of the revitalization of North Broad Street, with a vision that included the Black community at every level. In 1982, she founded the Black United Fund, which offered financial help to Black-owned enterprises in the neighborhood. In 1995, she renamed the nonprofit organization the Uptown Entertainment and Development Corporation, dedicated completely to the historic venue's recovery. As repairs were underway inside the building, she started the Uptown Radio station WJYN 98.5 FM and created an award-winning STEAM program for North Philadelphia youth inside. In 2019, she was honored by the City of Philadelphia for her work as a pioneer in empowerment and community development.



MANSFIELD BASCOM

1924-2020

Universally known as Bob, Mr. Bascom was an unwavering pillar of dedication to the Wharton Esherick Museum in Malvern and of Wharton Esherick's legacy for nearly fifty years. Born in Bronxville, New York, he was a Yale-trained architect and engineer when, in 1962, he married Ruth Esherick, daughter of the renowned furniture sculptor. When Wharton Esherick died in 1970, the two embarked on a project that would consume them for the rest of their lives. By 1972, they had established the Wharton Esherick Museum and worked toward making the other structures on Horseshoe Trail open to the public. Mr. Bascom established building preservation protocols—using his own knowledge of building systems and structures—to safeguard the site. He wrote the biography, *Wharton Esherick: The Journey of a Creative Mind*, which was published in 2010. Despite Ms. Bascom's death in 2015, Mr. Bascom, well into his 90s, led efforts to raise funds for the future of the Museum. In the final months of his life, he learned that the Museum had received an unexpected endowment gift of \$10 million that will secure operations in perpetuity.



IN MEMORIAM



EDWARD F. GRUSHESKI

1947-2020

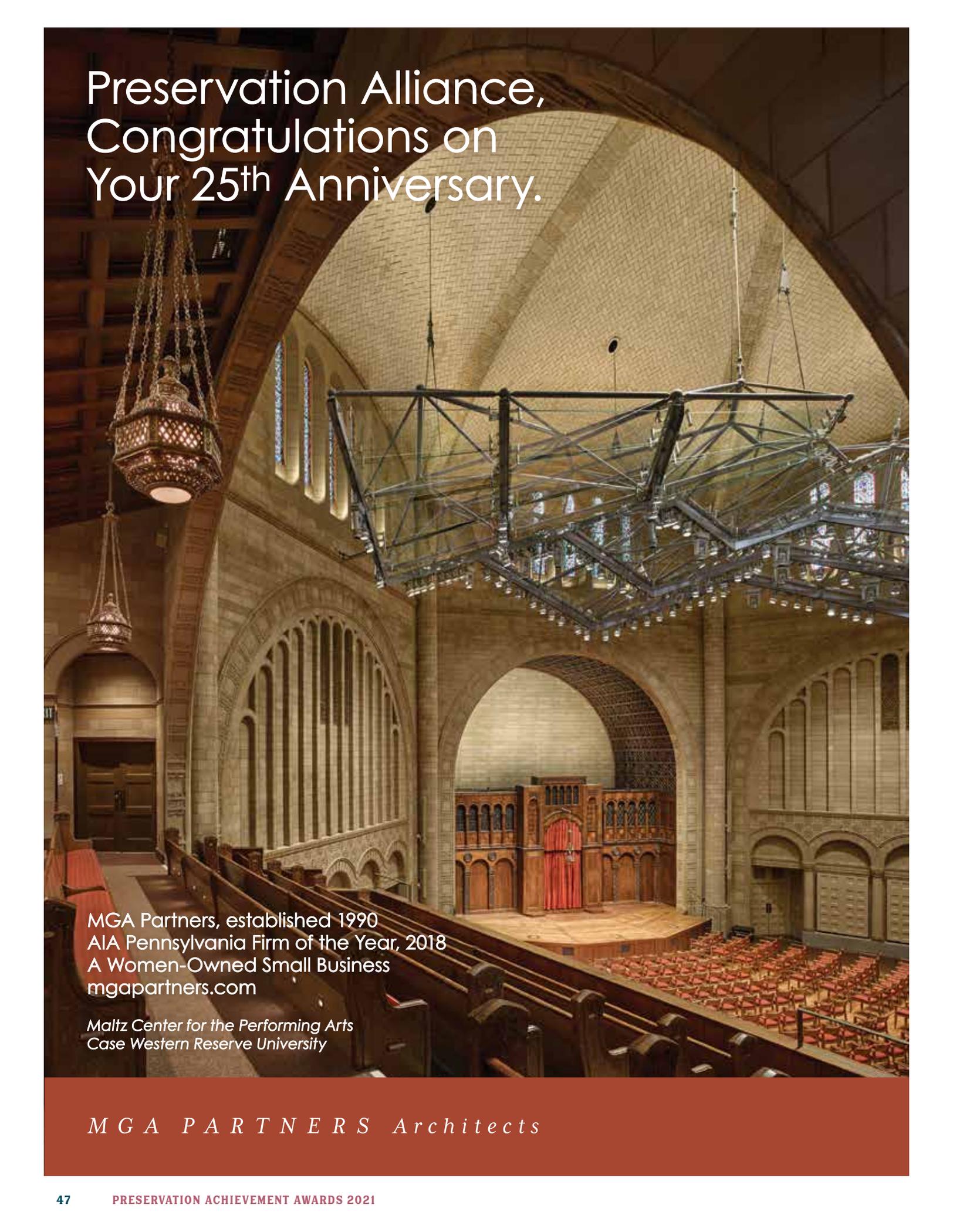
Ed Grusheski jump-started the once-neglected Fairmount Water Works on Boathouse Row into the region's premier urban environmental education destination, creating a place where the public learns about water, urban watershed ecology, sustainability, art, and architecture. The center opened in 2003. Born in Boston, Mr. Grusheski graduated from Boston Latin and earned his bachelor's degree in 1968 at Georgetown University, along with classmate and friend Bill Clinton. He served in Korea, translating and analyzing electronic communications. Later he earned a master's degree in American civilization at the University of Pennsylvania. He came to the Philadelphia Water Department in 1988 to develop an interpretive center at the Water Works, a project that grew from philanthropic efforts to raise money to restore the 1815 engineering and design marvel. He served as a valued board member of the Fund for the Water Works until his death. Before his involvement with the Water Works, Mr. Grusheski was a curator and educator at the Boston Children's Museum, the New Jersey State Museum in Trenton, Philadelphia's old Civic Center Museum, and what is now called the Independence Seaport Museum on Penn's Landing. Mr. Grusheski exuded enthusiasm; he was a constant learner, world traveler, art collector, and always sported his signature bow tie.



RONALD RUBIN

1932-2021

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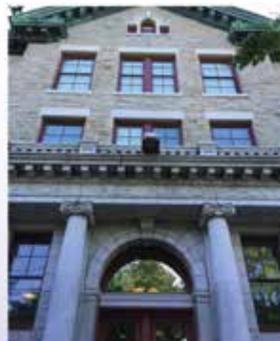
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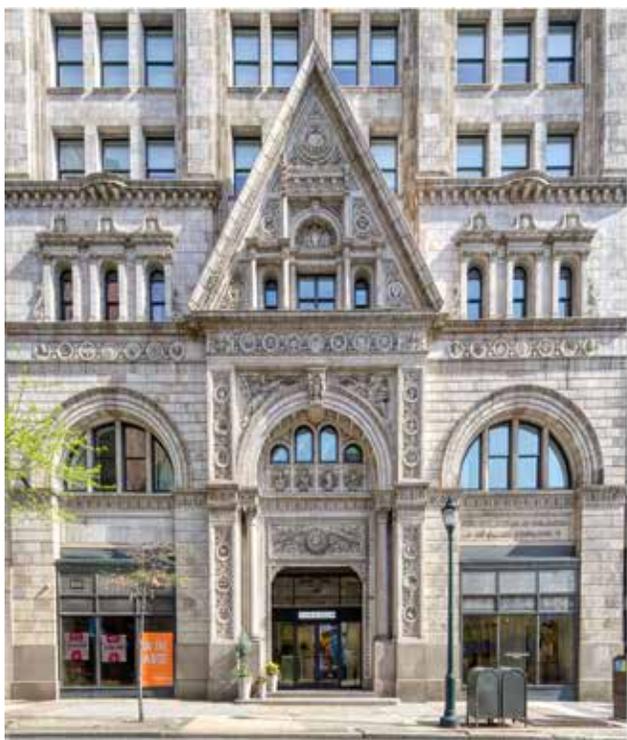
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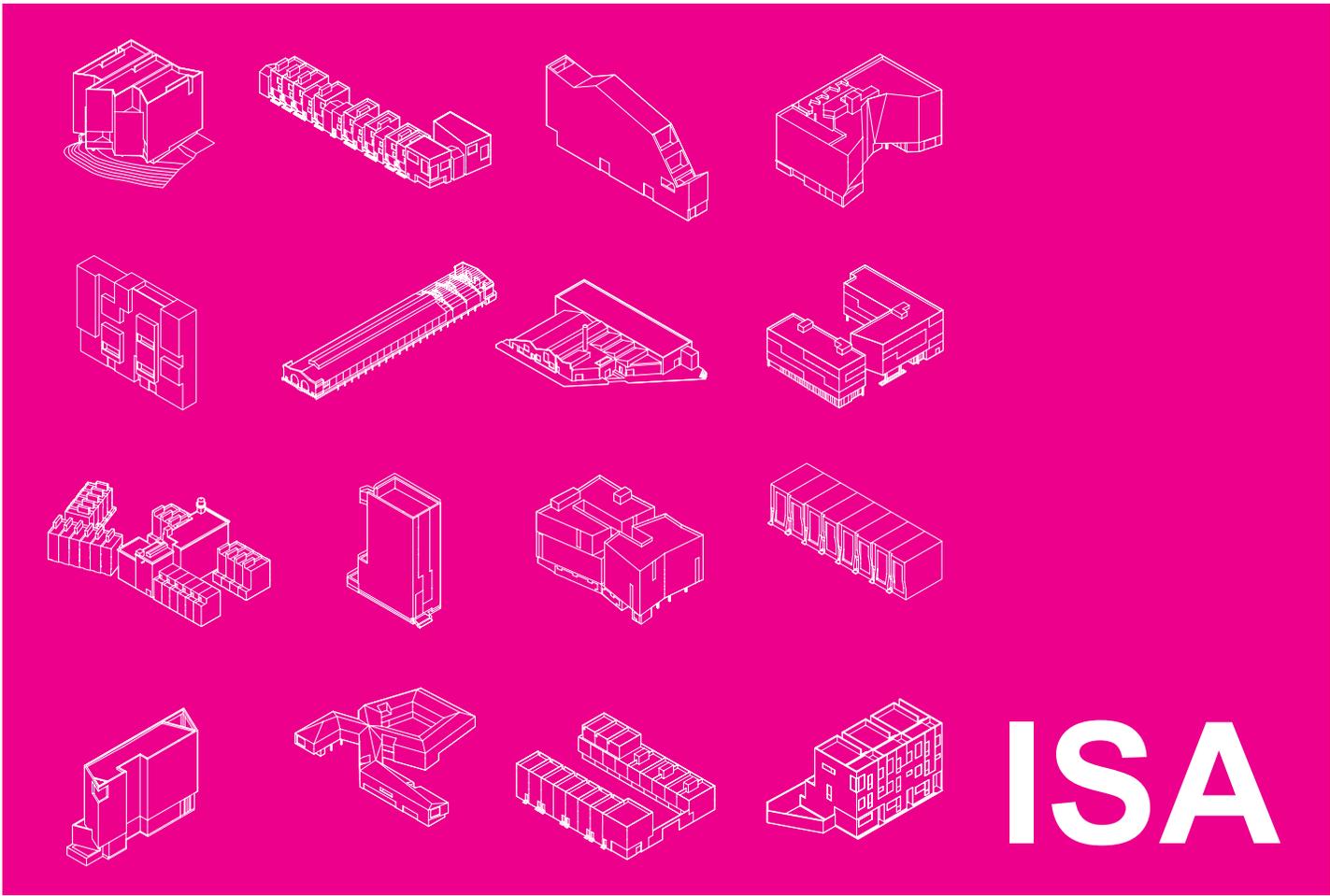


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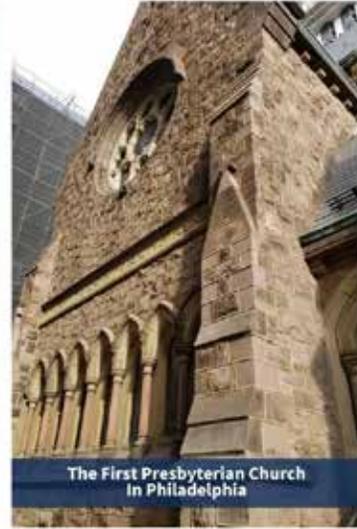
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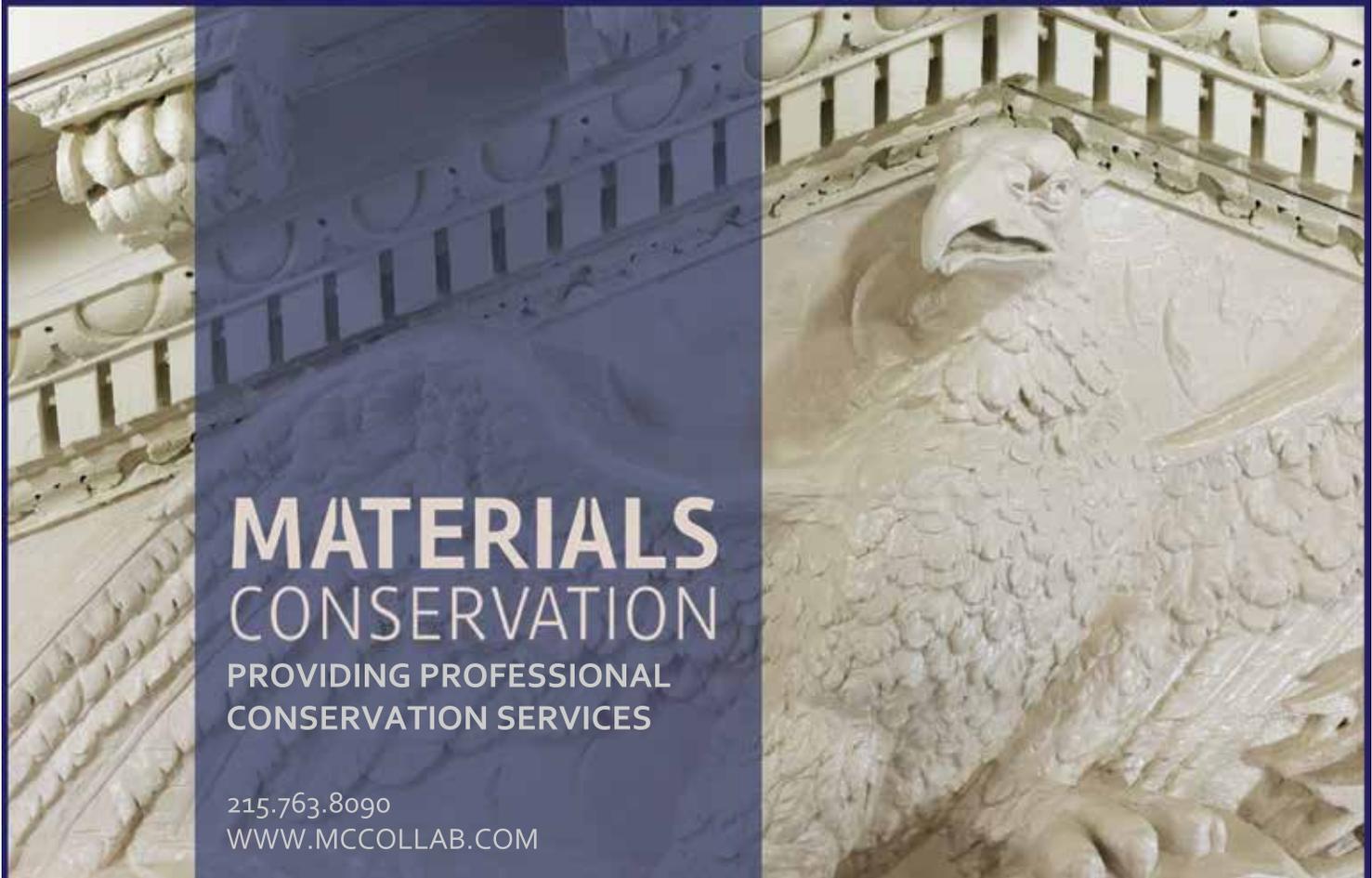
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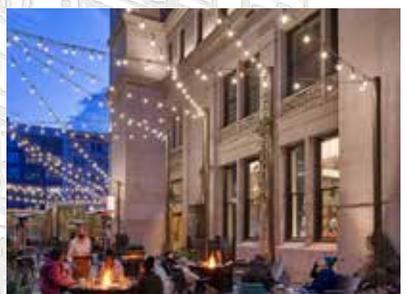


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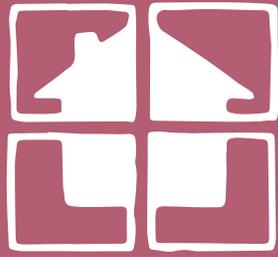
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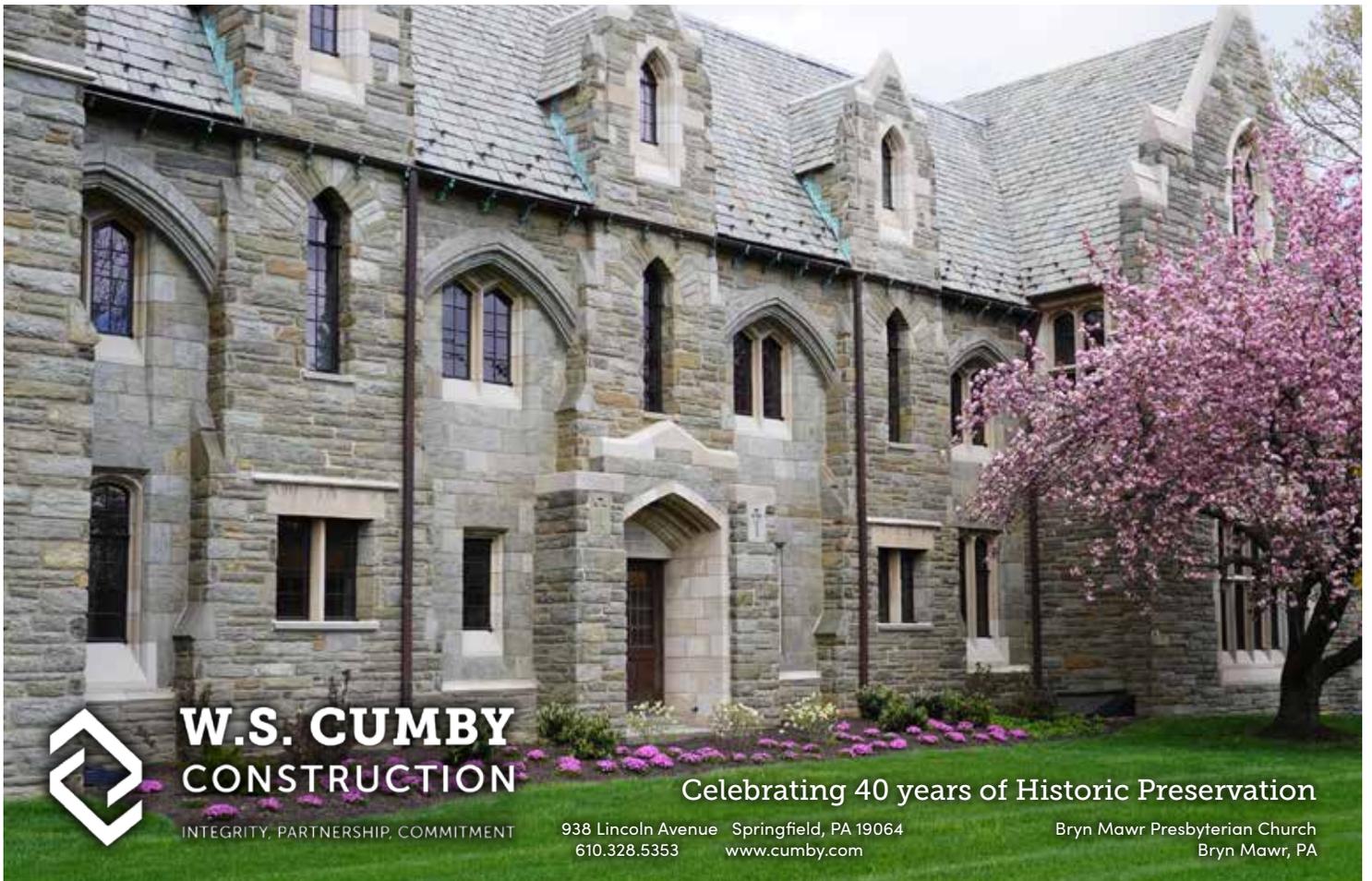
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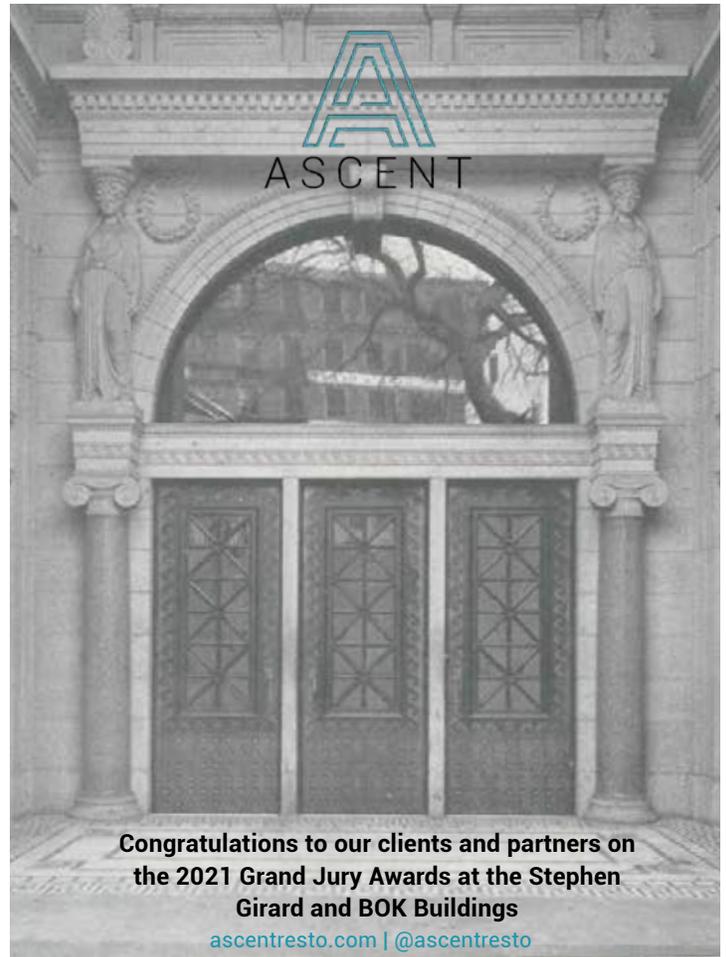
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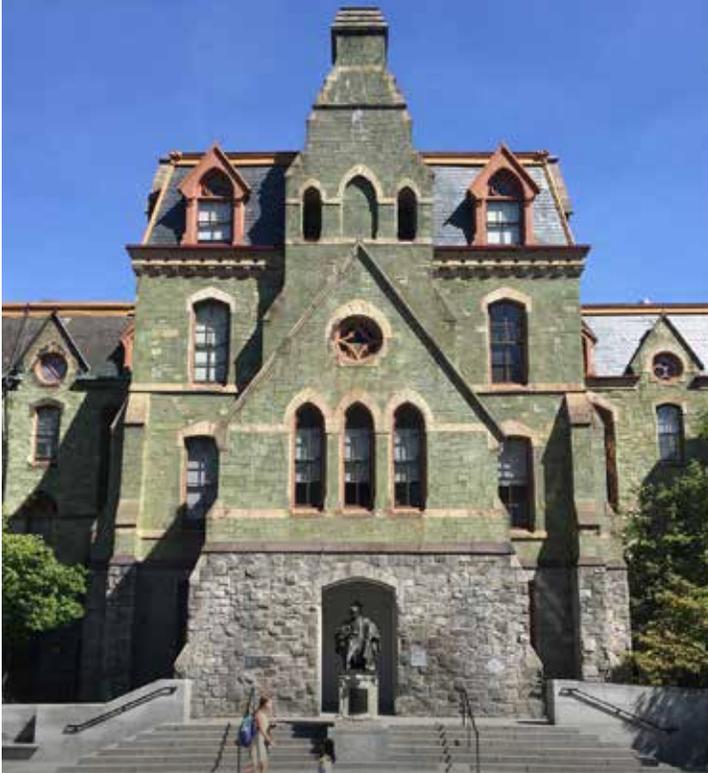
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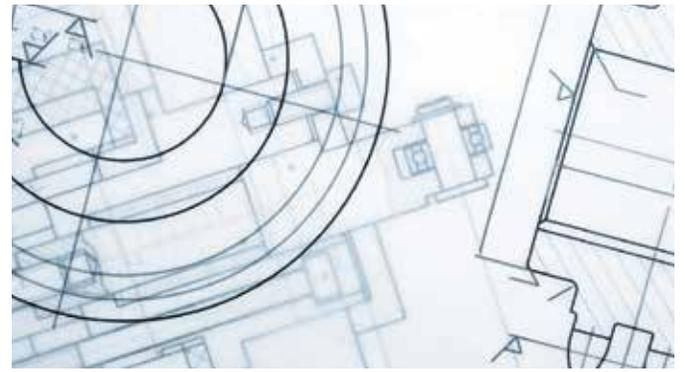


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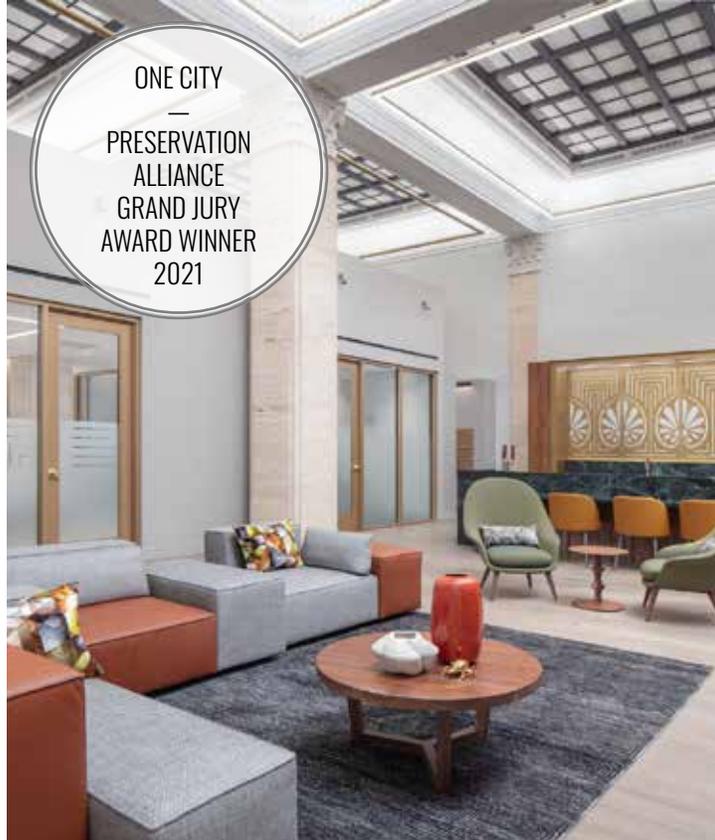
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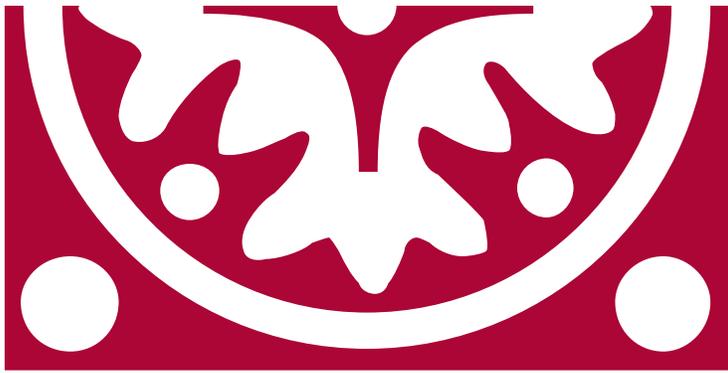
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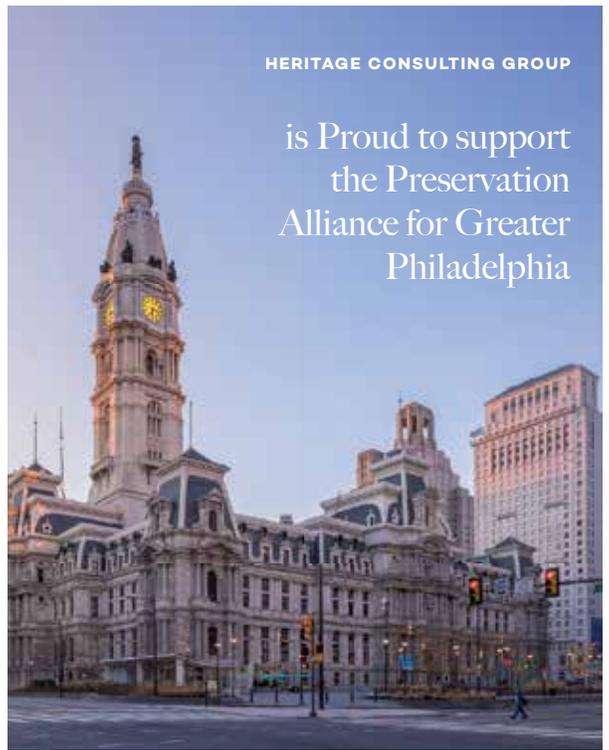
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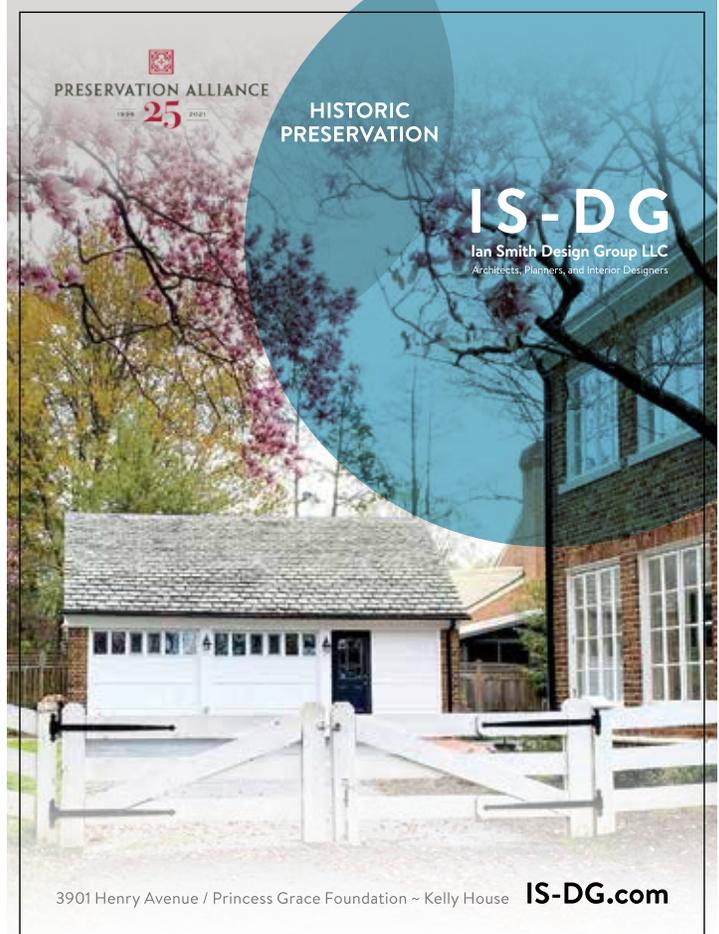
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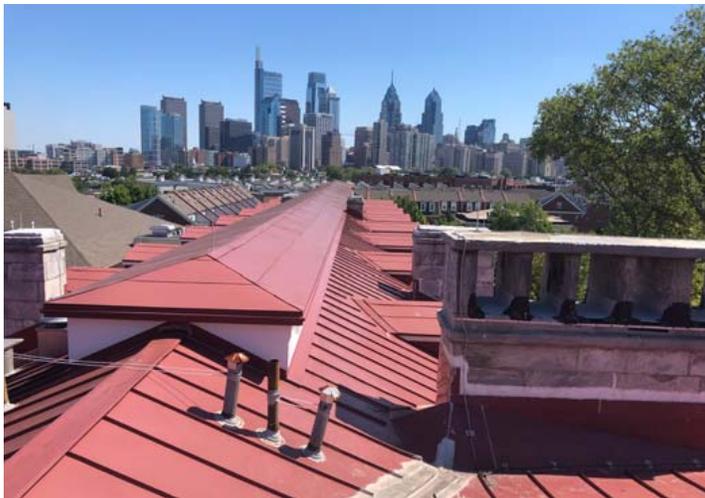


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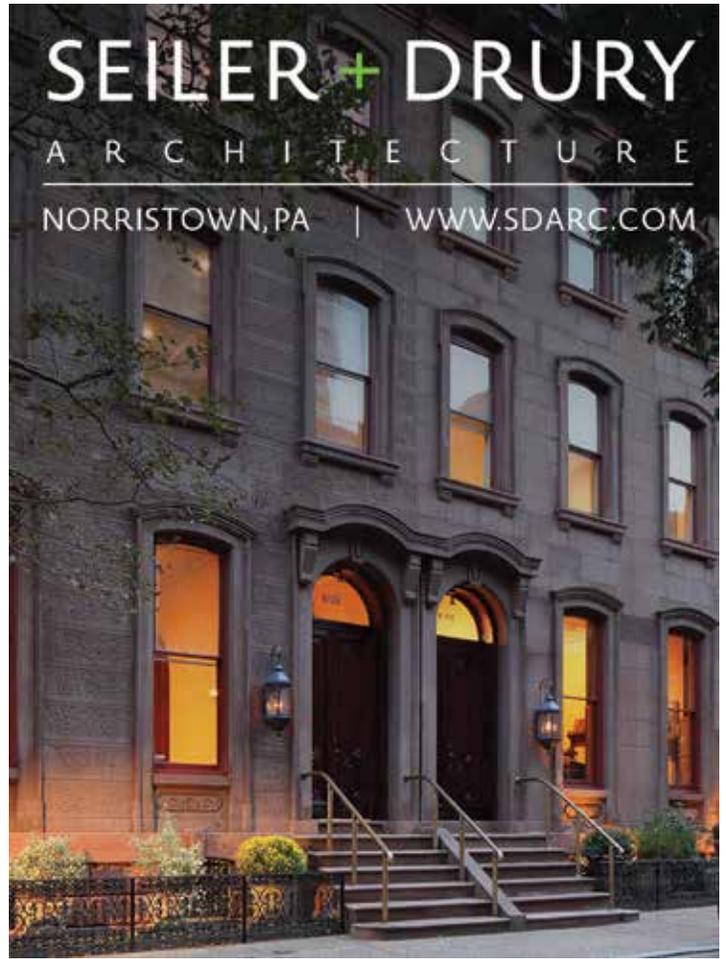
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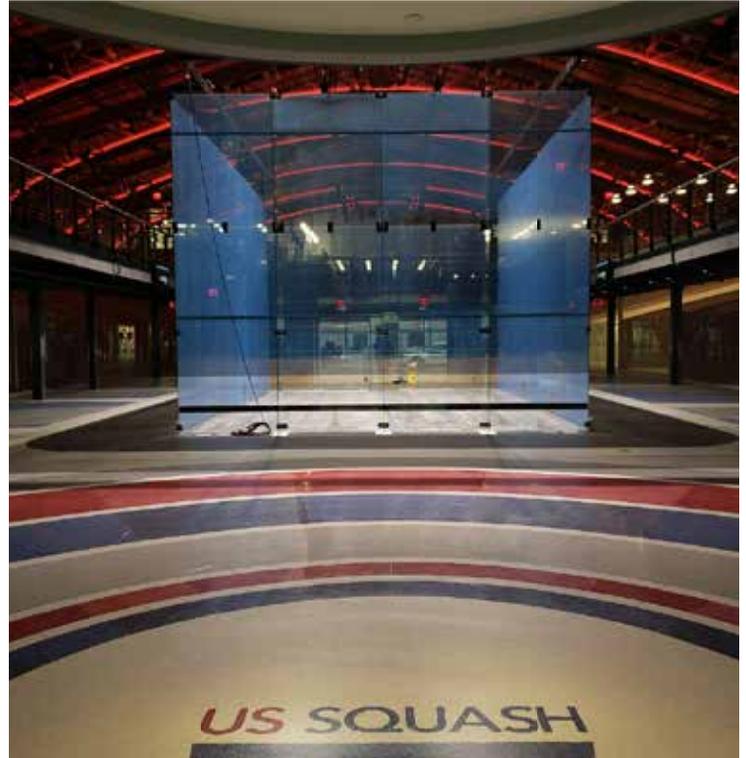
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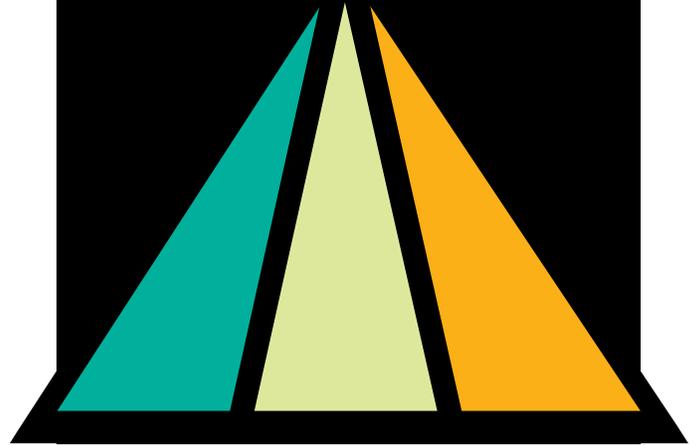
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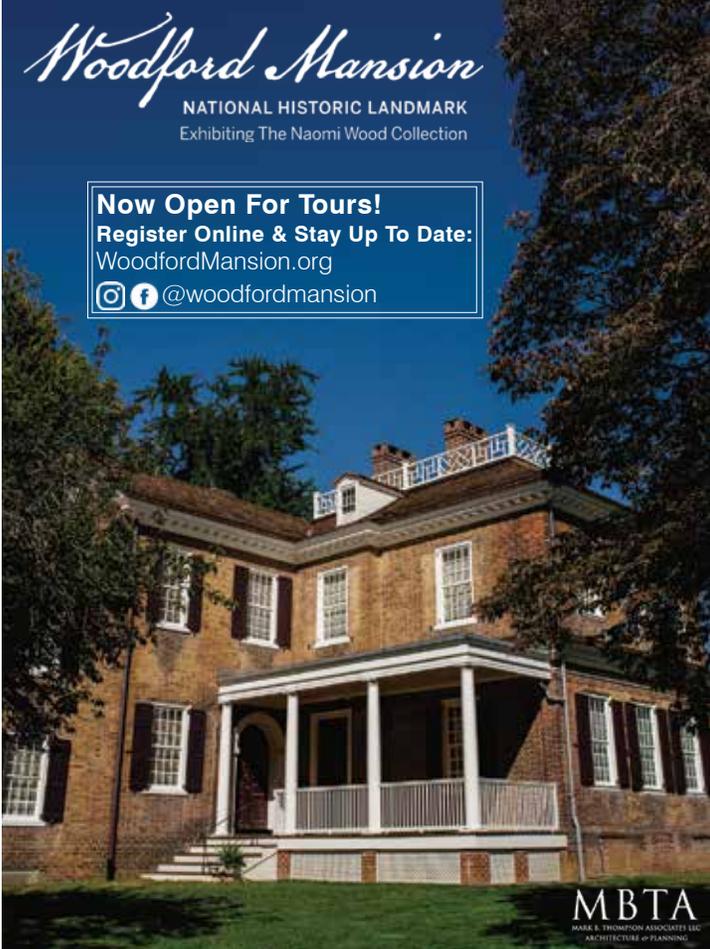
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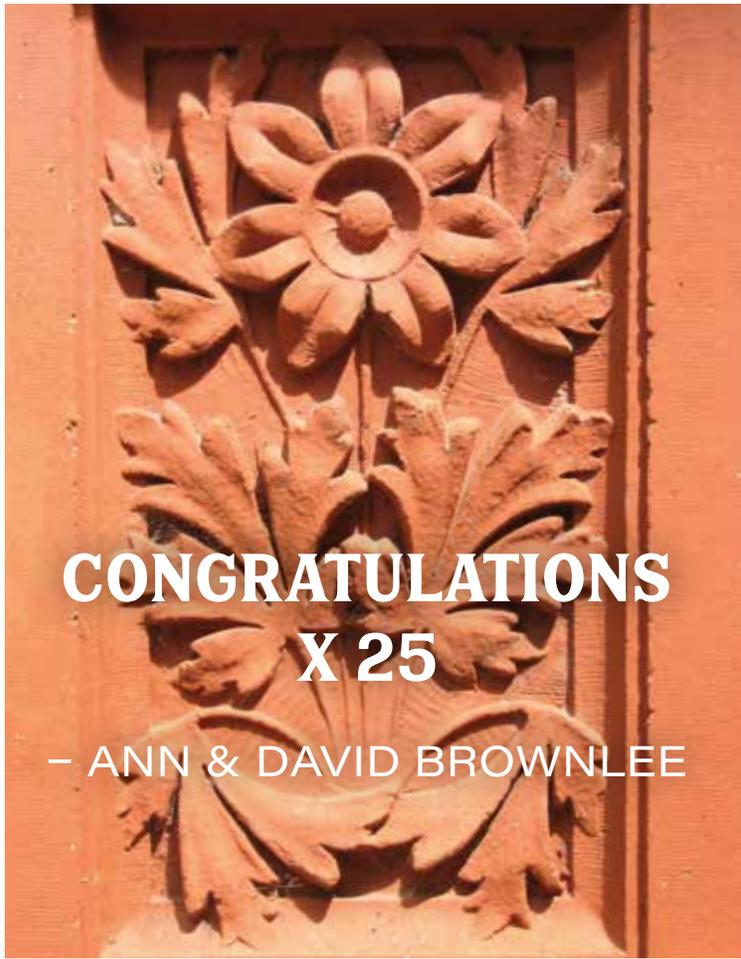
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