



THE PRESERVATION ALLIANCE'S

SEVENTEENTH ANNUAL PRESERVATION ACHIEVEMENT AWARDS



MAY 2010

THE PRESERVATION ALLIANCE

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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SEVENTEENTH ANNUAL PRESERVATION ACHIEVEMENT AWARDS

Wednesday, May 12, 2010

HYATT AT THE BELLEVUE

Broad & Walnut Streets | Philadelphia, PA

Special Recognition Awards	2	AIA Philadelphia Awards	17
James Biddle Award		AIA Landmark Building Award	
Public Service Award		Henry J. Magaziner, EFAIA Award	
Special Recognition Award		of the Historic Preservation	
Board of Directors Award		Committee of AIA Philadelphia	
Community Action Awards			
		Easement Donor Recognition	19
Grand Jury Awards	6	Luncheon Sponsors	20

SPECIAL RECOGNITION AWARDS

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

THE JAMES BIDDLE AWARD

For lifetime achievement in historic preservation



RICHARD MOE

Richard Moe has transformed the National Trust for Historic Preservation during his seventeen years as president, and in doing so has transformed the field of historic preservation in cities and states across the country.

Dick came to the National Trust in 1993 after a distinguished career in public service and law. One of his earliest challenges as president of the National Trust—and one of his most significant accomplishments—was weaning the organization from a reliance on federal funding and, in the process, nearly doubling the annual budget to its current \$55 million. Today, through its headquarters in Washington and its eight regional and field offices, the National Trust supports a wide variety of programs that foster preservation at national, state and local levels.

Dick has kept the National Trust at the forefront of the preservation movement by supporting policies and programs that make preservation more relevant to improving the quality of life in communities across the country. Through his efforts, the National Trust developed the State and Local Partners program to provide technical assistance and support to a vast network of local and statewide preservation groups, including Preservation Pennsylvania and the Preservation Alliance for Greater Philadelphia. Dick's personal commitment to the partners program is further evidenced by the establishment, with his wife Julia, of the Richard and Julia Moe fund to provide grants for strategic and innovative programs.

The Preservation Alliance is pleased to join with members of the preservation community across the country in honoring Richard Moe on the occasion of his retirement from the National Trust, and in expressing our appreciation for his visionary leadership.

PUBLIC SERVICE AWARD

For preservation in the public interest



COUNCILMAN BILL GREEN

When the National Trust for Historic Preservation listed the Boyd Theater on its 11 Most Endangered List in 2008, Councilman Bill Green recognized the opportunity to propose adding the authority to protect historic interiors to Philadelphia's preservation ordinance. He introduced a bill into City Council to allow the Philadelphia Historical Commission to list interior spaces on the Philadelphia Register of Historic Places.

Although there was general support for the concept, many parties—including some in the preservation community—were concerned about the specific language of the bill and asked Councilman Green to allow time for discussion. Both the Historical Commission and the Planning Commission held sessions for public comment and Councilman Green made amendments to the bill reflecting these discussions. Behind the scenes he and his staff and others met with cultural institutions and property owners who had concern about the impact of the bill on their properties. With the assistance of Councilman William Greenlee, a co-sponsor of the bill along with Councilwoman Blondell Reynolds Brown, Councilman Green also reached out to other members of City Council.

After many months of patient and persistent work by Councilman Green and his staff, a carefully crafted bill was passed by City Council in June 2009 and signed into law by Mayor Nutter on July 1, 2009. The Historical Commission promptly created new rules and regulations for interior designation and by early 2010 Councilman Green's vision of providing the authority to protect historic interiors had become a reality.

BOARD OF DIRECTORS AWARD

For exceptional stewardship of historic properties



FAIRMOUNT PARK HISTORIC PRESERVATION TRUST

The Fairmount Park Historic Preservation Trust has demonstrated exceptional stewardship in preserving historic properties in Fairmount Park and adapting them for uses that contribute to the park and the residents of Philadelphia.

The Fairmount Park Historic Preservation Trust was formed in 1992 as an innovative public/private preservation venture. Beginning in 1993, under an ordinance passed by City Council, the Trust developed a leasing program to attract private and nonprofit tenants to historic properties in the park that had remained vacant for years. Today the Trust leases more than 30 historic properties throughout the park, all of which have been renovated through private investment and all of which are both productive and publically accessible. Among the many sites operated through the Trust's support are Ohio House, Rockland and Ridgeland mansions, Valley Green Inn and Historic RittenhouseTown.

The Trust also provides architectural conservation services and undertakes public outreach throughout the Philadelphia metropolitan area. An apprenticeship program offered in partnership with the Pennsylvania Historical and Museum Commission introduces students and graduates of trade schools, technical colleges and related programs to the preservation building trades. The Trust's staff also shares its extensive knowledge of preservation techniques with the general public through an annual homeowner workshop series operated in partnership with the Preservation Alliance.

The Fairmount Park Historic Preservation Trust provides an invaluable service to the city of Philadelphia in helping to preserve and maintain the exceptional collection of historic properties in the Fairmount Park system and by providing important educational services.

SPECIAL RECOGNITION AWARD



WHEELER BROTHERS HOLDINGS *In Memory of Hal Wheeler (1956-2010)*

Historic preservation lost a good friend when Hal Wheeler passed away suddenly in January 2010 at the age of 54. Hal is best known in Philadelphia as the developer of the luxury condominium 10 Rittenhouse Square, a project on which he labored for over 15 years with his brother William Wheeler and ARC Properties. Hal's objective for 10 Rittenhouse was to build a high quality residential building that was also compatible with the historic character of the Rittenhouse Square area. To achieve that objective, he reached out to community and preservation organizations for advice and guidance and went to great lengths to design a building responsive to the character of the Rittenhouse Historic District and to preserve and integrate the façade of the historic Rittenhouse Club into the new development.

Hal's exposure to the complexity of building in an historic district led him to support historic preservation more broadly. He joined the board of the Preservation Alliance and looked for opportunities to develop historic properties. In October 2009, Hal presided over the official opening of the Hotel Monaco in Baltimore, an outstanding renovation by ARC Wheeler of the historic 1906 B&O Railroad headquarters. Since mid-2009 most of his energies had been focused on an imaginative plan to preserve and restore the 1929 Art Deco Boyd Theater in Philadelphia, an effort being continued by Wheeler Brothers Holdings.

The Preservation Alliance honors Hal Wheeler for his vision as a developer, for his commitment to historic preservation, and for his many contributions to Philadelphia.

COMMUNITY ACTION AWARDS

For achievement by community organizations



**SAVE LA RONDA NOW! LOWER MERION CONSERVANCY
LOWER MERION TOWNSHIP LOWER MERION HISTORICAL SOCIETY**
for organizing community support for La Ronda

When the new owner of the La Ronda, an elaborate Mediterranean Revival villa in Lower Merion Township, applied for a permit to demolish the property, preservation organizations in Lower Merion and Philadelphia sprang into action. Although the efforts of the Lower Merion Conservancy, the Lower Merion Township Commissioners, the National Trust for Historic Preservation and numerous individuals and other preservation organizations (including the Preservation Alliance) could not in the end prevent demolition, the efforts to preserve La Ronda exemplify preservation advocacy at its best and deserve recognition.

Built in 1939, La Ronda was one of the rare examples in the Northeast of the work of famed architect Addison Mizner, best known for his elaborate houses in Palm Beach, Florida. The 51-room mansion once occupied a site of 250 acres, which had been subdivided over the years leaving the house on only 3.2 acres. Lower Merion's preservation ordinance requires owner consent to designate a property as a Class 1 structure—the classi-

fication that requires approval of the board of commissioners for demolition—and La Ronda had never been given that classification. Nonetheless, responding to the outpouring of public concern, the board of commissioners authorized an ordinance to reclassify the building and took every step possible to delay demolition. In addition, individual township commissioners joined in efforts to raise funds to purchase the property or find a sympathetic new buyer. A potential buyer came forward with a proposal to purchase the house and move it to Florida. However, disagreements between the new owner and the previous owner helped scuttle any compromise proposal. La Ronda was demolished in October 2009 to make way for a new 10,000 sq ft house.

The Board of Commissioners of Lower Merion Township deserves special recognition for exercising the full, though limited, options available to them to delay demolition and allow time for negotiations and for preservation alternatives to be explored.

COMMUNITY ACTION AWARDS

For achievement by community organizations



**WHITEMARSH FOUNDATION
PETER AND BONNIE McCAUSLAND
EDITH R. DIXON AND ELLIN DIXON MILLER**
for preservation of Erdenheim Farm

The preservation of historic Erdenheim Farm was an exceptional accomplishment carried out over nine years by a coalition of individuals, community organizations, and government officials.

Erdenheim Farm consists of 450 acres in southeastern Montgomery County, immediately adjacent to Philadelphia. It is the largest parcel of undeveloped land in the county and has been in continuous agricultural use since the time of William Penn. In 1912, the property was purchased by prominent Philadelphia philanthropist George D. Widener Jr. whose exceptional stewardship included maintenance of special vistas and agricultural operations as well as breeding and training thoroughbred horses. Upon his death, Mr. Widener left the majority of the property to his nephew, Fitz Eugene Dixon, Jr., who acquired other parcels to keep the property intact. Mr. Dixon maintained the property as a "gentleman's farm" where he raised prize-winning Black Angus cattle, Cheviot sheep and thoroughbred horses until his death in 2006.

In 2001, the Whitemarsh Foundation was formed to coordinate efforts to raise funds to purchase the farm to

ensure that its incomparable landscape remain intact. The Foundation enlisted the support of numerous organizations and individuals who recognized the importance of the preservation of the property and came together in a spirit of cooperation to achieve this remarkable result.

The Whitemarsh Foundation raised funds to purchase 200 acres needed to ensure that the entire property would be preserved. Peter and Bonnie McCausland purchased 250 acres with the intent to maintain the property as a working farm complete with Black Angus cattle and Cheviot sheep. The taxing entities of Whitemarsh Township, Montgomery County and the Colonial School District agreed to an innovative use of tax increment financing. The National Land Trust agreed to sell property George Widener Jr. had donated to it as well as to purchase easements on privately owned parts of the property. Critical to the success of the venture was the cooperation and generosity of Edith Dixon and Ellin Dixon Miller.

This extraordinary coalition of community organizations has ensured that this unique historic property will remain a legacy for future generations.



814 PINE STREET

Philadelphia, PA

HONORING:

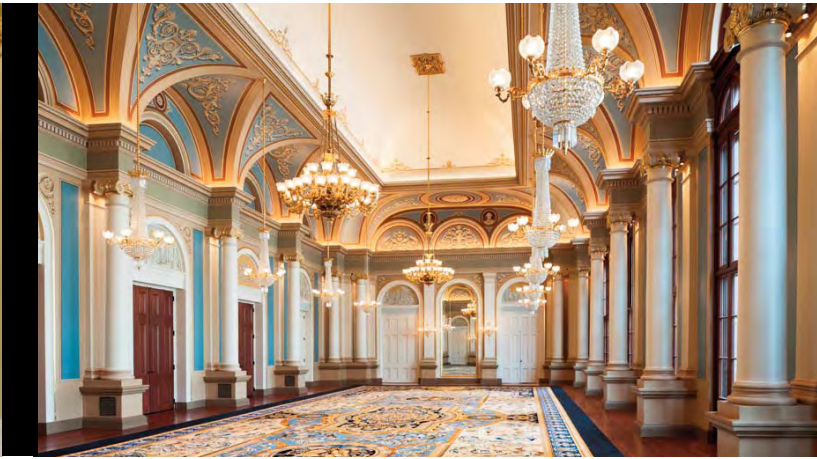
William Vessal

HBD Associates, LLC; Cascio Electric, Inc.; Federal Security; Glenn Wood Plumbing; J. Gillies Heating & Air Conditioning, LLC; Loonstyn Roofing & Contracting; Magee Stucco and Brownstone; Marsico Construction Co; Refine Flooring

In 1850, exotic wood lumber merchant John Eisenbrey, Jr. purchased land from the Pennsylvania Hospital to build an elegant brownstone townhouse on Pine Street. Expanded in 1882 by second owner Randall Hazzard, the home featured opulent interiors typical of the Gilded Age, including gas-light chandeliers, hand-painted murals, Anaglypta borders, gilded friezes, and ten Frank Furness-designed fireplaces.

Before current owner William Vessal acquired the property, much of its luster had faded. The interiors were subdivided, original interior finishes were concealed or deteriorating, and exterior brownstone ornament was crumbling. A charming English side garden was overgrown, its garden wall near collapse.

Vessal, working with design consultant HBD Associates and a diverse team of artisans and tradespeople, undertook a complete restoration of the property. Modern amenities, including all new electrical, HVAC, and security services, were discreetly accommodated without compromising the grandeur of the original design or integrity of the original finishes. Interior features were restored, damaged and missing exterior ornament was recast, appropriate new windows fabricated, the garden wall carefully dismantled, reseated, and reset, and the garden itself redesigned with native and historically accurate new plantings.



ACADEMY OF MUSIC BALLROOM

Broad and Locust Streets, Philadelphia, PA

HONORING:

The Philadelphia Orchestra

KlingStubbins; Artistic Doors and Windows Inc.; Ball and Ball; Brintons; Femenella and Associates; John Canning Painting & Conservation Studios; Keast & Hood Co.; L.F. Driscoll Co., LLC; Arnold Wood Conservation, LLC; Mathieu Lustrerie; The Art of Glass, Inc.

The Academy of Music is the oldest continuously operating concert hall in the United States. Since its opening in 1857, its second-floor ballroom has played host to presidents, heads of state, and world-class musicians attending some of the country's most magnificent balls. Over the years, however, many of the ballroom's most impressive features had been lost. Five grand arched window bays, central to the building's Broad Street façade, were covered over in the early twentieth century. Original interior panel doors and scenic tympana were obscured behind faceted mirrors, and the room's original colors were lost beneath a mid-century palate of dull greens and beiges. Florescent lighting and incompatible carpeting further compromised this once-spectacular room.

After a fifteen-month reconstruction effort, the city has regained one of its most elegant interior spaces. Operable wood divided-light doors and windows now fill the grand Broad Street arcade, bathing the meticulously repainted room with natural light for the first time in a century. Ornate gilded bronze chandeliers and sconces were custom-fabricated to match original fixtures captured in an 1860 photograph. Colors and themes of the original interiors inspired a new carpet design, sized to reveal original wood flooring around the room's perimeter.

As a National Historic Landmark, the Academy of Music worked closely with the Pennsylvania Historical and Museum Commission to attain the highest standards of craftsmanship and historical accuracy for the project.



CLARKE RESIDENCE

Haverford, PA

HONORING:

Julie and James Alexandre

Archer & Buchanan, Ltd.; Barbara Gisel Design, Ltd.; Cullen Construction Inc.; Knudsen Woodworking; Landis Stone Masonry; Litz Planing Mill Company; The Art of Glass, Inc.

Architect William L. Price designed this Montgomery County home in 1901 for Louis Clarke, founder of Ardmore's Autocar Manufacturing Company and a leading automotive engineer of his day. The home is considered one of Price's most successful historically-inspired designs, incorporating an impressive collection of interior and exterior millwork, leaded art glass, and other robust arts-and-crafts details.

Years of neglect threatened the house before a sympathetic and dedicated new owner acquired the property. The restoration program was comprehensive: 1970s kitchens and bathrooms were removed and redesigned, extensive areas of shellacked woodwork were hand refinished, asphalt roofing was replaced with slate shingles, exterior stucco and half-timber framing were repaired, and art glass windows were restored. Chimney repairs uncovered an original pink masonry mortar, long since lost to subsequent repointing. Missing Gothic tracery railings were modeled from surviving fragments and reinstalled above the home's prominent porte cochere.



FLEISHER ART MEMORIAL WINDOW PROJECT

709-723 Catherine Street, Philadelphia, PA

HONORING:

Fleisher Art Memorial

Myers Constructs, Inc.; Kane Woodworking Co.; KSK Architects Planners Historians, Inc.; Peak Window & Door Co.; West Supply

In an era where wood windows are disappearing from historic buildings at an alarming rate, one Philadelphia institution has been a model of responsible and intelligent stewardship. The Fleisher Art Memorial, one of the nation's first community-based art centers, was founded in 1898 as the Graphic Sketch Club. Since then, it has expanded into a thriving, National Register-listed campus on Catherine Street in South Philadelphia's Bella Vista neighborhood. In 2008, a comprehensive historic preservation plan called attention to the deteriorating state of the school's 83 wood windows. Found in various types and configurations across the school's five individual buildings, most of the windows were over a century old. Many were no longer operable and were becoming energy, safety, and security liabilities.

Rather than an expedient wholesale replacement approach, the school invested \$450,000 in a sensitive, detailed rehabilitation campaign. Along secondary facades, more than half the existing windows were repaired. When conditions called for replacement, custom-made wood sashes were fabricated to match existing profiles and glazed with insulated glass to increase the building's overall energy efficiency. Along the primary facades, new custom windows were glazed with historic glass carefully removed from unsalvageable frames.

With this investment in the building's historic fabric, the Fleisher Art Memorial gained a ten percent reduction in energy costs, safer and more welcoming studio and classroom spaces, and an enhanced historic character for their incomparable institution.



FRANKLIN INSTITUTE – FRANKLIN AND JORDAN HALL

222 N. 20th Street, Philadelphia, PA

HONORING:
The Franklin Institute

C. Erickson & Sons, Inc.; Available Light; Jablonski Building Conservation, Inc.; Old Philadelphia Associates, Inc.; Verner Johnson, Inc.

The Benjamin Franklin National Memorial, housed in the Franklin Institute science museum, has attracted more than 30 million visitors since its opening in 1938. The 20-foot, 92-ton marble statue is the centerpiece of Franklin Hall, a John T. Windrim-designed rotunda modeled after the Roman Pantheon. After seventy years of heavy traffic, Congress authorized funds for a complete restoration of Franklin Hall and adjacent Jordan Hall, the museum's main entrance foyer.

Every inch of Franklin Hall's marble, from its floor pavers to its columns, pilasters and cornices, was cleaned using appropriate conservation techniques. Walls were repointed, windows reglazed, and the dome's oculus ring regilded. The oculus itself was restored and retrofitted with a motorized shade allowing for daytime lighting controls. Jordan Hall's ornate chandeliers and sconces were also restored. Impressively, the project was accomplished without closing either space to the public or relocating the large monument itself—an arrangement made possible by elaborate and carefully-designed scaffolding systems.

The Franklin Memorial now features a state-of-the-art multimedia presentation, shown once an hour in Franklin Hall, highlighting the life and legacy of Benjamin Franklin. New lighting, sound, and video technologies complement the room's historic architecture while advancing the Franklin Institute's standing as a cutting-edge educational institution.

FRIENDS CENTER

1501 Cherry Street, Philadelphia, PA

HONORING:
Friends Center Corporation

UJMN Architects + Designers; AKF Engineers; Clemens Construction Co., Inc.; Consilience, LLC; Keast & Hood Co.; The McGee Company

Historic preservation and sustainable design are complementary and mutually supportive endeavors, a truth made beautifully clear at the Friends Center, a model of Quaker principles and action for the last 150 years. The Center recently completed a major renovation campaign, joining the highest goals of sustainability with the highest standards of historic preservation, with inspiring results.

The Race Street Meetinghouse, a National Historic Landmark, had suffered persistent water infiltration for decades. In addition to structural deficiencies, fungal growth, plaster failure, and masonry efflorescence caused by these leaks, the building also required asbestos abatement, electrical upgrades, installation of fire alarm and sprinkler systems, restoration of exterior shutters and sills, and removal of inappropriate interior partitions and finishes.

A new geothermal system was installed on the grounds, and a green roof and solar panels added to the Center's 1972 office building. A water catchment system diverts rainwater from the Meetinghouse roof to a series of basement cisterns, which are now used to flush the buildings' toilets. Interior storm windows improve thermal efficiency while preserving the integrity of the historic architecture. The project is a model for practitioners of both historic preservation and sustainable design, highlighting the common goals and values of both fields.

GERMANTOWN WHITE HOUSE (DESHLER-MORRIS HOUSE)

5442 Germantown Avenue, Philadelphia, PA

HONORING:
Independence National Historical Park

John Milner Architects, Inc.; Daniel J. Keating Company; Deshler Morris House Committee; HDR; NPS Denver Service Center

The Germantown White House, also known as the Deshler-Morris House, was home to George Washington during Philadelphia's 1793-94 yellow fever epidemics. Today the property is a house museum operated by the National Park Service and includes the adjacent Brighthurst House, a home dating to the mid-18th century. By renovating the Brighthurst House to accommodate visitor support facilities, interpretive exhibits, and HVAC equipment for both properties, the Germantown White House itself has been more completely interpreted to its Washington era.

Restoration of the Germantown White House included reconstruction of a rear two-story porch, new roofing, and exterior restoration of windows, shutters, cornices, and exterior stucco. Interiors were returned to 18th-century paint colors, and new life safety and fire suppression systems were installed. A new geothermal heating and cooling system was integrated into the house's existing ductwork.

The Brighthurst House was completely renovated. It now features interactive exhibits on the history of Germantown, President Washington's residency there, and the subsequent Morris family legacy. Additional spaces include a small theater, restrooms, staff offices, a volunteer work room, and living quarters for an on-site caretaker. The project represents a significant investment in the future of historic Germantown.

GIRARD ESTATE WAREHOUSES

20-30 N. Front Street, Philadelphia, PA

HONORING:
20-30 North Front Street, LLC

BLT Architects; Clemens Construction Co., Inc.; Goldman, Sachs & Co.; O'Donnell & Naccarato; Powers & Company, Inc.; Wachovia Bank

Rarely do buildings escape the wrecking ball as narrowly as did the Girard Estate Warehouses. These buildings, constructed on Front Street between 1828 and 1834 to house imported goods along the once-bustling Delaware River docks, had been vacant for nearly a half century and were rapidly deteriorating in 2008, when the economic downturn halted virtually all construction investment. Preservationists feared that one of the city's last surviving early Federal-era commercial rows would be lost despite its inclusion on both the National Register of Historic Places and the Philadelphia Register.

At the brink of collapse, new owners BRP Development Corporation stepped in with an exemplary model of adaptive reuse. Emergency stabilization allowed time to secure innovative financing for the property's conversion to thirty-five rental units and ground-floor retail. Severely deteriorated floor joists required extensive structural intervention, and modern market demands required construction of a compatible rear addition. Pursuit of federal tax credits assured that new windows, floors, walls, and floor plans would preserve the building's significant historic features.

The completed project demonstrates the viability of historic rehabilitation, even of once-dilapidated structures and even in difficult economic climates, and will hopefully inspire similar redevelopment of distressed properties across the city.



HAMMERS & PENS: CRAFT A NEW NATION

Philadelphia, PA

HONORING:
Philadelphia Society for the Preservation of Landmarks

In a 2007 survey of 200 Philadelphia fourth-graders, 197 believed that a carpenter was “someone who lays carpets.” Shop classes have disappeared from nearly all Philadelphia public and parochial schools. Most children have never seen skilled tradespeople at work and do not understand how the city’s most beautiful and historic buildings were constructed. How will young people know if they have a calling to pursue a career as a skilled craftsman or historic preservationist if they are unaware these fields even exist?

To help meet this educational need, the Philadelphia Society for the Preservation of Landmarks created the “Hammers & Pens: Craft a New Nation” education program, a hands-on introduction to carpentry, joinery, plasterwork, and local architectural history. The curriculum gives children an exciting hands-on experience working with historic building materials, and supports Philadelphia Public and Parochial District Curriculum Standards in literacy, social studies, and math. More than one thousand elementary- and middle-school students have participated to date, exploring the landmark Powel House and surrounding Society Hill neighborhood to learn how buildings are built and why they should be preserved.



KIMPTON HOTEL PALOMAR

117 S. 17th Street, Philadelphia, PA

HONORING:
Kimpton Hotels and Restaurants
Gensler; Heritage Consulting Group; INTECH Construction, Inc.; Powerstrip Studio; Wiss, Janney, Elstner Associates, Inc.; X-nth

The Architects Building, once the center of Philadelphia’s architectural community, was built in 1929 to house the local chapter of the American Institute of Architects alongside dozens of architectural, construction, engineering, and manufacturers offices. More than twenty leading firms had a hand in the sleek Art Deco design, which rose 26 stories above the Rittenhouse Square neighborhood.

Over time, the building suffered from disinvestment and lack of maintenance. Small floor plates posed a challenge to any adaptive reuse, but San Francisco’s Kimpton Hotels assembled a design team that met the challenge beautifully, converting the former Class C office space into the four-star Hotel Palomar.

Combining the goals of LEED certification and historic tax credits, the project struck a balance between contemporary and historic design. Historically significant spaces were restored, including the elevator lobby and former AIA library and meeting room. The elegantly detailed masonry, terra cotta, and bronze facades and storefront were also restored. At the same time, new features were added to enhance the operability and efficiency of the space, including new building systems, energy-efficient windows, and a second stairwell. New interiors were designed to the highest standards of style and sustainability, making the project Philadelphia’s first LEED-certified hotel.



LITTLE ABINGTON MEETINGHOUSE

515 Meetinghouse Road, Jenkintown, PA

HONORING:
Abington Township
Fairmount Park Historic Preservation Trust; Abington Art Center; Abington Meetinghouse Committee; Calfayan Construction Associates, Inc.; Paul Macht Architects

A true grassroots community preservation effort, restoration of the Little Abington Meetinghouse has given new life to an 1836 building that sat dormant for nearly 40 years. Built and operated as a Friends Meetinghouse through the 1970s, the building is one of the few unaltered Quaker structures surviving from the early nineteenth century. When the last members of its congregation stopped worshipping here, boards were nailed to the windows, doors were locked, and the site was virtually abandoned.

The meetinghouse is now owned by the Abington Art Center, a 27-acre campus devoted to community arts participation and open space protection in Abington Township, Montgomery County. Interest in restoring the meetinghouse gained momentum in 2005, when Art Center staff recognized the building’s potential as a venue for a site-specific art installation. “The Lost Meeting” by J. Morgan Puett generated more exposure and interest in the site, instigating the creation of a committee to properly restore the structure.

A new cedar shingle roof was installed and chimneys were repaired. All six original windows, including hardware and shutters, were salvaged and made operable. Missing and deteriorated woodwork was repaired or replicated. Inside, plaster walls were patched, sanded, and lime washed. A sympathetic new outbuilding was designed within the ruined shell of a former outbuilding to provide modern restrooms and storage space.

The Abington Art Center has secured the meetinghouse from Abington Township through a ten-year lease. The building, which served the Quaker community for over 150 years, is once again an energizing cultural space that will long serve the community that has saved it.



MASK AND WIG CLUB

310 S. Quince Street, Philadelphia, PA

HONORING:
The Mask and Wig Club
Matthew Millan Architects, Inc.; E&M Engineering, Inc.; Edward B. O’Reilly & Associates, Inc.; EverGreene Architectural Arts, Inc.; Historic Surfaces, LLC; Keast & Hood Co.; LaMarra Construction, Inc.; Light Space Design; Metropolitan Acoustics, LLC

Since 1894, the University of Pennsylvania’s Mask & Wig Club has produced original musical comedy theater in its Bavarian-style clubhouse on Quince Street. The National Register-listed building was designed by prominent architect Wilson Eyre and features original murals by renowned painter Maxfield Parrish. A comprehensive facility assessment completed in 2003 identified a number of pressing needs for the building, including correcting deteriorated framing, inadequate ventilation, outdated electrical services, limited ADA accessibility and life safety systems, and making sundry exterior repairs.

Though these proposed interventions were critical for the long-term health of the building, its artwork, and occupants, the original design allowed very little flexibility for adaptation. Interstitial spaces were limited, and the building was constructed to lot lines on three sides. By excavating new basement space, identifying underutilized back-of-house areas, and creating a discrete rear roof platform, new systems are largely concealed and allow for an unchanged visitor experience.

Disaster was averted three weeks from the project’s completion, when a small attic fire was suppressed before spreading throughout the building. Though structural damage was limited, smoke and water damage to the building’s irreplaceable murals required significant restoration. Today, the interiors look better than any time in the club’s recent memory, with amenities and services designed to serve the club and its audience for years to come.



MUSIC BUILDING AT THE UNIVERSITY OF PENNSYLVANIA

201 S. 34th Street, Philadelphia, PA

HONORING:

University of Pennsylvania

Ann Beha Architects; AHA Consulting Engineers, Inc.; Building Conservation Associates, Inc.; Daniel J. Keating Company; Hunt Engineering Company; Keast & Hood Co.; Kirkegaard Associates; Masonry Preservation Group, Inc.; Stephen Stimson Associates; Window Repairs and Restoration, LLC

The University of Pennsylvania's Music Building was designed by Cope and Stewardson in 1890. Originally an orphanage, the University acquired the building in 1900 for its physics department. Since 1967, it has housed the School of Arts and Sciences' Music Department. Together with the adjacent Cope and Stewardson-designed Morgan Building, these distinctive Italianate brick and terra cotta compositions are campus landmarks complementing the hues and textures of Frank Furness's Fisher Fine Arts Library standing immediately across 34th Street.

In 2007, Ann Beha Architects was commissioned to design a renovation and expansion of the Music and Morgan buildings to better serve the specialized acoustical and programmatic needs of the department. From the outset, the goal was a design that preserved the buildings' historic fabric while accommodating a distinctively contemporary new addition. The resulting new addition responds to the rhythms, proportions, colors, and massing of the Music Building, newly cleaned and repointed with original mortar colors. The Morgan Building was likewise restored, with landscaping between the two buildings enhanced and incorporated into the surrounding campus plan.

The Music Building will be the first LEED Silver building on the Penn campus, utilizing sustainable construction practices, salvaged and recycled building materials, and environmentally friendly finishes and furnishings. Energy-efficient building systems and sensitive maintenance programs further sustainability goals that began with the adaptive reuse of two historic and architecturally significant buildings.



PI LAMBDA PHI FRATERNITY HOUSE

3914 Spruce Street, Philadelphia, PA

HONORING:

3912 Spruce Street Corporation

Powers & Company, Inc.; Felber Ornamental Plastering Corporation; MO3 Design, Inc.; Vickery Stone Company, Inc.

The Pi Lambda Phi fraternity house stands in the West Philadelphia Streetcar Suburb Historic District, a neighborhood of late-19th-century and early-20th-century residential buildings adjacent to the University of Pennsylvania. The building dates to 1928, when a previous fraternity hired architect Andrew Charles Borzner to reclad two adjacent Willis Hale-designed Victorian row-houses in a French Deco-inspired sandstone facade incorporating classical and eastern bas relief motifs.

This facade was largely concealed behind an unsympathetic brick stair tower erected in the 1970s. The building suffered from deferred maintenance over the ensuing decades, and in 2004, then-tenant Pi Lambda Phi was forced to vacate when inspections revealed life safety and health threats. Rather than demolish the building for replacement construction, a local developer acquired the building and undertook a complete rehabilitation.

The stair tower was removed, re-exposing the damaged but attractive historic facade. Missing ornament was recast in glass-reinforced gypsum, and matching new sandstone was cut and finished to patch damaged and missing portions of the facade. Interiors were reconfigured to meet contemporary demands, including a new interior stairwell to replace the removed exterior stair tower. Existing historic finished and trims were largely retained.



RIDE!PHILADELPHIA BUS SHELTER SIGN SYSTEM

Philadelphia, PA

HONORING:

Center City District

The Athenaeum of Philadelphia; Avencia Incorporated; Free Library of Philadelphia; Glasstoration, Inc.; Historical Society of Pennsylvania; Joel Katz Design Associates; Library Company of Philadelphia; Pannier Graphics; PennDOT; Pennsylvania Historical & Museum Commission; Temple University Urban Archives

The Center City District, founded in 1990, is a private-sector business improvement district whose mission is to enhance Center City Philadelphia as an attractive, vital, livable, and visitor-friendly 24-hour downtown. In 1997, the CCD began developing signage and wayfinding systems to aid in pedestrian, vehicular, and public transportation navigation. More recently, a recognized lack of information for transit riders compelled the CCD to create the Ride!Philadelphia bus shelter sign system.

Seventy-two double-sided signs were installed in bus shelters across Center City; one side features navigational transit maps, while the other depicts historic streetscape photographs specific to the location of each shelter. Along with the date of each photograph, the signs contain historic facts and anecdotes from the year each photograph was taken. These interpretive panels focus on urban planning and development in Philadelphia across four centuries. Various themes flow through the panels, including transportation, commerce, politics, culture, architecture, and preservation.

The Ride!Philadelphia bus shelter signage increases public awareness of historic preservation and its importance by showcasing both the surviving treasures and tragic losses of Center City's built environment. The signs attract the attention of both casual passers-by and devout enthusiasts of Philadelphia's past. They return history to its point of origin—on the street—to be experienced by all.



RITTENHOUSE PLAZA ARCH AND GATE

1901 Walnut Street, Philadelphia, PA

HONORING:

Rittenhouse Plaza, Inc.

RMJM; Aegis Property Group; Bob McGovern; Knapp Masonry; Krellick Conservation, LLC; Vickery Stone Company, Inc.; Vintage Metalwork, Inc.

Designed by McLanahan & Bencker and built in 1925-26, Rittenhouse Plaza towers over the northwest corner of Rittenhouse Square. The building's grand limestone archway faces the park, its iron fences and gates the work of esteemed craftsman Samuel Yellin. Before recent restoration efforts, however, the archway suffered from neglect. Ironwork rusted beneath contemporary metal mesh security screens, and stone columns bore major cracks. A conditions assessment in 2007 recommended immediate attention to the gateway and arch, as architects feared the stonework was nearing collapse.

The archway was carefully disassembled to determine the root causes and extent of the damage. This exposed a steel support structure whose expansive corrosion was splitting the stone apart. The existing metal strap anchors no longer secured the stone as designed. Many column stones crumbled into pieces during disassembly, but stones above the arches were found to be relatively undamaged.

Before the archway was reconstructed, an entirely new anchoring system was designed to avoid the failures of the original installation. The existing steel frame was cleaned and coated with high-performance paint, and stainless steel anchors, waterproofing membranes, cavities, flashing and weeps were integrated into the reengineered design. New Indiana limestone was cut to replicate the column stones too damaged to repair. The ironwork was fully restored, with corroded components repaired or replaced, bent scrollwork reheated and reshaped, and missing finials and "fingers" forged to match. The fences and gates were reinstalled without the inappropriate mesh metal screening, and the original design of the archway and gates is again enlivening the Rittenhouse Square streetscape.



RODIN MUSEUM MEUDON MONUMENT

Benjamin Franklin Parkway and 22nd Street, Philadelphia, PA

HONORING:
Philadelphia Museum of Art
Milner + Carr Conservation, LLC; Dan Lepore & Sons Company; Fairmount Park Commission; Gooding, Simpson & Mackes, Inc.; Pennsylvania Horticultural Society; Vintage Metalwork, Inc.

Modeled after an 18th-century Chateau d'Issy facade that sculptor August Rodin installed at his Meudon estate, the Meudon Monument is the Rodin Museum's main entryway and the backdrop to its most iconic work, *The Thinker*. Eighty years of weather, wear, and traffic had taken their toll on the monument's French limestone steps and facades, metal roofing, iron gates, and bronze plaques. For this key component in a larger Benjamin Franklin Parkway master plan, the Philadelphia Museum of Art partnered with the Pennsylvania Horticultural Society and the Fairmount Park Commission to undertake a comprehensive restoration of the monument.

To restore visual uniformity of treads that had weathered and been replaced inconsistently over the years, new French limestone was quarried for a complete reconstruction of the monument's stairs. All other stonework was gently cleaned with water misting and micro-abrasion, and areas of erosion and other damage were repaired with specially-formulated patching material. A new lead-coated copper roof was installed over the portico, following architect Paul Cret's original drawings. The monument's ornate iron gates and transom, French replicas of the Chateau d'Issy's 18th-century originals, were restored in an off-site lab and reinstalled.

The newly restored Meudon Monument is once again a highlight of the Benjamin Franklin Parkway.



Photo credit: Tom Crane

ROSE VALLEY FARM

Rose Valley, PA

HONORING:
Geoff and Sandra Shepard
Ball and Ball; Bryant Phillips Construction, Inc.; Bryce M. Ritter & Son; Bucks County Soapstone Company, Inc.; Lynne M. Rohlifing Design; Moravian Pottery & Tile Works; Peter Batchelor & Associates; Roger Wright Furniture Ltd.; Tony DiMeo; William M. Dunleavy & Co., Inc.

William L. Price's "Schoenhaus" once anchored a thriving utopian artist community known as Rose Valley Farm. The sprawling Arts and Crafts masterpiece was built in 1904 for Charles Schoen, the father-in-law of Price's architectural partner Hawley McLanahan. Price radically transformed an existing Italianate cottage, modeled after Andrew Jackson Downing's Design VIII (A Suburban Cottage in the Italian Style) from *The Architecture of Country Houses*, into one of the grandest Arts and Crafts residences ever built. The grounds included orchards, a barn, a water tower, and a small office building, all built with the same materials (terra cotta roofs, stucco walls, Moravian tiles) that Price was using to construct smaller artisan cottages scattered across the valley.

Little else remains of the community today, but Schoenhaus has been masterfully restored by current owners Geoff and Sandra Shepard. The house needed a new roof and substantial shoring; decades of deferred maintenance had left parts of the home near collapse. Price's interiors had fared little better, with woodwork painted over and unsympathetic alterations added. All mechanical systems were obsolete. The couple, working in the spirit of the house's storied past, assembled a team of leading regional craftspeople to restore the house and add a complementary new kitchen, garage, and family room. All craftspeople received the same introduction from the owners: "Seldom in your career will you be called upon to work in such a magnificent house, whose whole reason for being was to demonstrate the skill of its workers."

The resulting Rose Valley Farm estate is a masterpiece reborn. Featured on the cover of *Old House Journal* in January-February 2010, the home is now a testament to two generations of fine craftsmanship.



ST. LUKE AND THE EPIPHANY

330 S. 13th Street, Philadelphia, PA

HONORING:
The Church of St. Luke and The Epiphany
TranSystems; J.S. Cornell & Son, Inc.; Keast & Hood Co.

St. Luke and The Epiphany in Washington Square West was constructed in 1839. Thought to be the largest clear-span timber roof in the city, the building required major structural interventions in 2009, when a conditions assessment discovered many of its roof trusses were failing. An initial replacement estimate of \$2.6 million was infeasible for the active but small congregation, and many feared that the building would be lost.

An alternative strategy emerged that cut the price in half: removing the roof and lifting new trusses into place in between the existing structure. A relieved congregation threw their full support behind the plan, which was undertaken in five months in the summer and fall of 2009. While the roof work was underway, other improvements were also made. Obsolete knob and tube wiring was replaced, damaged and missing Corinthian capitals in the front of the building were restored, lost plaster rosettes inside the church were recast and replaced, and the church's stunning stained glass windows, long obscured by yellowing Lexan, were uncovered.

St. Luke and The Epiphany is now a more secure and beautiful structure than ever, better able to serve its community and in the strong position to plan a future of preservation and growth.



SPRING GARDEN COMMUNITY REVITALIZATION PHASE 2

Philadelphia, PA

HONORING:
Spring Garden Community Development Corporation, Philadelphia Housing Authority, Michaels Development Company
Dale Corporation; KSK Architects Planners Historians, Inc.; Pennsylvania Housing Finance Agency

Philadelphia's Spring Garden neighborhood, just north of Center City, developed as an upper-middle-class community of three-story red brick townhouses in the 1850s-1870s. The neighborhood experienced succeeding waves of decline and reinvestment through the late twentieth century, leaving the streetscape a collage of well-maintained and restored historic rowhouses, empty lots, new luxury townhouses, and scattered site public housing units.

Recognizing the growing pressures of gentrification, the need for stable low-income housing in the neighborhood, and the stigma of properties crudely altered in 1968, the Spring Garden Community Development Corporation partnered with the Michaels Development Company in an ambitious redevelopment campaign. Twenty-two existing rowhouses owned by the Philadelphia Housing Authority were fully restored and maintained as public housing, while three new infill buildings blend seamlessly into the historic streetscape on formerly empty lots. KSK Architects worked closely with the Philadelphia Historical Commission and contractors in the field to return original window patterns and architectural details to the rowhouses, most of which had been severely altered.

New marble surrounds were fabricated to match typical profiles, and new wood windows and doors installed. Interiors were rehabilitated based on traditional rowhouse plans. Fourth stories that had been abandoned during the 1968 renovations were recaptured for tenant use, providing additional rental space and animating the streetscape.



STRAWBRIDGE & CLOTHIER DEPARTMENT STORE

801-823 Market Street, Philadelphia, PA

HONORING:

Pennsylvania Real Estate Investment Trust
BLT Architects; C.B. Development Services, Inc.; John Milner Associates, Inc.; Keast & Hood Co.; PHY Engineers, Inc.; Shoemaker Construction Co.; Van Deusen & Associates

Originally built in 1902 and expanded in 1929, this historic Center City building once was a retail fixture on Market Street. Now under a two-party condominium ownership, the building is being restored as a certified rehabilitation tax credit project by the Pennsylvania Real Estate Investment Trust, owners of the building's lower six floors. These spaces include some of the city's finest commercial interiors, which have been preserved through conversion to office space.

The building's Art Deco-inspired lobbies were cleaned and returned to original configurations, highlighting their marble-clad walls, decorative plaster ceilings, grand elevator banks, and the famous Strawbridge & Clothier boar sculpture, *Il Porcellino*. Original metal doors and frames were rehabilitated throughout the building, terrazzo mosaics uncovered, and interior storm windows installed to preserve original windows. New lighting was installed, repurposing original fixtures.

A highlight of the building—and its rehabilitation—is the sixth-floor Corinthian Room, once the department store's fine dining room. Actually three interconnected spaces with elegant neoclassical details and lavish chandeliers, the open plans were a challenge to adapt without destroying their historic character. All non-original equipment and modifications were removed, and open offices and an executive meeting room were designed to preserve and highlight the rooms' immaculately restored finishes. Tenant installation includes low office workstations that preserve the grandeur of the vaulted interior volumes.

2010 AIA PHILADELPHIA LANDMARK BUILDING AWARD



THE LAZARETTO QUARANTINE STATION

Tinicum Township, Delaware County, PA
Architect Unknown, 1799

The "Lazaretto" remains as the last example of quarantine stations that once protected the nation's ports from the introduction of "imported" communicable diseases, like yellow fever and cholera. The building was commissioned and built by Philadelphia's board of health in 1799 and is located on the Delaware River in Tinicum Township, Delaware County, just downriver from the Philadelphia International Airport.

In 1793, the yellow fever epidemic struck the region and killed about 5,000. The Philadelphia Board of Health was formed in 1798, and it erected the Lazaretto over the next two years. The Lazaretto served as the point of entry for all the ships and passengers arriving in the Port of Philadelphia until 1893. The ships were detained for 30 days, until the station staff was convinced there was no disease onboard.

From the late 1890s to 1930s, the Lazaretto was used as an athletic club and then as a flying school and sea-plane base. Part of the property was leased to the Riverside Yacht Club beginning in 1937. In 1972, it was placed on the National Register of Historic Places.

When the Lazaretto was threatened by demolition and development in 2000, the Lazaretto Feasibility Committee was formed by local citizens, officials and preservationists, including representatives from the Preservation Alliance, the National Trust for Historic

Preservation, the National Park Service, and the Delaware County Planning Department. A turning point came when the Tinicum commissioners concluded that purchasing the property was the only sure way to protect it. State Senator Ron Raymond got behind the acquisition plan and, with the active support of the Pennsylvania Historical and Museum Commission Chairman Wayne Spilove, secured \$2 million in state funds toward the \$3+ million purchase price. The township came up with the matching money, and on July 28, 2005, bought the Lazaretto, ensuring its preservation.

The Lazaretto Preservation Association of Tinicum Township, a board comprised of three representatives of the township and three from historic preservation organizations, was formed in 2007 to manage five acres of the site and determine its future. The association commissioned a feasibility study to explore several alternatives for the Georgian-style administration building standing prominently near the center of the ten-acre site.

What's next for the Lazaretto? Although their eventual use is still undecided, the main Lazaretto administrative building and several smaller outbuildings have been stabilized and "mothballed," and the regional office of the National Park Service continues its documentation of the history and existing conditions of the Lazaretto under the direction of Bill Bolger.

THE HENRY J. MAGAZINER, EFAIA AWARD

of the Historic Preservation Committee of AIA Philadelphia



HIDDEN CITY PHILADELPHIA

Thaddeus A. Squire, President
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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.

During the summer of 2009, more than 10,000 visitors experienced a unique arts festival in the region—Hidden City Philadelphia. The festival featured ten works by leading local and international artists created for nine sites throughout the city. Critical and visitor response was overwhelming, with all performances and tours sold out.

The locations selected for Hidden City Philadelphia are all important landmarks of the city's cultural history, but for various reasons, had become lesser known or forgotten. Each artist's work, whether it was a performance piece or visual installation, was inspired by a site and created to animate and interpret its history for visitors. Six of the sites were home to visual arts installations, which were free and open to the public from during the festival. Three locations housed music and dance pieces and were accessible on performance days. Visitors experienced the festival through bus tours, volunteer docents, an innovative card game for children and families, a dynamic website, and a portable fold-out map.

Hidden City Philadelphia was a tremendous success, raising awareness of historic preservation and the possibility for historic places to be contemporary venues of

artistic expression. The project has renewed the spirits of each site's caretaker to further the preservation effort, and saved the drop forge building at the Disston Saw Works from a planned demolition. Each site has been afforded an opportunity to dramatically rethink how they engage the public, and the public has a newfound hunger to see our lesser known and neglected heritage reborn.



Photo credit: Jacques-Jean Tiziou



The Preservation Alliance for Greater Philadelphia began accepting preservation easements in this region in 1979 and today holds more than 224 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 2009, property owners donated protective preservation easements on two properties:

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Marguerite and Gerry Lenfest with the Volunteers,
Staff, and Trustees of the Philadelphia Museum of Art



Photo courtesy Milner + Carr Conservation, LLC

salute the Preservation Alliance, City Councilman Bill Green, and all of today's honorees, with special acknowledgement of Milner + Carr Conservation, LLC; Dan Lepore & Sons Company; Vintage Metalwork, Inc.; VITETTA Architects; and Gooding, Simpson, & Mackes, Inc.—the extraordinary team for the Meudon Monument Restoration Project.



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Schoen Estate Renovation circa 1904
William L. Price Architect



Photograph by Tom Crane

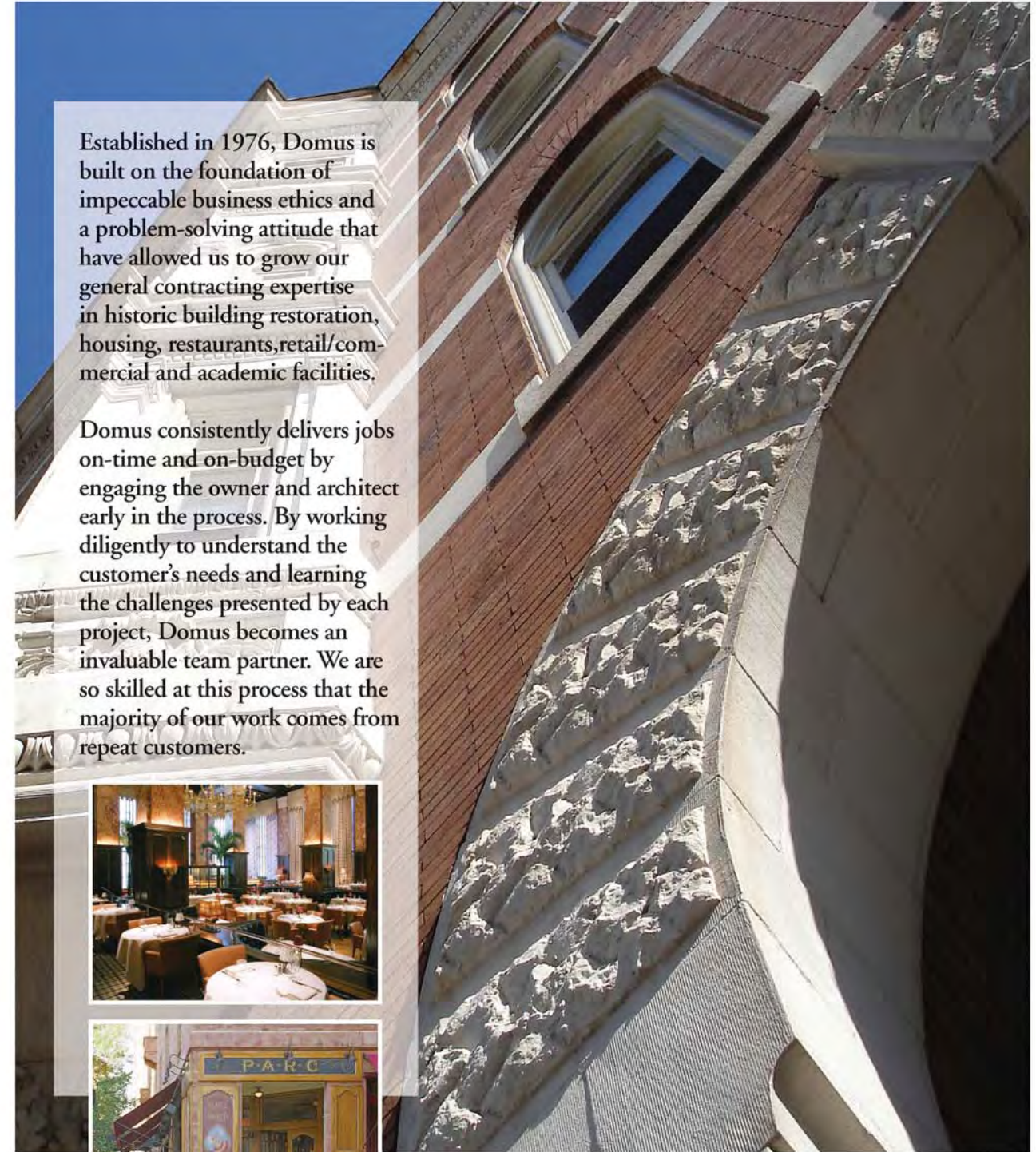
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We applaud the Preservation Alliance's leadership in promoting significant urban revitalization efforts throughout greater Philadelphia.



▲ *Strawbridge & Clothier Department Store, Market Street Elevation*
 ▲ *Corinthian Room, Sixth Floor • Strawbridge & Clothier Department Store*
Jeffrey Totaro Photography
 ▼ *Main Lobby, First Floor • Strawbridge & Clothier Department Store*
Jeffrey Totaro Photography



The Strawbridge & Clothier Department Store's developer, **Pennsylvania Real Estate Investment Trust (PREIT)**, is congratulated for its vision and commitment to this Philadelphia landmark's successful certified historic rehabilitation. JMA is proud to have been part of the project's capable design-build team with Prime Architect **BLT Architects**, **C.B. Development Services, Inc.**, **Keast & Hood Co.**, **PHY Engineers, Inc.**, **Shoemaker Construction Co.**, and **Van Deusen & Associates**.

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Top to bottom, left to right: Mask & Wig Club (© Mask & Wig Club), Strawbridge & Clothier (© Jeffrey Totaro), Church of Saint Luke and the Epiphany, Friends Center, University of Pennsylvania Music Building, Academy of Music (© Tom Crane)

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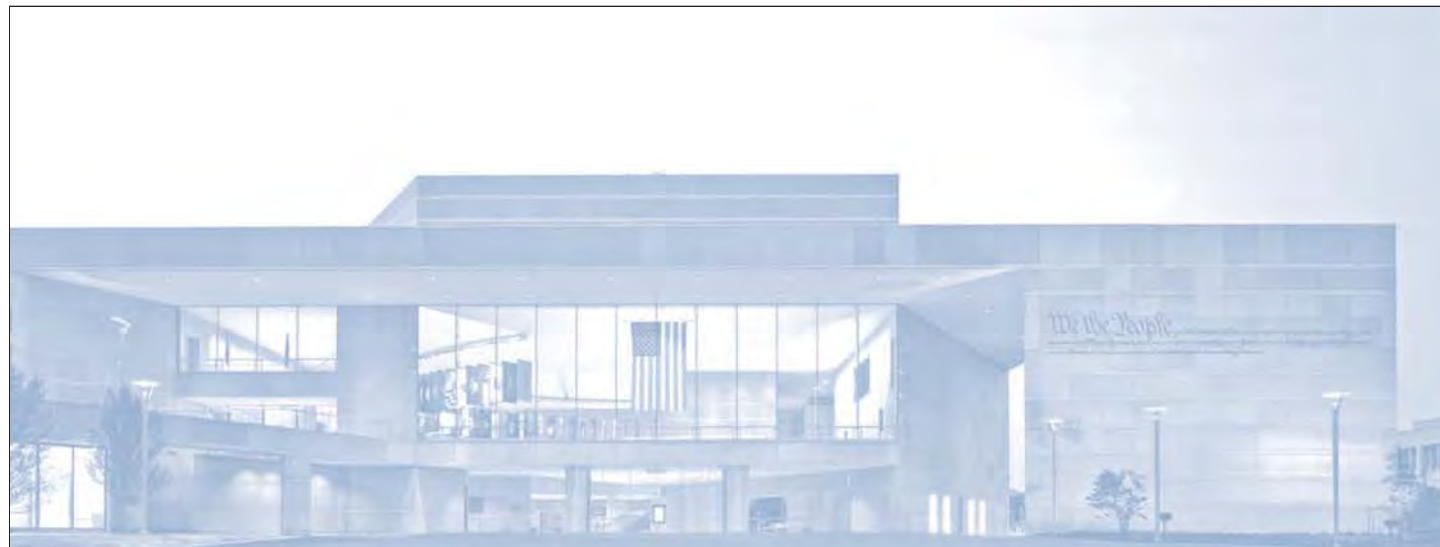
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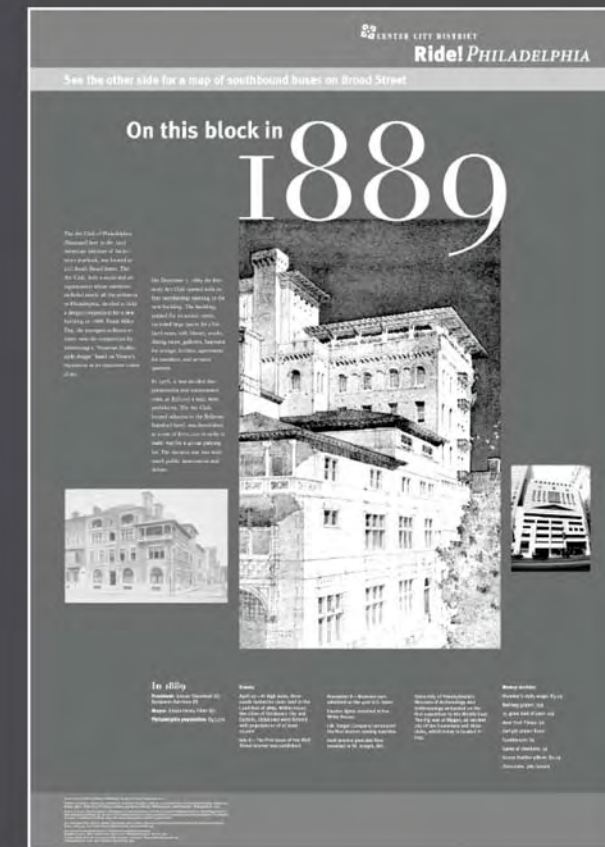
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To learn more about the Center City District and its work to enhance our built environment, visit www.CenterCityPhila.org.



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The Meudon Gate Monument at The Rodin Museum Philadelphia, PA

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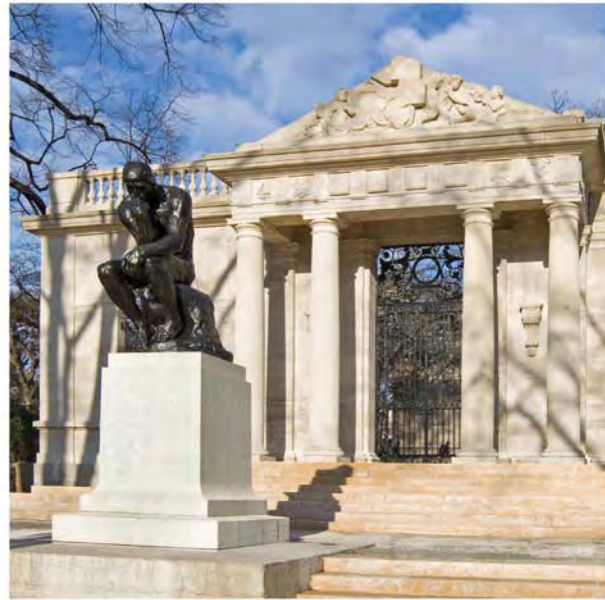
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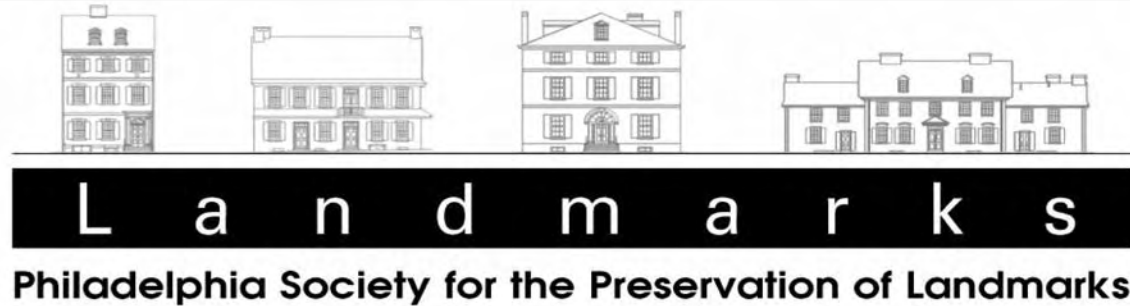
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For the extraordinary partnership that brought to completion the Meudon Monument Restoration Project at the Rodin Museum, the Philadelphia Museum of Art thanks the Pennsylvania Horticultural Society, Fairmount Park, and the generous funders

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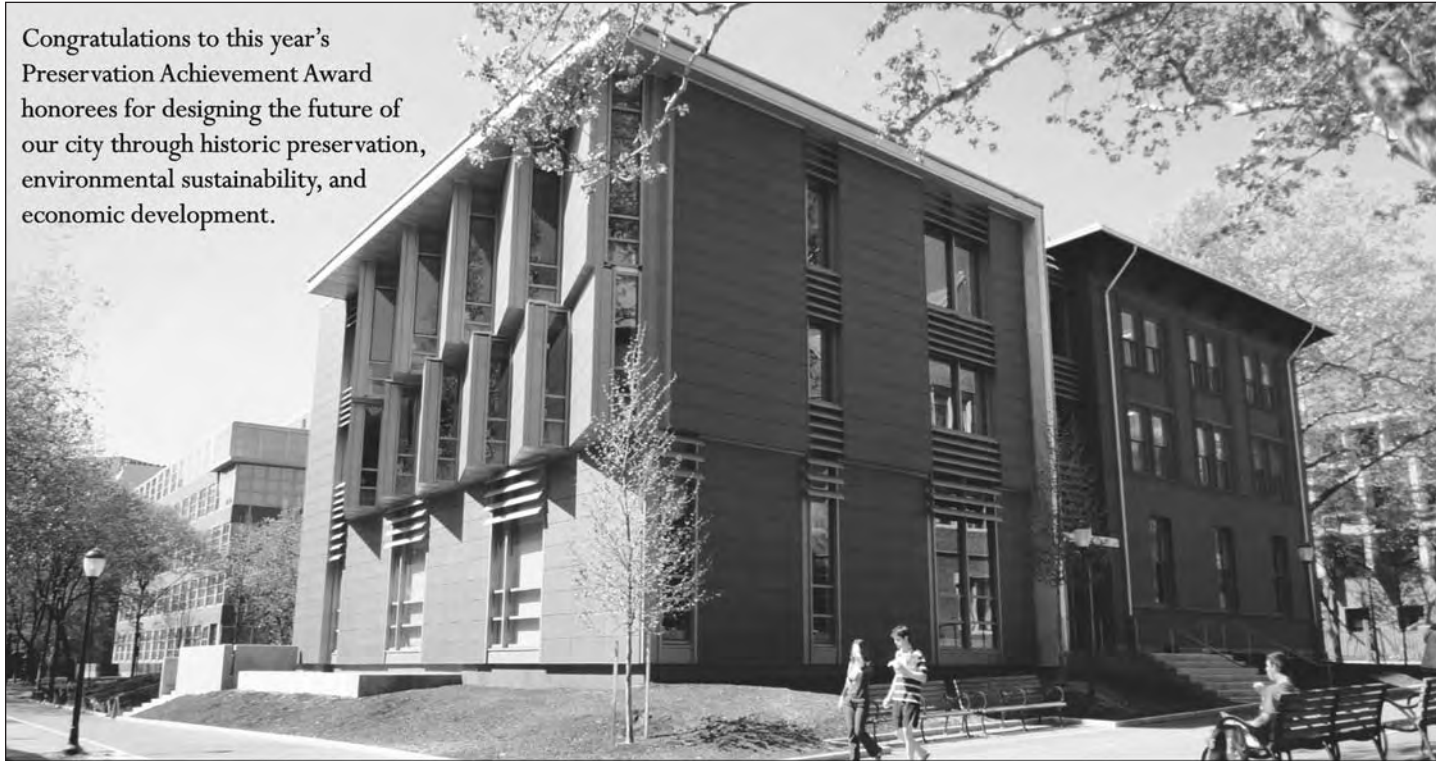


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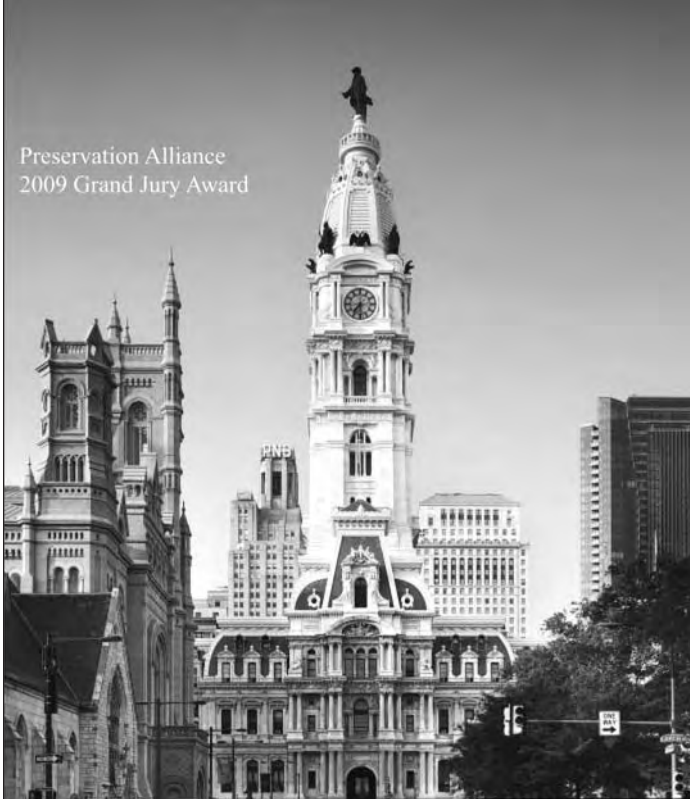
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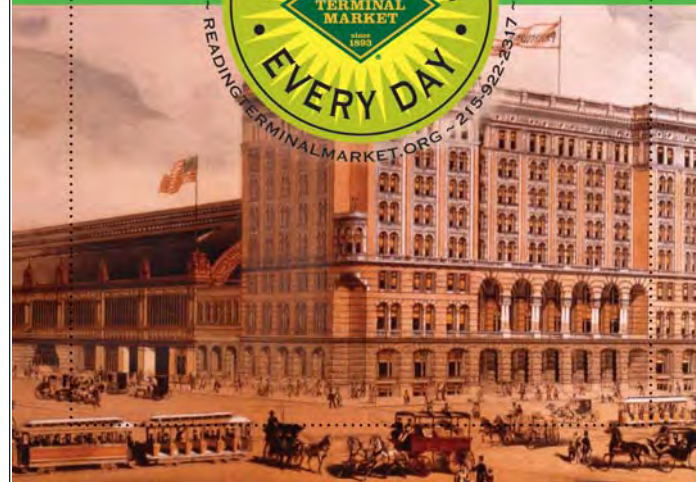
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