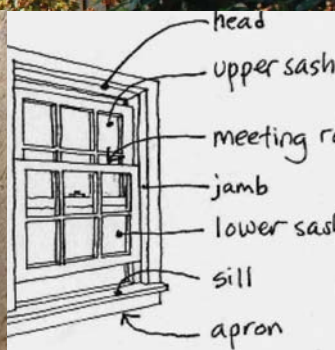


THE PRESERVATION ALLIANCE'S

SIXTEENTH  
 ANNUAL  
 PRESERVATION  
 ACHIEVEMENT  
 AWARDS



MAY 2009

# THE PRESERVATION ALLIANCE

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## FOR GREATER PHILADELPHIA

The Preservation Alliance for Greater Philadelphia actively promotes the appreciation, protection, and appropriate use and development of the Philadelphia region's historic buildings, communities and landscapes.



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**PRESERVATION  
ALLIANCE**

*for greater philadelphia*

SIXTEENTH  
ANNUAL  
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AWARDS

Monday, May 11, 2009

**THE PARK HYATT AT THE BELLEVUE**

Broad & Walnut Streets | Philadelphia, PA

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THE HONORABLE EDWARD G. RENDELL,  
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<b>Special Recognition Awards</b>	<b>2</b>	<b>AIA Philadelphia Awards</b>	<b>16</b>
James Biddle Award		AIA Landmark Building Award	
Public Service Award		Henry J. Magaziner, EFAIA Award	
Rhoda and Permar Richards Award		of the Historic Preservation	
Board of Directors Award		Committee of AIA Philadelphia	
Community Action Awards		<b>Easement Donor Recognition</b>	<b>17</b>
<b>Grand Jury Awards</b>	<b>6</b>	<b>Luncheon Sponsors</b>	<b>18</b>

# SPECIAL RECOGNITION AWARDS

## THE JAMES BIDDLE AWARD

For lifetime achievement in historic preservation



### HYMAN MYERS, FAIA

Hy Myers has made an exceptional contribution to the field of historic preservation, both as an architect and through service on the boards and committees of many nonprofit organizations and public agencies. Over the course of his 37-year career, Hy has directed preservation work on over 200 projects, including many of Philadelphia's National Historic Landmarks. Among his early projects in Philadelphia were the 1976 restoration of the Pennsylvania Academy of the Fine Arts, followed in 1980 by the restoration and conversion of the Bellevue Stratford Hotel to a mixed-use facility. Subsequently, he directed preservation work on such notable sites as Independence Hall, the Academy of Music, Girard College, the Reading Terminal Train Shed, the Philadelphia Museum of Art and City Hall.

Hy's work has not been confined to Philadelphia. As director of preservation services for VITETTA, he has led restoration projects for the Pennsylvania Capitol Building in Harrisburg, the Cleveland Museum of Art and the National Gallery of Art in Washington.

Hy's most notable public service was his 27-year membership on the Designation Committee of the Philadelphia Historical Commission, where he helped to strengthen numerous nominations of historic buildings and districts through his scholarly knowledge of architectural history. He is also former board chair of the Pennsylvania Bureau of Historic Preservation.

Hy's work has been recognized with many honors, including awards from the National Trust for Historic Preservation. In 1992, Hy received the F. Otto Haas Award, Pennsylvania's highest recognition for contributions by an individual in the field of historic preservation.

## PUBLIC SERVICE AWARD

For preservation in the public interest



### NANCY KOLB

Nancy Kolb, president and CEO of the Please Touch Museum, began her career in historic preservation. Nancy served as director of Pennsbury Manor from 1972 to 1982, and then moved to the Pennsylvania Historical and Museum Commission from 1982 to 1988. She returned to serve as a member of the Commission from 1998 to 2002. This long-standing interest in history, her professional preservation background and 20 years of museum experience made Nancy the perfect person to lead the adaptive reuse of Memorial Hall for the Please Touch Museum.

From the start of the \$88 million conversion, Nancy set a high standard for faithful restoration of the historic building and its reuse as a children's museum. Not only were the exterior of the building and the central rotunda space carefully restored, but under Nancy's leadership other historic elements were added, including the restored 1908 Woodside Park Dentzel Carousel. Nancy also extended the project's scope to include the history of the Centennial and worked with nearby institutions to create a master plan for a Centennial District.

Nancy has long been recognized as a leader in the museum field and for her dedication to fostering educational and arts programs for children. She has served on the Mayors' Cabinet for Children and Families, the Philadelphia Art Commission and on a national program to link museums with Head Start programs. In 2009, she was appointed general chair of the American Association of Museums' annual meeting in Philadelphia.

With the restoration of Memorial Hall, Nancy has provided children with the opportunity to experience a great historic building, a first step in developing the next generation of historic preservationists.

The Preservation Alliance's board of directors honors individuals and organizations who have made significant contributions to historic preservation with its Special Recognition Awards.

## RHODA AND PERMAR RICHARDS AWARD

For service to the Preservation Alliance



### GEORGE HOESSEL

George Hoessel came to the Preservation Alliance in 2005, offering his assistance as a volunteer. He worked first with Randy Cotton on the Preservation Alliance's easement program, inspecting properties and developing a new database for easement records.

George was so efficient in his work that when it came time to organize the first Old House Fair, Patrick Hauck retained George to help solicit vendors and organize the fair. For the past three years, George has been an indispensable member of the Old House Fair team, this year helping to bring in a record 72 vendors.

In addition to these two specific tasks, George has offered his services wherever needed. He makes sure that supplies are ordered, office equipment is functioning, mail is distributed and that birthdays are properly celebrated with a delicious cake from a bakery near the South Philadelphia home he renovated.

George came to the Alliance after relocating to Philadelphia from Washington D.C. following a 28-year career at the U.S. Environmental Protection Agency. He has had a lifelong interest in maps, history, architecture and cities fostered by attending graduate school in city planning at the University of Pennsylvania. Born in West Berlin, Germany, George emigrated with his family in 1952 and was raised in Massachusetts.

George is an invaluable member of the Preservation Alliance staff, bringing indefatigable energy and good cheer to everything he does.

## BOARD OF DIRECTORS AWARD

For exceptional stewardship of historic properties



### EASTERN STATE PENITENTIARY HISTORIC SITE, INC.

Eastern State Penitentiary Historic Site, Inc. has demonstrated exceptional stewardship in the maintenance, restoration and interpretation of one of Philadelphia's most challenging historic sites.

After it opened in 1836, John Haviland's design for a prison based on the concept of solitary confinement was copied for more than 500 penal institutions worldwide. However, by 1988 the massive prison was empty and threatened with demolition. An ad hoc group of scholars, preservationists and neighbors, along with representatives of the Pennsylvania Prison Society, a sponsor of the original prison, formed a task force to try to preserve the Penitentiary. Planning studies were undertaken and a major exhibit held at the Philadelphia Museum of Art, leading to the start of nighttime Halloween tours in 1991 and seasonal tours in 1994. The success of these efforts led to the formation of Eastern State Penitentiary Historic Site, Inc. in 1998 and the establishment of a permanent preservation and interpretation program.

Recognizing that full restoration of the prison was an impossible goal, Eastern State has maintained and interpreted the prison as a "preserved ruin," an approach that lends much to its popular appeal. Individual cells and special rooms have been restored while others remain in a state of decay. Into these areas Eastern State has introduced imaginative interpretative exhibits that draw attention to contemporary issues of corrections and justice.

Eastern State Penitentiary Historic Site, Inc. now draws 250,000 annual visitors to the prison. And in another major accomplishment, in 2008 the organization was successful in having the National Park Service agree to nominate the Penitentiary as a World Heritage Site during the next 10 years.

# SPECIAL RECOGNITION AWARDS

## COMMUNITY ACTION AWARDS

For achievement by community organizations



The 2009 Community Action Awards are given to three organizations engaged in building collaborations with a focus on the history and preservation of historic resources in a specific geographic area.

### HISTORICAL SOCIETY OF FRANKFORD'S CENTER FOR NORTHEAST PHILADELPHIA HISTORY

In 2007, the Historical Society of Frankford created the Center for Northeast Philadelphia History to develop greater awareness of the rich, but often under-appreciated history of Northeast Philadelphia.

The Center brings together a broad range of communities and interests, representing religious organizations, civic, neighborhood and business groups, libraries, historic sites, parks and others. Among the diverse participating organizations are: Friends of Lower Dublin Academy, Historic and Patriotic Society of Northeast African Americans, Glen Foerd on the Delaware, Friends of the Holmesburg Library, Tacony Historical Society and Delaware River City Corporation. Individual participants include local historians and community residents motivated by an interest in family and local history or neighborhood pride.

The Center meets bi-monthly at historic locations throughout the Northeast and is engaged in a number of activities. These include publishing a popular series of local history articles in the *Northeast Times* newspaper, compiling a database of Northeast Philadelphia historical sites and collections, working to identify and preserve local archival and manuscript materials, networking to document and/or save endangered historic properties, and developing a Northeast Philadelphia history website.

The Center is just the latest undertaking for the Historical Society of Frankford, which was founded in 1905 and maintains a museum and library collection related to the history of Northeast Philadelphia.

## COMMUNITY ACTION AWARDS

For achievement by community organizations



### HISTORIC GERMANTOWN

Historic Germantown is a consortium of 14 organizations concerned with the preservation and interpretation of historic sites in the Germantown area. Originally founded as Historic Germantown Preserved in 1980, this collaborative effort has for 29 years fostered the appreciation of one of the richest and most diverse concentrations of historic sites in the United States.

The members of Historic Germantown are: ACES Museum, Awbury Arboretum, Cliveden of the National Trust, Concord School, The Germantown White House, Ebenezer Maxwell Mansion, Germantown Mennonite Meetinghouse, Germantown Historical Society, Grumblethorpe, Historic RittenhouseTown, Johnson House Historic Site, LaSalle University Art Museum, Stenton and Wyck.

Historic Germantown facilitates the exchange of information, coordinates activities and helps form partnerships among the participating sites. For example, Cliveden, Stenton, Wyck and Johnson House Historic Site partner on the award-winning History Hunters Youth Reporter program, which serves Philadelphia's underserved elementary schools by bringing thousands of schoolchildren to the sites. Participating organizations also collaborate on summer camps for children and the Revolutionary Germantown Festival, held the first Saturday of October.

Most recently, with the help of the Heritage Philadelphia Program and the Marketing Innovation Program of the Pew Charitable Trusts, the sites launched a new logo and slogan to help further the coordinated marketing of programs and services to the community. "Historic Germantown—Freedom's Backyard" will help the members in their efforts to promote the personal stories connected with the American history to be found in historic Germantown.

### CHESTER COUNTY HISTORIC PRESERVATION NETWORK

The Chester County Historic Preservation Network was formed in 1997 by a concerned group of preservation professionals and municipal officials to help municipalities grapple with development pressures facing their communities. The Network, a nonprofit organization, is a collaborative effort of local organizations and individuals dedicated to the mission of promoting, protecting and preserving the county's historic resources and landscapes through education, facilitation and public and private advocacy. One of the Network's crowning achievements has been helping municipalities establish historical commissions; there are now approximately 55 commissions within the county's 73 municipalities.

The Network promotes preservation in many ways. For over 10 years it has held a highly regarded spring preservation workshop and two educational meetings in the fall with presentations by experienced preservation professionals, attorneys and government officials. Each summer the Network holds a volunteer recognition celebration to acknowledge preservation volunteers, highlighting their successes and challenges and thanking them for their commitment.

The Network also publishes *The Chester County Ledger*, a quarterly newsletter, which reaches nearly 700 historical commission members and others. Since 2004, it has supported the Chester County Historic Resources Atlas project, and its board members meet with historical commission members at their regular meetings. Since 2005, the Network has been a sponsoring partner in the county's Town Tours and Village Walks program.



## 832 LOMBARD STREET

Philadelphia

HONORING:

**Masada Custom Builders, Inc.**

(Isaac Ohayon and Naomi Alter-Ohayon)

*St. Edmond's Federal Savings Bank*

Masada Custom Builders first considered rehabilitation of an abandoned church on Lombard Street in 1991. At that time, the church retained its pews, ceiling paintings and elegant moldings. However, years of water damage had caused such serious deterioration that Masada thought renovations would be too expensive. But 13 years later, the church was again for sale and during that interval Masada had gained sufficient restoration experience to take on the ambitious project.

An initial inspection revealed the building might collapse at any time, so Masada replaced falling bricks and installed new steel beams to stabilize the foundation and walls. Historic pictures of the church supplied by Philadelphia Historical Commission staff helped guide the authenticity of the exterior restoration. Layers of deteriorated stucco were scraped and new stucco applied. Hundreds of bricks were replaced to further stabilize the exterior. The wrought-iron fence was rebuilt to resemble the original.

Most of the church interior had deteriorated beyond repair, so it was converted to a unique single-family home. The 48-foot-high ceiling illuminated by a skylight was retained, and a 40-foot mezzanine overlooks the main entrance. Elsewhere, materials for the floors, kitchen, bathrooms and woodwork were imported from around the world.

During renovations, an 1850 burial vault was discovered containing the remains of individuals determined to be the Reverend and Mrs. Gloucester, two of the founders of the original Lombard Central Presbyterian Church. Consulting with members of the current church and the Presbytery, the developers had the remains reinterred at Old Pine Church graveyard. The grave is now accessible to all to pay respect to the founders.



## ARCADIA UNIVERSITY, MURPHY HALL

Glenside, PA

HONORING:

**Arcadia University**

*Russell Roofing, Joseph Manero Masonry, John Byrne Painting, Thomco Inc.*

The 129-foot clock tower atop Murphy Hall is a well-known landmark on the campus of Arcadia University. Designed by renowned architect Horace Trumbauer, the 1892 structure was originally used to house carriages, horses and later automobiles on the estate of William Welsh Harrison. The building was purchased in 1929 by Beaver College, now Arcadia University, and converted to classroom space.

By 2008, the existing tile roofing on the clock tower and two lower turrets was in need of major repairs. The copper roofing on four dormers had deteriorated and was causing severe damage to the tile roofing as well as the wood substructure. Tiles were beginning to fall off, damaging the lower roof and endangering passers-by.

Once the extent of the damage was assessed, the decision was made to remove and reinstall as much of the original tile as possible. Russell Roofing carefully removed, stored and reinstalled all field tiles. Where necessary, duplicate replacement tile was custom fabricated by the original manufacturer in Ohio. New copper roofing and flashings were fabricated for all four dormers. Wood louvers, which had previously been painted, were covered with copper to eliminate future maintenance.

With scaffolding in place, significant damage to the stone masonry walls and all exposed painted wood areas was discovered, necessitating repointing and complete repainting of all wood areas and the detailed metal face of the working clock.

Extensive carpentry repairs were also completed on the curved-radius eave edge. The extremely fragile, 400-plus-pound, terra-cotta finial atop the turret was carefully removed, repaired and reinstalled to once again serve as the visual apex of the university campus.





## BRYN MAWR FILM INSTITUTE

824 W. Lancaster Ave., Bryn Mawr, PA

HONORING:

**Bryn Mawr Film Institute**

*Voith & Mactavish Architects LLP, Keast & Hood Co., QED, Bartush Signs, E. Allen Reeves Inc., Fiore Skylights, Evergreene Architectural Arts*

In 2002, Juliet Goodfriend created the nonprofit Bryn Mawr Film Institute to stop conversion of the then-deteriorated theater into a health club and to restore it as a community asset. Built in 1926 as the Seville Theater, it was converted in the 1950s into a twin theater and the original marquee and much interior detailing were removed.

The Film Institute purchased the building in 2004 and commissioned Voith & Mactavish Architects to prepare a rehabilitation master plan. The first projects had an immediate impact; projection and sound equipment were upgraded and the lobby and concession area were refurbished. The theater re-opened within three months of its purchase along with a café.

Next came a new marquee and facade lighting, funded by a grant from the Dorrance H. Hamilton Family Fund. The marquee's design was inspired by the original 1926 version with its aged-metal finish, incandescent chase lights and classic neon. Interior renovations allowed the Institute to more fully serve its educational mission.

The most recent restoration has been the two-story central arcade, which retained much of its historic material in a state of "squalid splendor" hidden above a dropped ceiling. Missing ornament and faux stone elements were reproduced with a baking-soda technique used a century before. Paint analysis determined the original color palette and glazing techniques. A deteriorated skylight was replicated and illuminated with concealed LED fixtures.

Today, the Bryn Mawr Film Institute screens films seven days a week and has more than 6,000 members.

## CHINATOWN FRIENDSHIP GATE

10th and Arch Streets, Philadelphia

HONORING:

**City of Philadelphia Department of Public Property**

*Chinatown Development Corp., International Visitors Council, Yao C. Huang AIA, Sabrina Soong AIA, Watts Restoration Inc., Superior Scaffold Services, Dietz & Watson Inc., Liu Jie, Liu Jinduo, Su Jingwang, Zhang Qin, Liang Xueping, Sun Yundong*

The Chinatown Friendship Gate, which spans 10th Street, was dedicated in 1984 as a symbol of cultural exchange between the Sister Cities of Tianjin, China and Philadelphia (the first such agreement between U.S. and Chinese cities). It was, at the time, the largest and most classically authentic ceremonial Friendship Gate in the United States. The 88-ton concrete structure was originally decorated by 12 artisans from Tianjin with glazed roof tiles and ornaments and painting done in the style of the Ching Dynasty (1644-1911). Four bold Chinese characters proclaim "Philadelphia-Chinatown-Tianjin."

Years of harsh Philadelphia winters and humid summers took their toll and in 2004, the Philadelphia Department of Public Property completed structural stabilization and replacement of the roof tiles.

The more recent work focused on removing paint, wood repairs and repainting, with the Philadelphia Chinatown Development Corporation as project developer and the International Visitors Council/Sister Cities Program as project director. The late Sabrina Soong served as project architect and preservation consultant.

Craftsmen from Tianjin (which covered the artisans' wages) used centuries-old traditional methods in their restoration work, including the application of gold leaf. The paint's base was created by boiling Tung oil in an open field and mixing it with pig's blood, flour and lime. Traditional *gaoli*, a heavy rice paper, was used to transfer the Chinese patterns onto the gate for repainting.

Students from Temple University's School of Communications and Theater documented the Phase II project, which was completed in October 2008.



## CRANE STABLE

1431 Cadwallader St., Philadelphia

HONORING:

**Crane Arts, LLC**

*Milner + Carr Conservation LLC, Continuum Architecture & Design Inc., John Milner Architects Inc.*

In 1905, the Crane Plumbing Company built a warehouse complex in the bustling Kensington industrial district north of Girard Avenue. The buildings—designed by Philadelphia architect Walter Ballinger—included a three-story stable that housed carriage and delivery wagons on the first floor, horse stalls on the second floor and a hay loft on the third floor.

In 2007, Milner + Carr Conservation, LLC, and John Milner Architects, Inc. leased the stable for their offices and studios. The building, by then vacant for many decades, needed much work to preserve the brick and wood framing and to adapt the spaces for the new use, including the installation of life-safety systems, new mechanical, electrical and plumbing components and employee amenities.

The original use and layout of the building presented an ideal framework for the new occupants who specialize in traditional architectural design and the restoration and conservation of historic buildings, monuments and decorative objects. The high ceilings and open plan of the first floor translated well into conservation studios and laboratory space while allowing larger pieces to be transported inside through the former carriage doors. The second and third floors were renovated to serve as office space and architectural studios.

Great care was taken to retain as much of the historic fabric as possible. Brick walls were left exposed and custom windows were installed to replicate the originals. Even the original horse stalls were preserved and restored to function as individual office cubicles. Today, the sturdy, 10,000-square-foot structure serves as a highly functional headquarters and inspirational adaptive reuse for the historic preservation professionals who work there.

## EASTERN STATE PENITENTIARY SYNAGOGUE

22nd Street and Fairmount Avenue, Philadelphia

HONORING:

**Eastern State Penitentiary Historic Site, Inc.**

*Milner + Carr Conservation LLC, McKee's Siding Inc., Hatzel & Buehler Inc., Schneider Restorations Inc., Munn Roofing Corp.*

In the early 1920s, a small synagogue for Jewish inmates was established along Cellblock 7 at Eastern State Penitentiary by Alfred W. Fleisher, president of the prison's board of trustees, and a number of dedicated volunteers from Philadelphia's Jewish community, notably William Portner.

After the Penitentiary closed in 1971, the historic prison and its synagogue steadily deteriorated. When tours began in 1994, both the route to the synagogue and the synagogue itself were too dangerous for public access.

Efforts to reopen the synagogue began several years ago when University of Pennsylvania students researched Jewish life at Eastern State and conducted a conditions assessment and archeological investigation. Next, a new Synagogue Restoration Committee approached descendants of the Fleisher and Portner families for support. Their major donations, as well as hundreds of others, made possible the 2008 restoration of the synagogue to its appearance circa 1960.

Milner + Carr Conservation, LLC performed interior conservation, reintegrating original fabric alongside reconstructed elements in an effort to maintain historic integrity and structural stability. The heavily damaged ornamental plaster ceiling was largely reconstructed with representative sections of the original conserved in-situ. The original finishes of wooden elements—including the doors, benches, wainscot, reader's desk and Ark—were restored. Historic photographs guided the fabrication of decorative sconces and period floor tiles were reinstalled, supplemented by replicated replacement tiles.

Last month, the restored synagogue became part of the public tour program at Eastern State Penitentiary, offering visitors a new insight into prison life at the National Historic Landmark.



## HARGROVES HOUSE

61 W. School House Lane, Philadelphia

HONORING:

**Greene Street Friends School**

*Metcalf Architecture & Design, McCoubrey/Overholser Inc., Otto Honyak Masonry, ASR Stucco LLC, BEAM Ltd.*

In 2003, Greene Street Friends School—a K-8 independent school more than 150 years old—expanded its campus by purchasing the adjacent, historically significant Hargroves House. The school hired Metcalf Architecture & Design to revive the 176-year-old building.

The original (and rare in Philadelphia) wood-frame structure was built in 1833; a subsequent addition was added in the late-19th century. While the history of the building was rich—it served both as a residence and a boarding house—the appearance was drab and run-down. Among the problems, multiple layers of stucco on the façade needed to be removed to repair the wood framing.

Selective demolition revealed ashlar scoring in one part of the stucco exterior. The scoring was reapplied to all stucco facades of the earlier structure in accordance with the Philadelphia Historical Commission’s guidelines. Additional renovations to the exterior included the recreation of both the brick water table and the porch with historic detailing, a new roof, windows with true divided lights and historically appropriate shutters.

Interior renovations included historically accurate oak strip flooring, period moldings, a double fireplace and a historic staircase. The building now houses the school’s admissions, development and business offices.



## HATBORO LOFTS

237 Jacksonville Rd., Hatboro, PA

HONORING:

**Plumridge LP**

*C2 Architecture, Powers & Company Inc., BEAM Ltd., C.N. Timbie Engineers Inc.*

When the Roberts & Mander Company built its stove-manufacturing factory in 1918 along Jacksonville Road, it transformed once-rural Hatboro into a suburban industrial community. By the 1930s, 600 of the borough’s 2,000 residents worked at the factory, making it the largest local employer for more than 20 years. But the factory closed in the 1950s, contributing to a sense of desolation along this once-vibrant industrial stretch.

Now, however, the 244,000-square-foot, six-building site has been revitalized as Hatboro Lofts, a complex of much-needed residential units for local residents and commuters (a SEPTA rail station is just one-quarter mile away). Developers Plumridge LP retained consultants Powers & Company to get the old factory site listed on the National Register of Historic Places so that the adaptive-reuse project could benefit from the federal historic rehabilitation tax credits.

C2 Architecture maintained the buildings’ industrial heritage by retaining original skylights, exposed steel framing and brick walls and factory-type metal windows. In addition to more than 160 apartment units, the new complex will have an in-house restaurant. Several courtyards have been reclaimed as green spaces with new landscaping.

The rehabilitation has been in tandem with, and has contributed to, Hatboro’s “Elm Street” initiative, a statewide program established in 1994 to upgrade the image of older communities across the Commonwealth.



## HISTORIC SMITHVILLE

Mount Holly, NJ

HONORING:

**Burlington County Board of Chosen Freeholders**  
*VITETTA, Andropogon Associates, J.S. Cornell & Son Inc., Van Sickle & Roller Ltd., ACT Engineers Inc., Hunter Research Inc., Dan Lepore & Sons Company*

On the banks of Rancocas Creek in Burlington County, New Jersey, Smithville is a rare, intact Victorian-era industrial village. Hezekiah B. Smith acquired an entire mill village in 1865 to manufacture woodworking equipment. Besides the 1830s mansion that became Smith's own residence, the village eventually included worker housing, factory buildings and a working farm. Smithville today comprises 26 buildings and is being preserved as a county heritage site.

The Board of Chosen Freeholders started interpreting Smithville in 1996 guided by a master plan for the historic village and its surrounding parkland. That plan received a Preservation Achievement Award in 1997. Subsequently, bricks-and-mortar projects, adaptive reuse and continued planning have furthered the interpretation of the site as a reminder of the Industrial Revolution.

In 2001, VITETTA completed a landscape plan for Park Avenue where workers' housing is sited. In 2006, several buildings were rehabilitated to accommodate park offices and several other buildings were stabilized.

Most recently, the Park Avenue streetscape has been restored. Careful archeology preceded the burial of overhead utilities, new paving re-established original paths and the original stone wall and iron steps along the street were restored. Replica light fixtures were based on historic photographs. Smith's bandstand, demolished in the 1940s, was replicated adjoining a new location for outdoor events marked by a "ghost" framework suggesting the long-gone conservatory. Interpretive signs were installed throughout.

Currently at Smithville, plans are underway for the renovation of more workers' houses to accommodate a museum, gallery and welcome center.

## HOFFMAN STUDIO

Conestoga Rd., Wayne, PA

HONORING:

**David Hoffman**  
*MGA Partners, McCoubrey/Overholser Inc., CVM Construction, Precis Engineering Inc., Tigre Lighting Inc.*

This Neo-Classical brick structure was built in the early 1900s, when even an electrical substation could possess style and architectural presence. The substation originally served the needs of the Philadelphia and Western Railroad, but by the 1950s it was "re-purposed" as a sculptor's studio, and then became abandoned for many years. When David Hoffman, the sculptor's son, purchased the property in 2004, he discovered an extensive collection of his father's plaster casts and molds in the building, inspiring him to renovate the building as a studio/gallery for his artist wife and a permanent home for his father's work.

While the exterior has been carefully restored—including the original wood windows, brick walls, and stone trimwork—the interior is now a successful blend of old and new. The original interior glazed-brick walls, concrete floor and steel framework have been restored and remnants of the building's industrial history have been retained, such as ceramic conductors, exposed conduits and steel hangers.

MGA Partners designed a new loft structure to go into the expansive, 6,000-square-foot space. The loft, made from steel and reclaimed wood, is compatible with the building's industrial heritage and creates a fluid relationship between the new ground-level exhibition gallery and a raised, semi-private studio space. Another permanent gallery occupies the basement.

The project incorporated sustainable "green" technology such as reclaimed building materials, geothermal wells to provide heating and cooling and a reflective membrane roof. The nine-acre site preserves a meadow, stream and woodland and is edged by the old railroad right-of-way, which is now part of a public walking trail.



## THE LIPPINCOTT

300 Block of N. Market Street, Wilmington, DE

HONORING:

**Market-Preservation Associates, LLC**

*Preservation Initiatives Inc., Construction Services Group LLC, Runyan & Associates Architects, Keystone Preservation Group, The Kachele Group, Blake & Vaughan Engineering Inc, Landmark Engineering, Enterprise Masonry Corporation, B&M Partition Inc., Glass Orchid Studios*

Lippincott's Department Store on the 300 block of North Market Street became a Wilmington landmark at the beginning of the 20th century. Like Lit Brothers in Philadelphia, it unified a group of pre-existing, mid-19th-century buildings into a single retail complex. But by 2007, insensitive interior alterations and 10 years of vacancy and neglect had taken their toll.

Market-Preservation Associates set out to combine nine buildings and two vacant lots on the block into one mixed-use complex, restoring the significant exterior façade elements and the remaining fragments of interior detail. Initial construction revealed structural instability in a number of rear walls, requiring sensitive rebuilding and stabilization of original fabric. In one instance more than 50 tie rods were installed to stabilize an original wall.

Unsympathetic exterior modifications were removed and facades returned to their historic character following the Secretary of the Interior's Standards. Masonry was lightly cleaned and repointed matching the original mortar, stained glass and leaded glass transoms were restored and stucco and trim elements were scraped and repainted based on a historically accurate paint scheme. On one façade, the original serpentine veneer underwent careful repair and replacement with new stone—acquired from a reopened local quarry—cut to the same size and shape as damaged originals.

The redeveloped buildings include retail and office spaces that return a viable use to the block while maintaining the scale of old Market Street and contributing to the vitality of the historic commercial core of the city.

## MOTHER BETHEL A.M.E. CHURCH

419 Richard Allen Ave., Philadelphia

HONORING:

**Mother Bethel A.M.E. Church**

*Atkin Olshin Schade Architects, 1:1:6 Technologies Incorporated, Keast & Hood Co., Premier Building Restoration Inc., The Temple Group, Wolf Historic Preservation*

Mother Bethel African Methodist Episcopal Church is a National Historic Landmark, an important tourist attraction and home to a vibrant congregation that is an exceptional steward of its celebrated church.

The congregation dates to 1787 when Richard Allen, a freed slave and minister, led fellow blacks from St. George's Methodist Church to protest segregated worship. He acquired the site at 6th and Lombard streets in 1791; it is believed to be the oldest continuously black-owned property in the country. The current 1890 building, a Richardsonian Romanesque structure designed by Hazelhurst & Huckel, is the fourth church on the site.

In 1999, the congregation commissioned Atkin Olshin Schade Architects to prepare a master plan for the church, prompting establishment of the Mother Bethel Foundation, which raised significant funds for restoration from a wide variety of sources.

A 2006 historic structures report indicated that while the building retained exceptional historic integrity, worsening exterior conditions put the public in jeopardy, and water infiltration through the roof threatened the sanctuary. Among the most impressive components of the subsequent work was the replacement of the slate roof, the installation of a new cross on the steeple approximating the floriated pinnacle that once graced its apex, the complete rebuilding of four pinnacles of the steeple and the removal of protective window coverings to once again reveal the beautiful stained glass windows.



## NEMOURS MANSION AND GARDENS

1600 Rockland Rd., Wilmington, DE

HONORING:

### The Nemours Foundation

*John Milner Architects Inc., Rodney Robinson Landscape Architects, Gredell & Associates, Bruce E. Brooks & Associates, Milner + Carr Conservation LLC, Wohlsen Construction Company, Ball & Ball, VanDemark & Lynch Inc., Brubacher Excavating Inc., Gooding Simpson & Mackes Inc., Connolly Flooring, Wayman Fire Protection Inc., The Tri-M Group LLC, Dan Lepore & Sons Company, Rasevic Landscape Company, Delcard Associates Inc.*

In 1910, Alfred I. duPont, founder of the DuPont Chemical Company, collaborated with architects Carrere and Hastings to build Nemours. Following principles of Beaux-Arts Classicism, the 47,000-square-foot mansion is the focal point of a vista inspired by the gardens at Versailles.

After the death of Alfred's widow in 1970, the mansion and gardens became a museum. Over the years, however, the architecture and landscape suffered from inappropriate alterations and incremental deterioration. In 2004, the Nemours Foundation undertook an ambitious campaign to restore the estate to its original splendor.

The \$28 million project was completed in May 2008, based on physical and archival research by John Milner Architects and Rodney Robinson Landscape Architects and designed to minimize the impact on the historic fabric and enhance the visitor experience.

Inside, elaborate ironwork, polychrome walls, scagliola columns, plaster ceilings and oak millwork were carefully restored. Outside, masonry, ornamental metalwork, doors, windows and color schemes were restored and below-grade waterproofing installed. The dramatic sunken gardens and garden vistas were returned to their historical appearance, and garden structures and statuary cleaned and restored. Visitors to Nemours, open for seasonal tours, can now experience the estate as it evolved during the duPonts' residency.

## THE NEWPORT

1530 Spruce Street, Philadelphia

HONORING:

### Spruce 1530 LLC

*DPK&A, Graboyes Commercial Window Co., Donald E. Reisinger Inc., Cathedral Stained Glass Studios, John Ott, Mazzamuto Contractors, Nick Caprari*

In 1897, the nine-story Newport was one of Philadelphia's earliest high-rise apartment buildings, a collaboration between developer Albert Mershon and architect Thomas Bennett. But the condition of the Newport deteriorated over the years.

In 2001, Al Shapiro bought the Newport and began to bring the apartment building back to its former glory. This was not Mr. Shapiro's first rehabilitation. In 1967, he completed the rehabilitation of a "rather unsavory shell" on Lombard Street into nine attractive apartments, then continued to rehabilitate vacant and neglected apartments into prime residences. The Alvin N. Shapiro Fine Apartments Company owns, maintains and manages all its properties.

Relying on expert advice from Philadelphia Historical Commission staff, architects DPK&A and a team of specialty-trades contractors, Mr. Shapiro transformed the once-rundown Newport into a boutique apartment building of 46 units. More than \$4.8 million was invested in the project.

Distinctive copper cornices and vertical window bays were repaired, washed and sealed, and, in some cases, completely rebuilt. Deteriorated door and window woodwork was restored and painted in a multicolored scheme evocative of the building's original era. The brickwork was cleaned and repaired as necessary.

Perhaps most notable was the complete restoration—and, in many cases, recreation—of more than 20 stained-glass arched panels in the window transoms of the lower four floors. On the interior, original features were restored including a foyer mural of sailing ships.



## PHILADELPHIA CITY HALL

Philadelphia

HONORING:

**City of Philadelphia Department of Public Property**

*Kelly/Maiello Inc., VITETTA, Marianna Thomas Architects, Keast & Hood Co., Vinokur-Pace Engineering Services Inc., Norton Art Conservation Inc., Stephen McLaughlin Roofing Consultant, C.B. Development Services Inc., Daniel J. Keating Co., Avalotis, Lepore/Mark Inc., Hamada Roofing Inc., Crescent Iron Works, Window Repairs & Restoration LLC, Clad Sheet Metal LLC*

It took more than 30 years (1871-1901) to build Philadelphia's City Hall; not surprisingly, it took 18 years to fully restore the massive masonry exterior. The complex project began in 1991 with selection of a multi-disciplinary team to develop a master plan that included a historic structures report and conditions assessment.

From 1994 to 1998, four demonstration projects initially conducted in the building's northeast quadrant determined the best methods for restoration and preservation of the original building fabric. After that, restoration was accomplished in phases proceeding counterclockwise around the building.

After testing eight cleaning techniques, a low-pressure micro-abrasion treatment was chosen to transform the exterior's Massachusetts Lee marble to a gleaming white. More than 250 marble carvings of animal and human figures by sculptor Alexander Milne Calder, bas relief carvings and other embellishments were carefully cleaned and restored.

The 170,000-square-foot flat roof was replaced and rusting cast-iron cresting and other ornaments were cleaned and repainted. Hundreds of windows were restored; the design team developed a standardized air conditioner support bracket to unify the exterior appearance of the window openings and minimize the impact on the restored windows.

Today, the exterior of City Hall, a National Historic Landmark, is in a pristine condition unseen in generations.



## PHILADELPHIA MUSEUM OF ART

Philadelphia

HONORING:

**Philadelphia Museum of Art**

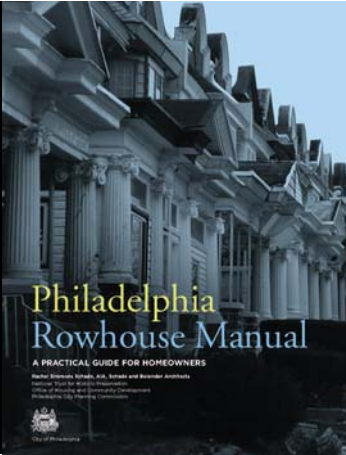
*VITETTA, Keast & Hood Co., Kreilick Conservation LLC, Architectural Testing, Landmarks Facilities Group Inc., Pennoni Associates Inc., Hughes Associates Inc., L.F. Driscoll Co., Lepore/Mark Inc., Thomas Roofing Company, Warren Lightning Protection, A.T. Chadwick Co. Inc., Metalan, ThyssenKrupp Safeway Inc., Historical Arts & Casting Inc., Criterion Labs Inc.*

The Philadelphia Museum of Art has been one of the city's iconic buildings since its opening in 1928. But decades of deferred maintenance had taken its toll on the building, so in 2005 work began on exterior renovations. First, the project team took extensive conditions assessments of the exterior, followed by myriad tests and analyses to assess potential preservation treatments. In addition, in order to allow the museum building and its great collections to remain open while work proceeded, the team developed procedures that required an especially high level of care and ingenuity.

The most essential task was to halt water infiltration. To seal the terra-cotta roof structure, over 2,000 linear feet of metal gutters and valleys were replaced with stainless steel and a new drain system was installed. Joints in the museum's limestone facade and terra-cotta ornament were repointed. Extensive masonry patching and other repairs were made and, where necessary, terra-cotta units and massive limestone blocks were replaced.

The masonry cleaning protocol included a combination of water misting, biocide, steam, mild detergent and low-pressure water wash, depending on specific conditions. Terra-cotta column capitals were cleaned with "backpack lasers" by the museum's Conservation Department. Other challenges included restoring Tiffany Studios' bronze and iron grilles.

To help interpret the ongoing work for the public, the architects' CAD-based drawings of the facades were enlarged to full-size and then draped on the construction scaffolding, enabling passers-by to view the largest "blueprints" ever displayed in Philadelphia.



## PHILADELPHIA ROWHOUSE MANUAL

HONORING:

**Philadelphia City Planning Commission**

*Schade & Bolender Architects, Gallini Hemmann Inc.,  
James S. Russell, The Steering Committee*

The rowhouse, whether a simple brick Trinity or a highly ornamented brownstone, is the quintessential Philadelphia housing form. The *Philadelphia Rowhouse Manual*, the first-ever guidebook specifically for Philadelphia rowhouses, is both an artful celebration of the city's iconic housing type and an invaluable aid to rowhouse owners in adapting and maintaining their property as an ideal model for 21st-century urban living.

The Philadelphia City Planning Commission published the *Philadelphia Rowhouse Manual* in 2008 so that rowhouse owners could obtain specific, practical advice to maintain and appropriately rehabilitate their property. Using clear language, illustrations and case studies, the 48-page publication provides guidance on how to adapt rowhouses for modern living without compromising their historic form and architecture.

The *Manual* begins with a brief history of the rowhouse, showing how the typical rowhouse floor plan has changed over the centuries. It then provides an easy guide for maintaining exterior building systems, such as roof, windows and masonry walls. The last section focuses on the interior with information on mechanical systems, storage, bathrooms and kitchens. With specific examples, the *Manual* also provides ideas to make the building type more sustainable. There is also a list of sources of information and products useful to the rowhouse owner.

The *Manual* is available as a free download at [www.philaplanning.org](http://www.philaplanning.org) and copies are available at all of the branches of the Free Library of Philadelphia. The Planning Commission also gave copies to all the city's civic associations, community development corporations and the Office of Housing & Community Development to distribute to their constituents.

## PLEASE TOUCH MUSEUM MEMORIAL HALL

Fairmount Park, Philadelphia

HONORING:

**Please Touch Museum**

*Northstar Advisors LLC, Kise Straw & Kolodner, Bala Consulting Engineers Inc., Design + Communication Inc., Keating Bittenbender McCrae, Grenald Waldron Associates*

Designed as the Fine Arts Building for the 1876 Centennial Exposition, Memorial Hall in Fairmount Park is the new home of the Please Touch Museum, the result of an \$88-million restoration and reuse project that took six years from concept to grand opening.

Following the Exposition, Memorial Hall served as the original Philadelphia Museum of Art, a recreation center, police station, recording studio and headquarters for the Fairmount Park Commission. But by 2000, Memorial Hall was closed to the public after years of neglect, quick fixes and unsympathetic alterations.

The Park Commission leased the building to the Museum, which set out to create a contemporary children's museum while restoring the historic structure. Exterior restoration included cleaning soiled granite and replacing missing carved stone. Original window configurations, long gone, were incorporated in the design of replacement windows, and new wood doors were based on historic photographs.

Inside, damage from roof leaks required the restoration or replacement of plaster and sheet metal ornament and the marble floor. Extensive paint research suggested an exuberant polychrome scheme in public spaces. Visitor amenities including a cafe, family-capacity restrooms, elevators and accessibility ramps were installed with minimal impact on the building.

Memorial Hall now houses more than 40,000 square feet of interactive children's exhibits. The restored Dentzel Carousel occupies a new 9,000-square-foot addition; in the basement, a restored model of the Exposition is on display. In its new setting, the Please Touch Museum can welcome nearly half a million visitors a year while returning one of Philadelphia's most distinctive structures to active use.





## THE SPRETER STUDIO

Conshohocken State Rd., Gladwyne, PA

HONORING:

**Michael and Karen Spewak**

*Martin Jay Rosenblum AIA & Associates, Cooke/Chachkes Associates P.C., Robert Vermillion Builders, Carter van Dyke Associates, Pebble Pools Inc.*

The Spreter Studio was originally built for Roy Spreter, a graphic designer best known for the camel-and-pyramid logo of Camel cigarettes. It was designed in 1934 by architect William Lescaze who, along with George Howe, created the first International style skyscraper in the U.S., Philadelphia's PSFS building. For the studio, Lescaze combined an International style aesthetic with a native fieldstone base. The studio was later converted to a residence with additions in 1952 and 1969.

By 2004, the property was in serious disrepair and was up for sale with the expectation that it would be demolished and the site redeveloped. But local preservationists brought attention to the studio's plight and attracted sympathetic buyers: Michael and Karen Spewak, who have an interest in early-20th-century design. Martin Jay Rosenblum, AIA & Associates was retained to restore the studio and design a compatible residential addition.

The structure of the building was seriously deteriorated and necessitated replacement of floor joists, floor and roof slabs and stucco, lath and cork finishes. Additional steel beams and all new systems were sensitively incorporated.

The old additions compromised the integrity of the original design and were removed; the new residential addition was treated as visually separate to reinstate the independence and original views of the studio in its landscape. The addition uses similar materials as the studio—stucco, metal windows, flat roofs, slate paving—but in a more industrial motif with simple massing to offset and highlight the studio's sculptural qualities. The only intervention to the studio is a bridge connection to the new addition.



## THE VAN AMRINGE BUILDING

85-93 Clinton St., Delaware City, DE

HONORING:

**The City of Delaware City, DE**

*Philip E. Franks & Associates, Commonwealth Construction Co. Inc., 1:1:6 Technologies Incorporated, Keast & Hood Co.*

Built c. 1830, the Van Amringe Building served as a storehouse and residence at the Delaware Bay entrance to the original Chesapeake & Delaware Canal. It remains a prominent and visible feature seen at a distance from Fort Delaware—located in the Delaware River—or up close from the historic streets of Delaware City.

By 2000, the Van Amringe Building was so deteriorated that the City took title to save it from collapse. The city government sealed and protected the structure and has since worked to preserve the Van Amringe Building as an attraction on a revitalized historic waterfront.

In 2004, the Delaware Department of Transportation and the City funded a detailed conditions survey. In 2006, the City hired a design team led by Philip E. Franks & Associates to undertake rehabilitation and structural repair following extensive archival and on-site research. Rehabilitation and reconstruction of the exterior features included major structural portions of the roof, new wood roof shingles and lead-coated copper gutters and downspouts, replacement and/or rehabilitation of all dormers and windows, complete reconstruction of the wood "North Porch" that faces a new waterfront park and repointing of the brick masonry based on detailed mortar analysis. Interior work focused on replacing and enhancing columns, beams and joists, leveling floors, adding steel or masonry lintels over windows and doors and reconstructing collapsed masonry walls and chimney sections.

Restoration began in summer 2007 and was completed in fall 2008. Delaware City, in continuing its excellent stewardship of the building, is now seeking an appropriate reuse.

# A I A P H I L A D E L P H I A A W A R D S



## THE 2009 AIA LANDMARK BUILDING AWARD

### PHILADELPHIA CARNEGIE LIBRARIES

*Various Architects, 1905-1930*

Andrew Carnegie (1835-1919), a Scottish immigrant and Pittsburgh industrialist, funded the construction of over 2,500 libraries around the world. In 1905, Carnegie provided a grant to the City of Philadelphia that would today have a value of \$45 million to support the construction of 30 neighborhood libraries. Only 25 libraries were actually constructed, most in the period from 1905 to 1917, of which 16 intact structures and one heavily altered building still function as branches of the Free Library of Philadelphia. An additional four remain, but have been converted to other uses.

The first Carnegie-funded branch library to be completed in Philadelphia was West Philadelphia; the cornerstone was laid in 1905 and the library opened in June 1906. Despite Philadelphia's role in the development of public libraries, this was the first building built as a library in the city. The last, which was also the last of all Carnegie libraries built in the United States, was the Wyoming Branch, which opened in 1930.

The Carnegie-funded libraries were designed by many of the prominent architects of the time, including John Torrey Windrim, Albert Kelsey and Paul Cret, Cope & Stewardson, Clarence C. Zantzinger, Charles Borie, Watson & Huckel and Wilson Eyre. Today these small buildings are still prominent landmarks and important resources in their communities.

## THE HENRY J. MAGAZINER, EFAIA AWARD of the Historic Preservation Committee of AIA Philadelphia

### ANNE D'HARNONCOURT, 1943-2008

*Director and Chief Executive Officer, Philadelphia Museum of Art*

The Magaziner Award recognizes an individual or organization outside the normal circle of preservation and design that has made a significant contribution to the preservation of the built environment.

Anne d'Harnoncourt, an internationally respected art historian and museum leader, served as the George D. Widener Director of the Philadelphia Museum of Art from 1982 and as both director and chief executive officer of the Museum from 1997 until her death.

Anne championed the restoration of the Museum's historic building and other landmark structures under the Museum's care. Between 1992 and 1995, she oversaw a massive project to reinstall all of the European collections in more than 90 galleries; renovation of 20 galleries of modern and contemporary art followed in 2000. Also in 2000, the Museum acquired the Reliance Standard Life Insurance Building, a neighboring historic landmark, which opened as the Ruth and Raymond G. Perelman Building in September 2007. The restored building and new addition greatly expanded the Museum's facilities for collections, library, archives and administrative offices.

During this same period, the Museum completed an extensive restoration of Mt. Pleasant in Fairmount Park, and more recently initiated restoration of the Rodin Museum and its historic landscape.

Anne d'Harnoncourt recognized that the architectural treasures of the Art Museum were as valuable works of art as the collections they housed. She worked tirelessly to ensure both the preservation and appreciation of the Museum's properties and of Philadelphia's great artistic and architectural heritage.

# 2008 EASEMENT DONATION PROPERTIES



The Preservation Alliance for Greater Philadelphia began accepting preservation easements in this region in 1979 and today holds more than 220 easements on historic properties ranging from Center City skyscrapers to landed suburban estates, from converted factories in Old City to townhouses in Society Hill, from downtown hotels to modernist residences in outlying counties.

In 2008, property owners donated protective preservation easements on eight historic properties:

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- 1** • 309 and 311 South 12th Street
- 1015 and 1820 Pine Street
- 910 Clinton Street
- 2** • 406 Spruce Street

**3** **Donated by Johnson House Historic Site, Inc.:** exterior, interior and open space easements on the circa 1765 Johnson House, 6300 Germantown Avenue, Philadelphia.

**4** **Donated by the Andalusia Foundation:** interior and exterior easement on the 1834 library wing—designed by architect Thomas Ustick Walter—of Andalusia, the Bucks County estate of the Biddle family.

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Photo: The Nemours Foundation

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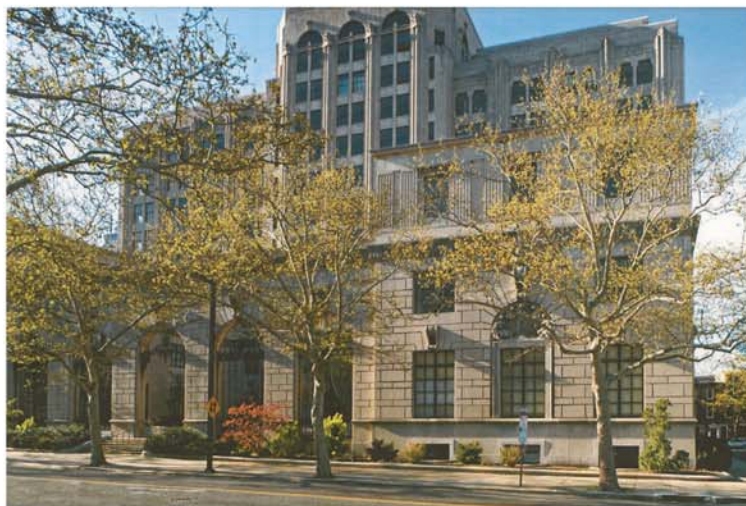


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with special acknowledgment of the extraordinary project team,  
under the leadership of the architectural firm, Vitetta, which restored  
the exterior façade of the Museum's landmark building.



With ongoing affection and admiration for  
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Congratulations to all the winners of this year's preservation awards, and thank you to the Alliance for bringing us together annually to celebrate historic preservation in the Philadelphia region.



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*Top to bottom, left to right: Philadelphia Museum of Art, Van Amringe Building, Mother Bethel A.M.E. Church, Bryn Mawr Film Institute, Philadelphia City Hall*

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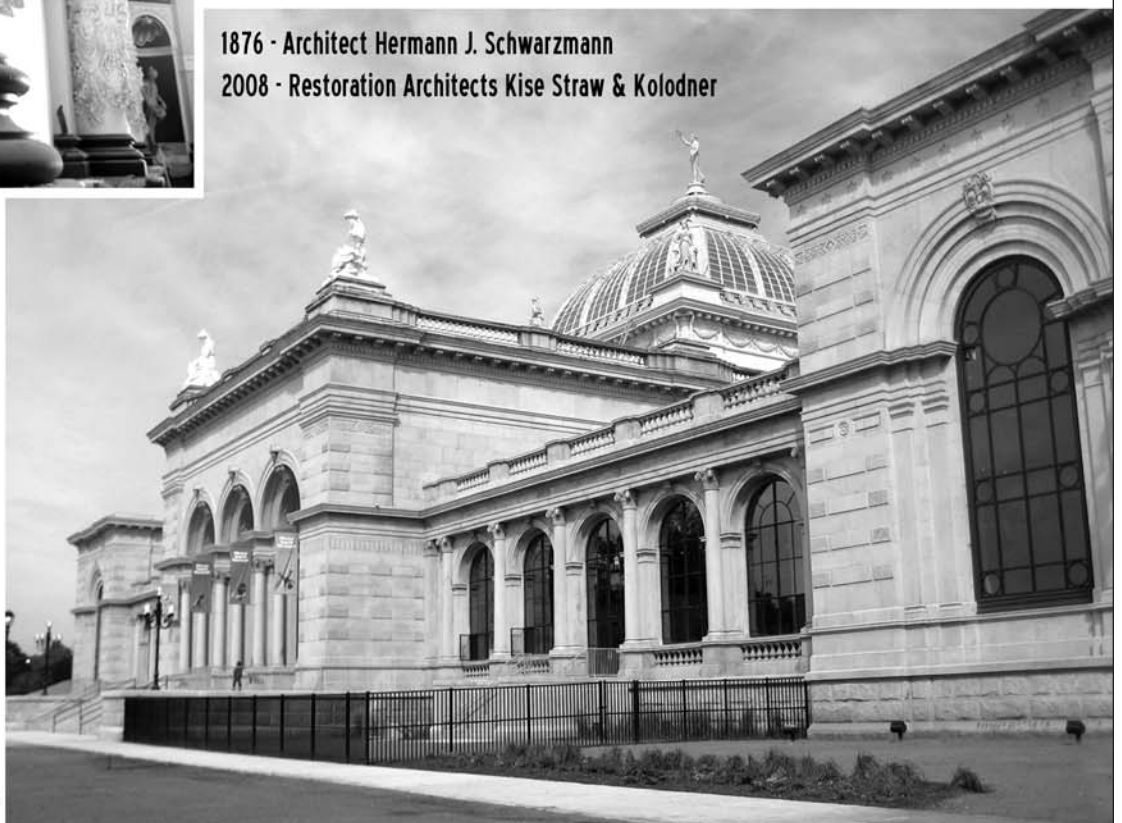
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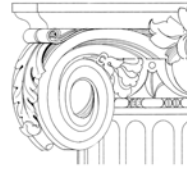
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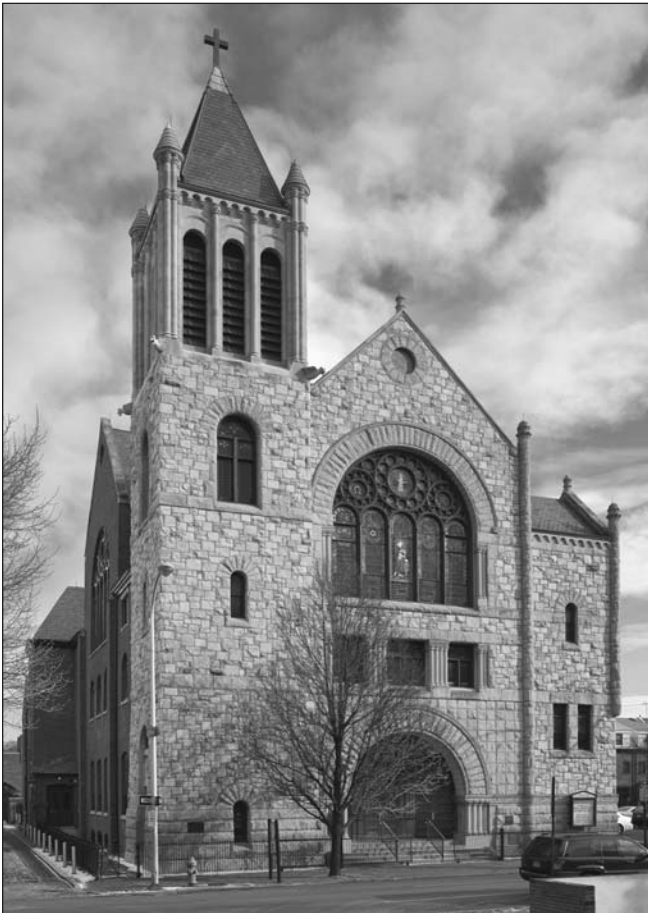
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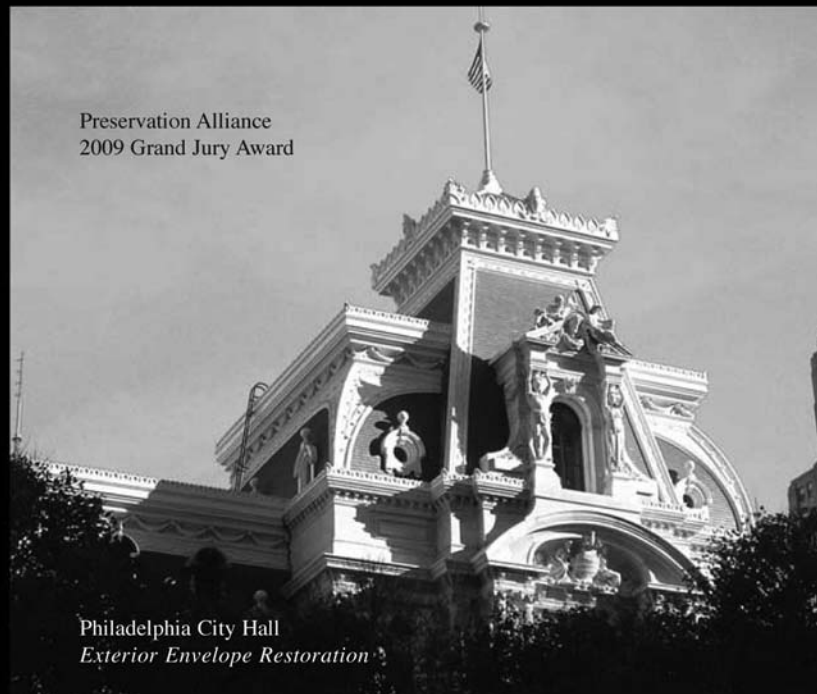


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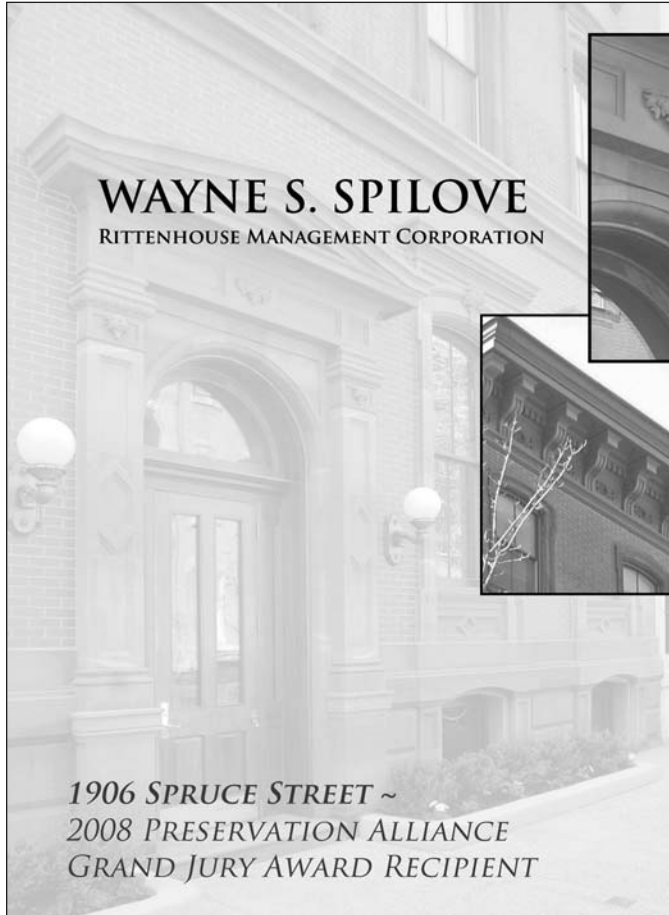
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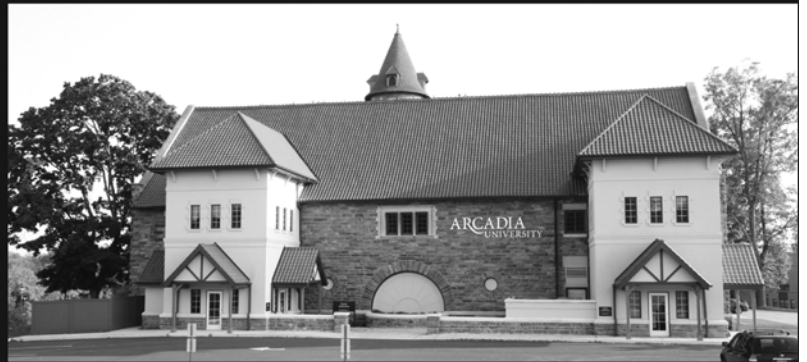


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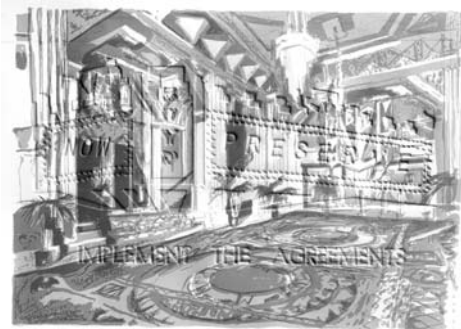
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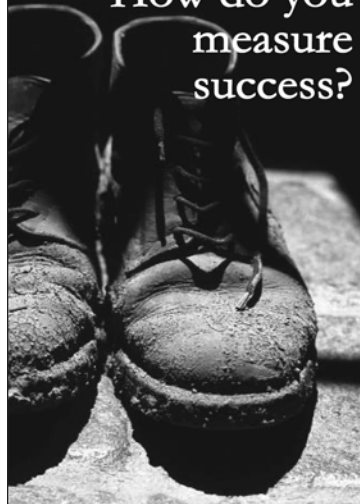
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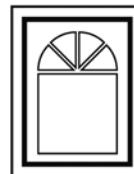
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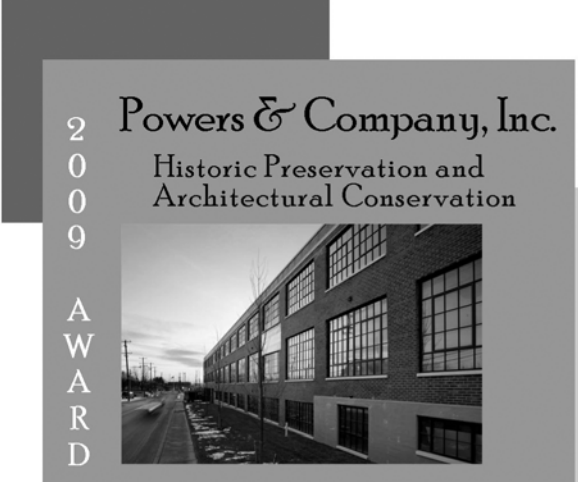
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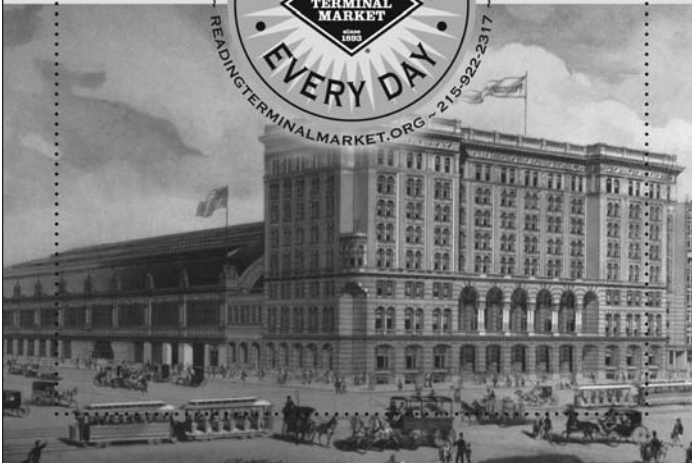
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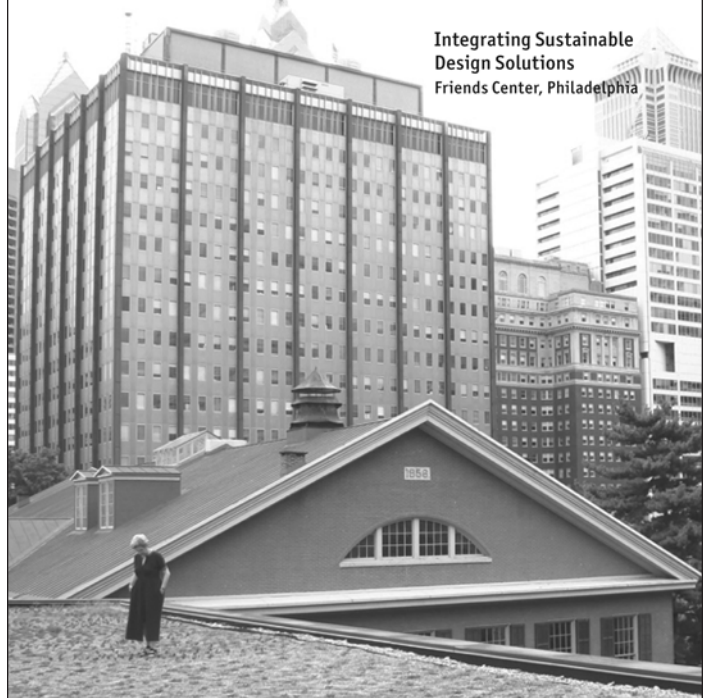
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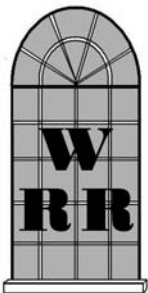
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