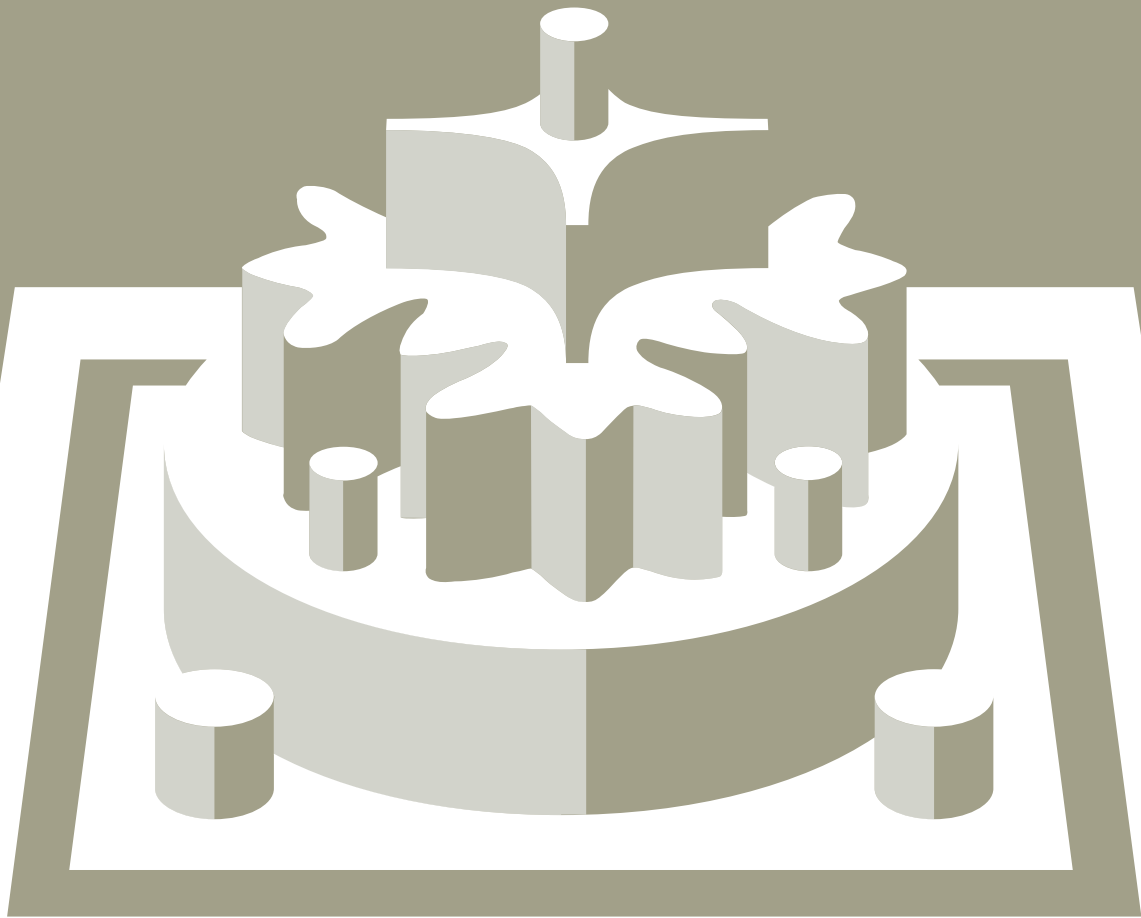




22ND ANNUAL
PRESERVATION
ACHIEVEMENT AWARDS





CONGRATULATIONS ALL 2015 PRESERVATION
ACHIEVEMENT AWARDS WINNERS

from
THE UNION LEAGUE OF PHILADELPHIA



**PRESERVATION
ALLIANCE**

for greater philadelphia

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FROM THE EXECUTIVE DIRECTOR



Welcome to the 22nd Annual Preservation Achievement Awards. The Preservation Achievement Awards is a celebration of the highest level preservation work occurring in the region. What an impact historic preservation has. Our 19 Grand Jury winners in the aggregate pumped over \$300 million directly into the economy, and indirectly generated an additional \$435 million in spending while supporting, directly and indirectly over 5,700 jobs-years of employment. Outstanding!

This year we took a bold step with the Grand Jury Awards. We convened a jury comprised of nationally recognized preservation professionals. The jury was chaired by Richard Moe, former President of the National Trust for Historic Preservation. He was joined by David Bell, AIA, principal of Bell Architects, who brings a passion for integrating history, culture and sustainable design into the built environment; Joan M. Brierton, Senior Preservation Specialist, U.S. General Services Administration, who is responsible for Section 106 reviews for GSA; Mary Werner DeNadai, FAIA, principal of John Milner Architects, Inc. and Trustee Emerita of

the National Trust for Historic Preservation; and Mary Oerhlein, FAIA, LEED AP, Historic Preservation Officer at the Architect of the Capitol, who is responsible for protection of a broad spectrum of heritage resources throughout Washington D.C. including, buildings, memorials, monuments, fountains, and landscapes.

The jury met in Washington, D.C.--hosted by Keast & Hood, and reviewed a competitive pool of nominations considerably larger than in prior years. At the conclusion of the day, they reflected on the impressive body of work that they had seen. Here are highlights of the Grand Jury's comments:

"This is all about stewardship. The variety of stewards includes owners, investors, non-profits, emerging organizations. The totality of the submissions shows that everyone is recognizing the value of their history and culture."

"Preservation is not a fringe activity as demonstrated by the wide range of project types, and those implementing them. The diversity of the projects and those doing them is wonderful to see."

"Few cities can take you from the 18th Century architecture to Mid-Century Modern like Philadelphia can. The scope of the work is extraordinary."

"I am particularly impressed to see the reuse of the industrial buildings, and we must acknowledge the transportation entities."

"We especially acknowledge those who have made projects happen through use of the historic tax credits. Some of these projects are only possible because of the tax credits."

Congratulations to this year's winners, and thank you to all of the individuals and organizations that invested time in preparation and submission of nominations.

A handwritten signature in black ink that reads "Caroline E. Boyce". The signature is fluid and cursive.

Caroline E. Boyce, CAE
Executive Director



MASTER OF CEREMONIES

AMY CAPLES

Professor, Temple University
Former News Anchor, CBS3

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SPECIAL RECOGNITION AWARDS

SPECIAL RECOGNITION AWARDS ADVISORY COMMITTEE

The Preservation Alliance for Greater Philadelphia Board of Directors selects the Special Recognition Award recipients with input from the Special Recognition Advisory Committee.



Janet S. Klein
Chairman,
2014 James Biddle
Award Recipient



Dorothy Guzzo
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New Jersey Historic Trust



Emanuel Kelly, FAIA,
Principal, Kelly/Maiello
Architects & Planners



Cory Kegerise
Community Preservation
Coordinator for Eastern
Pennsylvania, Bureau
for Historic Preservation,
Pennsylvania Historical &
Museum Commission



Fon S. Wang, AIA,
LEED AP BD+C
President, UCI
Architects Inc.



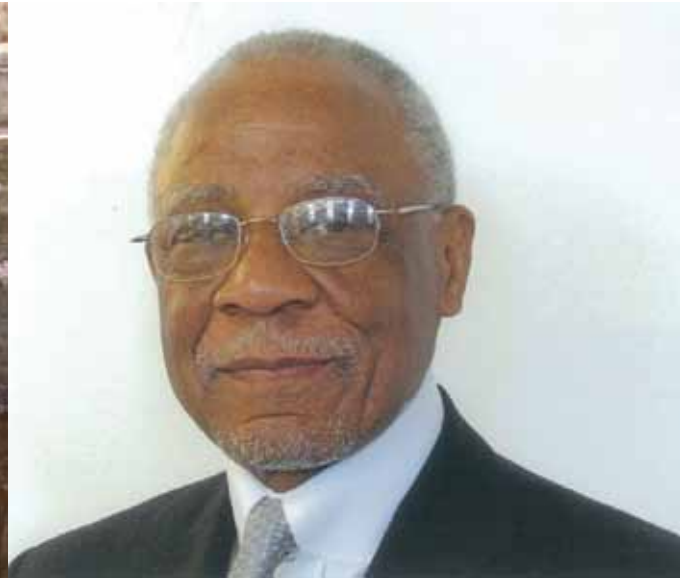
JAMES BIDDLE AWARD
for Lifetime Achievement in Stewardship

Gail Harrity

As President and Chief Operating Officer of the Philadelphia Museum of Art, Gail Harrity oversees the museum's financial and management functions. She also oversees the Museum's management of another important collection-- its five historic buildings spanning more than 250 years of Philadelphia history. From the museum's monumental Greek Revival main building to its stately Art Deco Perelman Building, from the Colonial-era Cedar Grove and Mount Pleasant estate houses in Fairmount Park to the Beaux-Arts jewel box (the Rodin Museum) on the Benjamin Franklin Parkway, Harrity and the Philadelphia Museum of Art have demonstrated exceptional diligence and foresight in the stewardship of museum facilities which are themselves works of art. Harrity joined the Museum staff as Chief Operating Officer in 1997 following leadership positions at the Metropolitan Museum of Art and the Solomon R. Guggenheim Museum.

In 2009 she was appointed President. During her tenure, the Museum has undertaken major rehabilitation projects at each of its sites, investing millions of dollars and garnering numerous accolades, including six Preservation Achievement Awards from the Preservation Alliance. As the Museum looks forward to a major Frank Gehry-designed expansion and centennial celebration in 2028, Harrity's commitment to honoring and protecting her institution's historic architectural assets remains central to the Museum's mission and vision.

SPECIAL RECOGNITION AWARDS



PUBLIC SERVICE AWARD for Preservation in the Public Interest

Aaron Wunsch and Rev. Dr. W. Wilson Goode, Sr.

Two historic churches designed by the incomparable Frank Furness, both once slated for demolition, remain standing today thanks in large measure to the persistence of two men: former Philadelphia Mayor Rev. Dr. Wilson Goode, Sr. and University of Pennsylvania professor Aaron Wunsch. Both men's dedication to the cause of preservation is rooted in a strong sense of civic responsibility. The duo first became acquainted in 2011, when earthquake and hurricane damage to the landmark Nineteenth Street Baptist Church in Point Breeze resulted in a City demolition notice. Goode, a close friend of the church's former pastor, interceded on behalf of the congregation to help stay the demolition while Wunsch coordinated a volunteer effort to make emergency repairs.

This successful collaboration laid the foundation for an even more impressive intervention two years later, when the former Episcopal Church of the Atonement in Kingsessing was condemned by the City following a series of violations. With a congregation unable to fund necessary repairs but wary of parting with the church, the City determined the structure to be imminently dangerous and began mobilizing for its demolition. Long after others had abandoned hope, Goode and Wunsch again collaborated on an unlikely rescue. Wunsch commissioned an independent engineering report which found the building to be structurally sound and identified a potential new owner with

the resources to make necessary repairs. Armed with this information, Goode then persuaded the City to halt the demolition and convinced the congregation to transfer the property. The building is now undergoing rehabilitation for educational use.

As Mayor of Philadelphia from 1984 to 1992, Goode championed a major reorganization of the Philadelphia Historical Commission, strengthening laws to prevent the demolition of historic properties. He also served for many years on the board of Partners for Sacred Places, one of many non-profit organizations that have benefitted immensely from his dedication and leadership. In 2014 he received the Charles Albert Tindley Award for his contributions to Philadelphia and its faith communities.

In addition to teaching architectural history and historic preservation at the University of Pennsylvania, Wunsch serves as Vice President of The Woodlands Board of Directors, a National Historic Landmark. He received a B.A. in History from Haverford College, an M.A. in Architectural History from the University of Virginia, and a Doctorate in Architectural History from the University of California, Berkeley. His efforts on behalf of Charlottesville's James D. Nimmo House garnered an Outstanding Domestic Project Award in 2008 from Preservation Virginia.

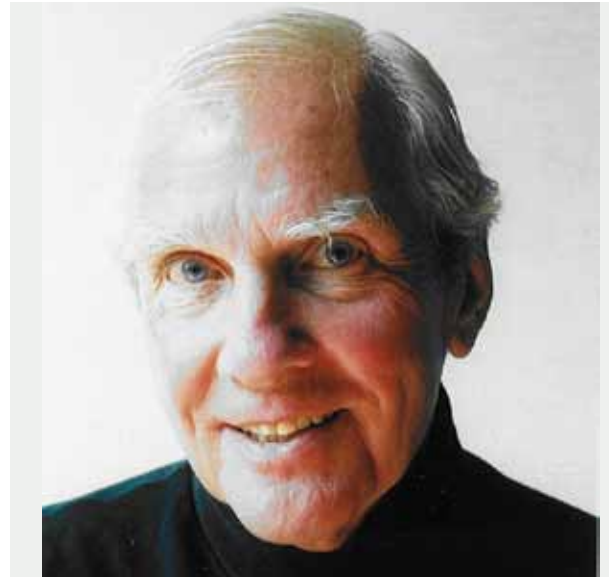


BOARD OF DIRECTORS AWARD
for Exceptional Contribution to Historic Preservation

Board of Trustees of Andalusia

The ancestral seat to one of Philadelphia's most storied families, Andalusia is the crown jewel in a string of historic country estates overlooking the Delaware River upstream from the city. Philadelphia merchant John Craig constructed Andalusia's first residence in 1795; an 1806 addition was designed by Benjamin Latrobe. In 1814, Craig's son-in-law Nicholas Biddle acquired the property and guided its transformation into one of America's most significant expressions of Greek Revival domestic architecture. Architect Thomas Ustick Walter's 1835-36 monumental temple-front design survives today in pristine condition, anchoring an intact estate featuring original landscapes, interiors and outbuildings.

Andalusia's enduring grandeur is a testament to two hundred years of Biddle Family stewardship, with the beloved estate passing from generation to generation with only the most sympathetic alterations. Since 1980, the estate has been open to the general public under the auspices of the Andalusia Foundation, established by celebrated preservationist James Biddle, Nicholas Biddle's great-great-grandson. The Foundation continues the Biddle Family legacy of committed stewardship and hospitality, welcoming visitors from around the globe to this National Historic Landmark site thirteen miles north of Center City.



RHODA AND PERMAR RICHARDS AWARD
for Service to The Preservation Alliance

Harry Schwartz

Harry Schwartz has been an active member of the Preservation Alliance's Board of Directors since 2007 and has chaired its Advocacy Committee since that time; his leadership and expertise have been indispensable to the organization's advocacy mission. His tenure with the Alliance is the capstone of a distinguished career in law and public service in Philadelphia and Washington, D.C., where he worked in the offices of the District Attorney, Securities and Exchange Commission, and the Senate before serving as Assistant Secretary for the Department of Housing and Urban Development and a senior advisor to President Carter's domestic policy staff. As public policy director and special advisor for the National Trust for Historic Preservation, Schwartz helped foster preservation tax incentives in 28 states including Pennsylvania, and led efforts to defend the Federal Historic Tax Credit from elimination.

A native Philadelphian, Schwartz was born at South Kensington's Stetson Hospital and graduated from Central High School before attending Harvard College, Oxford University, and the University of Pennsylvania. He resides in Society Hill and is active on the Zoning and Historic Preservation Committee of the Society Hill Civic Association.

SPECIAL RECOGNITION AWARDS



JOHN ANDREW GALLERY COMMUNITY ACTION AWARD

for Achievement by Community Organizations

Viola Street Residents Association and Sean Solomon

Seven years ago, residents of East Parkside's Viola Street were grappling with issues all too familiar in neighborhoods across Philadelphia. Historic but weathered Victorian rowhouses stood alongside abandoned, collapsing shells and empty lots, while residents on fixed incomes struggled to maintain their properties. After organizing the Viola Street Residents Association in 2008, neighbors began taking steps to stabilize their blocks, organizing lot clean-ups, planting trees, and building fences to discourage short-dumping. They supported the establishment of the local Parkside Historic District in 2009. And they formed valuable partnerships with non-profit organizations like the Citizens Planning Institute, Community Design Collaborative and Habitat for Humanity, which recently refurbished eighteen Viola Street houses in a first-of-its-kind volunteer campaign aimed at keeping existing homes occupied.

The Viola Street Residents Association is a true collaborative effort and the credit for its success belongs to many. However, one resident's unbounded passion for the architectural character of Viola Street was instrumental in educating and exciting his neighbors and their non-profit partners. Sean Solomon purchased an abandoned Viola Street house in 1998, completely restoring it by hand to its original 1890s appearance inside and out. He readily shares his expertise and elbow grease with neighbors undertaking their own projects and was instrumental in guiding Habitat for Humanity through their preservation efforts.



JOHN ANDREW GALLERY COMMUNITY ACTION AWARD

for Achievement by Community Organizations

Philadelphia Public History Truck

An old truck that once sold water ice on the streets of Philadelphia now serves a very different purpose: collecting and sharing the history of the city, one neighborhood block party at a time. The Philadelphia Public History Truck began as an experimental thesis project by Temple graduate student Erin Bernard, who was looking for ways to make public history more accessible to a broader audience of Philadelphia's citizens. Her first project explored the history of East Kensington, where she hosted a series of community gatherings to collect oral histories and artifacts from residents. A common theme emerged through the discovery of a potent collective memory: for more than a century, massive warehouse fires have been disrupting and reshaping the neighborhood. Supplemented with archival research, residents' recollections of these events formed the nucleus of a community-curated exhibit in early 2014 entitled "Manufacturing Fire."

Bernard's East Kensington project generated citywide interest and foundational support to expand the Philadelphia Public History Truck program into other neighborhoods. For the past year, the truck has been exploring the North Philadelphia communities around Temple University for its next exhibit cycle, "They Say They Gonna Build." Like "Manufacturing Fire," this and future exhibits will take three forms: a collaboratively-designed gallery show hosted in a neighborhood venue, a "travel-sized" version for display in the truck itself, and an online repository of oral histories and other materials at phillyhistorytruck.com.



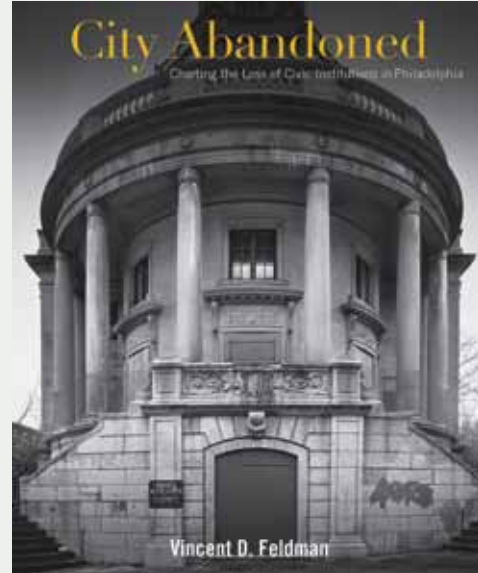
SPECIAL 200TH ANNIVERSARY AWARD

Fairmount Water Works

(1815-2015) Architect: Frederick Graff

Philadelphia's fledgling early experiments in municipal water distribution took an historic leap forward in 1815 with the opening of the Fairmount Water Works, a state-of-the-art steam-powered complex built on the bank of the Schuylkill River. Designed by engineer Frederick Graff to replace an earlier, failure-prone pumphouse in Centre Square, the waterworks pumped two million gallons of fresh river water a day into the new Fairmount reservoir, which then flowed down a network of wooden pipes to homes and public hydrants across the city. It was an immediate tourist attraction drawing visitors from around the world to witness this technological marvel in action.

Though the waterworks were decommissioned in 1909, the site continues to attract visitors to a museum operated by the Philadelphia Water Department. Philadelphia still draws about half of its drinking water from the Schuylkill River, and since 2003 the Fairmount Water Works Interpretive Center has been dedicated to educating citizens about Philadelphia's past and present relationship to the Schuylkill River watershed. As the National Historic Landmark celebrates its two hundredth anniversary, it remains a treasured historical, architectural, and civic asset.



PRESERVATION EDUCATION AWARD

Vincent D. Feldman and Paul Dry Books, Inc.

Photographer Vincent Feldman's *City Abandoned: Charting the Loss of Civic Institutions in Philadelphia* is a somber yet illuminating exploration of Philadelphia's ever-evolving, often heartrending legacy of growth and change. Between 1993 and 2006, Feldman systematically documented hundreds of abandoned or neglected buildings across the city in masterful large-format silver gelatin prints. Feldman also meticulously researched the history of each of his subjects, along with the social and economic forces that contributed to their fates. Published as a monograph in 2014 with accompanying essays by historian Ken Finkel and preservationist John Andrew Gallery, *City Abandoned* is both a memorial and a clarion call. Many of the documented sites have since been demolished, but many remain standing, quietly awaiting the return of a lost prosperity which could either represent their salvation or their demise.

Reproducing Feldman's original large-format prints as duotone plates was an accomplishment in its own right by Philadelphia publisher Paul Dry Books, whose catalog also includes a number of architectural guides to the city. *City Abandoned* was honored with a Silver Award in the Graphis International 2015 Design Annual competition.

GRAND JURY AWARDS

GRAND JURY MEMBERS 2015



Richard Moe, Chairman

Former President,
National Trust for
Historic Preservation



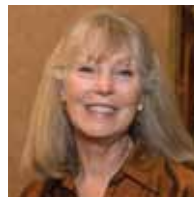
T. David Bell, AIA

Principal,
Bell Architects



Joan M. Brierton

Senior Preservation
Specialist, US
General Services
Administration



Mary Oehrlein, FAIA,

Historic Preservation
Officer, Architect
of the Capitol



Mary Werner

DeNadai, FAIA
Principal,
John Milner Architects;
Trustee Emeritus,
National Trust for
Historic Preservation;
Board Member,
Preservation Alliance
for Greater
Philadelphia



The Arlen Specter Center for Public Service

3240 WEST SCHOOL HOUSE LANE, PHILADELPHIA

PHILADELPHIA UNIVERSITY

Bruce E. Brooks & Associates; Boles, Smyth Associates; Daniel J. Keating Co.; International Consultants, Inc.; Keast & Hood Co.; Preservation Design Partnership, LLC; Stephen McLaughlin Roofing Consultant

The Roxboro House is a rare wood-framed Federal style country house in Philadelphia's East Falls neighborhood. Constructed around 1800, the home's distinctive semi-octagonal wings were added by preeminent physician Caspar Wistar in 1818. In 1965 it was added to the Philadelphia Register of Historic Places. But by the late twentieth century, the house was suffering from structurally compromising alterations, a series of makeshift additions, and general deferred maintenance. Situated immediately adjacent to Philadelphia University, the school purchased the property in 1998 and stabilized the building in 2007, but it remained vacant and with an uncertain future until 2010.

That year, outgoing United States Senator Arlen Specter, the longest-serving senator in Pennsylvania history, donated his papers to the school for the establishment of the Arlen Specter Center for Public Service. Specter was a long-time East Falls resident who admired the Roxboro House's history; a \$2 million state grant matched by \$2 million in private donations funded an immaculate restoration campaign. Completed in September 2014, the project involved extensive structural repairs to its rare timber wall trusses, removal of later additions, the design of a sensitive new circulation core, and the repair of historic interior finishes and features. The center now features state-of-the-art seminar and event spaces alongside exhibits chronicling Specter's distinguished career in public service.



Arts, Research, Culture House (ARCH)

3601 LOCUST WALK, PHILADELPHIA

UNIVERSITY OF PENNSYLVANIA

Keast & Hood Co.; Materials Conservation Co., LLC; SaylorGregg, A Studio of Jacobs Wyper Architects; Stephen McLaughlin Roofing Consultant Corp.; The Lighting Practice; Torcon, Inc.; Urban Engineers, Inc.

Constructed as a private Protestant student center in 1928 by the Christian Association, this Collegiate Gothic landmark has been an inclusive, multicultural center of student activity on the University of Pennsylvania campus since its purchase by the school in 1999. Home to three student cultural resource centers and the University's Center for Undergraduate Research and Fellowships, ARCH House recently completed a \$25 million modernization campaign to overhaul the building's HVAC and IT systems, improve circulation and egress, upgrade interior furnishings and fixtures, and bring more natural light and life to underused areas of the building.

Preservation of the building's historic character was central to the project's success. Exterior restoration included masonry cleaning and repair, conservation of intricate carved limestone ornament, and a new slate roof. Though the interior is now outfitted with contemporary furnishings and fixtures, these rejuvenated spaces were designed to complement and showcase original wood, plaster, and stained glass details. A modest rear addition housing new restrooms and an egress stair was carefully sited and detailed in stone and brick to complement the historic structure.

GRAND JURY AWARDS



Catholic Chaplain's Office at Eastern State Penitentiary

2027 FAIRMOUNT AVENUE, PHILADELPHIA

CITY OF PHILADELPHIA

DEPARTMENT OF PUBLIC PROPERTY

Eastern State Penitentiary Historic Site; Materials Conservation Co., LLC; McKee Siding, Inc.; Munn Roofing Corp.; S. Harris Ltd. (successor firm: J&M Preservation Studio)

In 1955, self-taught artist and Eastern State Penitentiary inmate Lester Smith painted twenty-three murals for the prison's Catholic Chaplain's Office. Smith's colorful murals depicted biblical scenes, portraits of saints and church leaders, and penitent prisoners confessing their sins. The Chaplain's Office was abandoned along with the rest of Eastern State Penitentiary in 1971. When Eastern State reopened for public tours in 1994, the murals were severely damaged. To prevent their complete loss, conservators covered the murals in wax and tissue paper. The office and murals then remained out of sight for the next eighteen years.

Following an ambitious three-phase preservation campaign supported by private donors, the Pennsylvania Historical and Museum Commission, and the Pew Center for Arts and Heritage, the Catholic Chaplain's Office and its murals reopened to the public in 2014. Not only were the murals themselves carefully restored, the entire structure housing the offices required complete rehabilitation. With a new metal roof, skylight, repointed exterior masonry walls, reconstructed wood flooring, consolidated plaster walls, new electric and HVAC systems, and a new interpretive signage program, this space is a powerful testament to the role spirituality and art played in the history of Eastern State and the lives of its inmates.



Dana and David Dornsife Center for Neighborhood Partnerships

3509 SPRING GARDEN STREET, PHILADELPHIA

DREXEL UNIVERSITY

Albarell Electric, Inc.; BLT Architects; Cairone & Kaupp, Inc.; P. Agnes, Inc; Powers & Company, Inc; The Harman Group; Vanderweil Engineering

Drexel University has transformed a historic but neglected West Philadelphia mansion complex into a new center for civic engagement and community services for residents of Powelton and Mantua. The Italianate mansion on Spring Garden Street was built around 1850 and expanded in 1880; a large brick carriage house on the property also dates to the nineteenth century. From 1921 until 1996, the mansion and grounds were home to the Archbishop Ryan School for the Deaf, but had been left vacant or underutilized for years before Drexel's \$12 million investment in the property.

Leveraging both Federal Historic and New Market Tax Credits, rehabilitation of the mansion and carriage house required extensive intervention to accommodate the desired office spaces, meeting rooms, wellness center and law clinic. The mansion itself retains much of its historic character, including original wood windows, an elegant wood-paneled dining room, plaster moldings, decorative fireplace mantels, and a newly-restored cupola. New utility systems, egress stairs and elevator were designed to minimize impact to historic fabric. Restoration of the carriage house involved extensive reconstruction of its deteriorated wooden bracketed cornice, new wood sash windows in reclaimed historic masonry openings, a new slate roof, and extensive masonry cleaning and repairs. The Dornsife Center opened in June 2014 and is breathing new life into an underserved but historic neighborhood.



FringeArts

140 N COLUMBUS BOULEVARD, PHILADELPHIA

FRINGEARTS

Alderson Engineering, Inc; D3 Real Estate Development; Larsen & Landis; Metropolitan Acoustics; Wm. Proud Masonry Restoration Company, Inc.; WRT

Standing at the foot of the Race Street Pier in the shadow of the Ben Franklin Bridge, a once-abandoned industrial relic is transforming the Delaware waterfront into a major cultural destination. Built in 1902 as a pump house for the Philadelphia Water Department's first-of-its-kind high-pressure fire hydrant network, the High Pressure Fire Service building is now home to FringeArts, Philadelphia's premier contemporary arts organization. Decommissioned in 2005, the handsome brick and terra cotta structure now houses a 225-seat black-box theater, event and rehearsal spaces, offices, and a destination restaurant and beer garden. The \$7 million transformation is a key component of the City's plan for revitalizing the Central Delaware River Waterfront.

The building's industrial character was maintained and celebrated in the new design. Brick and glass block infill was removed from the building's historic arched windows, reopening views of the Ben Franklin Bridge's massive stone piers. A dropped ceiling was removed to expose original metal roof trusses. Vintage equipment, signage, and historic interior finishes were retained and incorporated into the new spaces. Like the adjacent Race Street Pier, FringeArt's new permanent home demonstrates how creative repurposing of Philadelphia's industrial infrastructure is spurring a cultural and economic renaissance in the city.



G. G. Green Building

108 S. BROAD STREET, WOODBURY NJ

RPM DEVELOPMENT, LLC

Inglese Architecture and Engineering; Zakalak Associates

Slated for complete demolition following damage sustained in the region's 2011 earthquake, the National Register-listed G.G. Green Building in Woodbury, NJ was instead rescued by forward-thinking community leaders and developers who recognized the downtown landmark's transformative potential. The Victorian-era commercial block was built in 1880 by Colonel George G. Green, a prominent Woodbury businessman who made a fortune selling patent medicines. The building originally housed retail storefronts, offices, a ballroom, an opera house, and even an armory.

RPM Development Group intervened to stabilize the structure after an engineering assessment found it to be in imminent danger of collapse. Pairing Federal Historic Preservation and Low Income Housing tax credits, the building's complete rehabilitation has created 55 new senior housing units and ground-floor retail spaces in an architecturally striking building long concealed behind inappropriate additions and alterations. The \$14 million project included the preservation of character-defining interior features and the construction of a sympathetic new addition. Rededicated with fanfare in December 2013, the project is both keeping long-time residents in the community and bringing new energy to the city's downtown corridor.

GRAND JURY AWARDS



Glen Fern Smokehouse

1100 LIVESEY LANE, PHILADELPHIA

PHILADELPHIA PARKS AND RECREATION
Fairmount Park Conservancy; Interpret Green;
Gladyne K. Mitchell & the Livesey Family

The Wissahickon Valley was once home to one of the densest concentrations of industrial activity in Colonial America. The Wissahickon Creek powered dozens of mills and factories until the 1860s and 1870s, when the watershed was purchased by the Fairmount Park Commission and deindustrialized. Few remnants of this industrial landscape survive in today's picturesque and wild parkland, but the remains of one important mill site, Glen Fern, continue to embody this nearly forgotten heritage. One small outbuilding on the site, a 1760s smokehouse documented in the 1930s in the first years of the Historic American Building Survey, was left to ruin in the later twentieth century. Thanks to the generous descendants of the mill's early proprietors, the Livesey family, it has recently been rebuilt using original materials and traditional construction methods.

The walls of the smokehouse were reset on their original foundations using the original stones and traditional lime mortar, guided by original HABS drawings, early photographs, and a survey of other surviving smokehouses from the period. New roof joists, shingles, window jambs, shutters, and a door were fashioned from traditionally sourced and salvaged wood. New interpretive signage was also installed to highlight the smokehouse reconstruction, which was rededicated at a Livesey family reunion in June 2014.



ICON | 1616

1616-1626 WALNUT STREET, PHILADELPHIA

FEDERAL CAPITAL PARTNERS

Alterra Property Group LLC; Bozzuto Management Co.;
Cross Properties; Floss Barber, Inc.; Hunter Roberts
Construction Group; JKR Partners Architects; Johnson
& Griffiths Studio; O'Donnell & Naccarato; PNC Real Estate;
Powers & Company, Inc.; TPSi; Alderson Engineering

Rittenhouse Square's newest and most exclusive residential address is 1616 Walnut Street, the iconic Art Deco tower designed by architects Tilden, Register & Pepper in 1929. Listed on the Philadelphia Register of Historic Places in 1982 and the National Register in 1983, the building contains some of Philadelphia's finest early Modern interior spaces, including a stunning lobby, original elevator cabs, and a penthouse pied-a-terre originally occupied by Sun Oil Company president Joseph Dew. Following a \$75 million conversion from an office building into the ultra-luxury 200-unit ICON apartments, one of Philadelphia's most distinctive Art Deco landmarks has taken on a new lustre.

The project leveraged Federal Historic Preservation Tax Credits to help underwrite an immaculate restoration of the building's character-defining original finishes and features, including intricate carved wood moldings, stone hearths and hardwood floors in the penthouse suite, which has been retained as a communal entertainment area. The two-story cast bronze and glass entryway was refinished and embellished with a sensitive but contemporary lighting scheme. The lobby and elevator cabs, rich in ornamental detail, were likewise sensitively restored, retaining all of the design features that led the 12th International Building Congress in Budapest to award the building high honors in 1930.



La Colombe Fishtown

1335 FRANKFORD AVENUE, PHILADELPHIA

LA COLOMBE TORREFACTION, INC
 Continuum Architecture & Design; Kassis Ventures;
 Peroni Construction; Stokes Architecture

Utilitarian warehouses and industrial buildings form the backbone of many Philadelphia neighborhoods, but they are too often discarded when areas redevelop. La Colombe Torrefaction's new flagship space on Frankford Avenue, an 11,000 square foot project that includes a cafe, bakery, rum distillery, offices and flexible meeting spaces, celebrates the economic and aesthetic potential embodied in such "background buildings." Once a non-descript garage in need of significant repair, La Colombe Fishtown is now a social hub and culinary destination driving the rapid transformation of a legacy industrial corridor.

The building's industrial character was carefully maintained in the building's deceptively sophisticated redesign. Following necessary roof repairs and structural stabilization, the space was repurposed with complimentary new finishes and partitions to accommodate the owner's eclectic program. The original wood trusses were left exposed, and existing skylights were maintained to provide ample daylight. Exterior improvements included a new entryway with an exposed steel lintel, the removal of a glass-block infill, and the installation of operable oversized wood and glass doors to provide striking views into the interior. The design is capped by a handsome new hand-painted sign and blade-mounted neon arrow on the building's stepped parapet, conscious nods to the ghost signage still visible on other buildings throughout the neighborhood.



Maria Hall Fire Restoration

1180 HOLLAND ROAD, HOLLAND PA

VILLA JOSEPH MARIE HIGH SCHOOL
 Bruce E. Brooks & Associates; Daniel T. Campbell
 Architect; Gredell and Associates; Twining
 Construction Company, Inc.

In January 2012, a two-hour fire tore through the historic Maria Hall on the campus of Villa Joseph Marie High School in Holland, Bucks County, Pennsylvania. The three-story Italianate manor house was built in 1860 and purchased in 1932 by the Sisters of St. Casimir to serve as a Catholic girls' schoolhouse. A large modern campus soon grew up around Maria Hall, and at the time of the fire, the building was used primarily for storage and special events. Given the extensive damage, the fate of the building was initially uncertain, but school officials quickly committed to restoring the campus's oldest building.

The fire began in the basement and rose three stories through the building's central stairwell, destroying decorative woodwork, plaster cornices, portions of the Italianate staircase, and a dining room colonnade with Moravian tile flooring. All of these areas were reconstructed following an exacting survey of surviving elements. Archival research also uncovered historic photographs which guided exterior restoration work, including the reconstruction of historic porches and vestibules. New bathrooms, a modern kitchen, new mechanical and fire-suppression systems, and an ADA entrance were also sensitively added to the building, ensuring its continued and reactivated role on campus.

GRAND JURY AWARDS



Merrick Hall

5301 Ridge Avenue, Philadelphia

*NORTHERN CHILDREN'S SERVICES
Architectural Lighting Design (ALD); Bevan Lawson; Burriss
Engineers, Inc.; Cairone & Kaupp, Inc.; Holstein White, Inc.;
JacobsWyper Architects; T.N. Ward Co.*

The Northern Children's Services campus in the Wissahickon neighborhood of Philadelphia stands as a welcome oasis for the thousands of disadvantaged children and families it serves every year. When the Northern Home for Friendless Children relocated from Center City to the estate of industrialist and philanthropist John Vaughn Merrick in 1927, the 1860 Italianate villa now known as Merrick Hall was converted into a dormitory for orphans. While the campus has since grown and expanded its services over the ensuing decades, its philanthropic mission and stately presence in the community has remained constant.

By the 1990s the organization's service model evolved beyond the building's dormitory-style configuration and the building eventually ceased active use. Rather than abandon the structure altogether, school officials instead recognized its potential to anchor an ambitious expansion of its Generation Program, which provides apartment-style housing for homeless pregnant teens and new mothers. With generous support from the JBJ Soul Foundation, Wawa, IKEA, and other donors, the \$4.5 million adaptive reuse project included restoration of Merrick Hall's exterior envelope and porches, complete interior reconfiguration, and the construction of a compatible addition to house a new entrance lobby, elevator and egress stair. Vacant for more than fifteen years before its rededication in July 2014, the restored Merrick Hall is now poised to shelter and nurture generations of residents in need.



Restoration Of "Playing Angels" Statuary

East Fairmount Park, Kelly Drive, Philadelphia

*CITY OF PHILADELPHIA, MAYOR'S OFFICE OF ARTS,
CULTURE AND THE CREATIVE ECONOMY
George Young Company; Keast & Hood Co.; Kreilick
Conservation, LLC; Philadelphia Parks and Recreation;
Prime NDT Services Inc.*

Standing on the banks of the Schuylkill River, celebrated Swedish sculptor Carl Milles' (1875-1955) Playing Angels is an ethereal, beloved Fairmount Park icon. Composed of three childlike bronze angels mounted on slender twenty-foot concrete columns, the pieces were cast from c.1950 originals installed at Millesgarden, the artist's home, studio, and sculpture park outside Stockholm. The casts were purchased in 1968 by the Fairmount Park Art Association, predecessor to today's Association for Public Art, and installed at their current location in 1972. Noted local architectural firm Bower and Fradley (predecessor to BLTa) received a silver medal from AIA Philadelphia for the design and placement of the work's pedestals.

The City of Philadelphia's Office of Arts, Culture and the Creative Economy is responsible for the stewardship of the largest municipal collection of public art in the world. Their inspection of the Playing Angels ensemble in June 2014 revealed that one of the figures had dislodged from its mounting as the result of water infiltration and seasonal freeze-thaw cycles. Conservators quickly removed all three figures and undertook a comprehensive analysis of their condition. After a thorough cleaning and wax coating to prevent corrosion, the pieces were reinstalled on their original pedestals using an improved but visually discreet mounting detail to prevent further water infiltration.



The Pottery Building

127-135 Arch Street and 101-107 N. 2nd Street, Philadelphia

*105 N 2ND STREET INVESTORS LP
Architectural Window Corporation; Powers & Company, Inc.; Raymond F. Rola, Architect; Venco Building Group, Inc.; Wm. Proud Masonry Restoration Company, Inc.*

For nearly a century, the corner of 2nd and Arch Street in Old City was the heart of Philadelphia's bustling restaurant supply district. In 1927, the Trenton China Pottery Company purchased seven adjacent commercial loft buildings built between 1840 and 1910, combining them into an ad-hoc warren of retail and warehouses spaces that would become one of the largest and last surviving kitchen suppliers in Center City. When the company finally closed in 2011, they left behind a historic but disheveled collection of buildings with an unknown future.

In December 2014, the first residents moved into the Pottery Building, a \$14 million project that renovated the seven buildings into a unified 43-unit apartment complex with ground-floor retail. Assisted by the Federal Historic Preservation Tax Credit, the project beautifully maintained the individual character of each building and uncovered historic details long obscured behind fire escapes, makeshift alterations, and decades of grime. Original features discovered during construction included Victorian polychrome brickwork, stately marble columns, and a nearly intact two-story cast iron storefront concealed behind stucco and sheet metal siding. However, not all of the later alterations were removed. The project wisely preserved the corner building's iconic Trenton China ghost sign, a neighborhood icon that reflects the area's unique mercantile heritage.



Oxford Mills

110-118 W. Oxford Street, Philadelphia

*D3 REAL ESTATE DEVELOPMENT
Architectural Window Corporation; Barton Partners; O'Donnell and Naccarato; Powers & Company, Inc.; Reed Street Construction; Seawall Development Company; Wm. Proud Masonry Restoration Company, Inc.*

Once celebrated as the textile manufacturing capital of the world, the Kensington neighborhood of Philadelphia in the nineteenth and early twentieth centuries was a bustling industrial center packed with factories, mills and warehouses employing tens of thousands of workers. Many of these imposing buildings still survive today, but too often stand as dormant and abandoned shells. A model adaptive reuse project has transformed one such vacant behemoth, the former Quaker City Dye Works, into the socially conscious Oxford Mills development, a 114-unit apartment complex and non-profit incubator hub oriented primarily to young teachers and educational organizations.

The two-building, four-story Quaker City complex was constructed in seven phases between 1873 and 1913. It was individually listed on the National Register of Historic Places in 2012. The \$38 million restoration project leveraged both Federal Historic Preservation and New Market tax credits to reactivate nearly 200,000 square feet of vacant space, catalyzing the redevelopment of the surrounding neighborhood and vastly improving the streetscape. By helping to offset development costs, the tax credits also supported the project's social mission. Teachers and educational organizations qualify for discounted rents at Oxford Mills, fostering a supportive community that will attract and retain a new generation of workers dedicated to improving the lives of young Philadelphians.

GRAND JURY AWARDS



Sanctuary Lofts

2319 Fitzwater Street, Philadelphia

*BARZILAY DEVELOPMENT, LLC
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The former St. Anthony of Padua Catholic Church was designed in the Romanesque Revival style by architect Frank Rushmore Watson in 1892. Though the historically Irish-Catholic parish closed in 1999, the church survived and thrived for another decade following its purchase by the Greater St. Matthew's Baptist Church. But when that congregation in turn relocated in 2011, neighbors feared that the church and its landmark 128-foot clock tower would be demolished for new construction-- a fate all too common for religious properties in redeveloping neighborhoods across the city.

Instead, a developer with a passion for historic architecture intervened with an \$8 million adaptive reuse plan to preserve the church and adjacent rectory building. 38 loft-style rental units were constructed within the church and rectory with minimal changes to the buildings' historic exterior character. New floors and partitions within the sanctuary space were designed to retain and complement the church's original vaulted ceilings, ornamental column capitals, and stained glass windows, and an original grand wooden staircase, fireplace mantels and tin ceilings were restored in the rectory. Most importantly, both buildings were rescued from possible demolition and will continue to add beauty and a sense of place to their neighborhood for years to come.



SEPTA Wayne Junction Station

2129 Windram Avenue, Philadelphia

*SOUTHEASTERN PENNSYLVANIA TRANSPORTATION
AUTHORITY (SEPTA)
Neshaminy Contractors, Inc.; UCI Architects, Inc.; Urban
Engineers, Inc.*

SEPTA's Wayne Junction Station serves six regional rail lines, three bus routes, and more than 190,000 annual riders. The first station at the site was established in 1832; the present station complex was designed for the Reading Railroad by the Wilson Brothers Company in 1901. It stands as the gateway to two National Register Historic Districts and five distinct Philadelphia neighborhoods, but after more than a century of heavy traffic, evolving uses, and deferred maintenance, the station had grown obsolete and derelict.

In 2015 SEPTA completed a four-year, \$25 million station modernization project, the latest and most ambitious in a series of historically sensitive station rehabilitations undertaken by the transit agency in recent years. Initially considered for demolition due to their poor condition, the existing brick and terra cotta station building and headhouse were instead restored and reconfigured to accommodate new platforms and amenities. Sensitive new platform shelters, elevators, pedestrian ramps, and signage complement the site's historic character while vastly improving its comfort, safety and accessibility. This strategic investment is the keystone in a larger effort to redevelop neighborhoods surrounding the station, including the recently-designated Wayne Junction Industrial Historic District.



Torresdale Avenue Storefront Project

6300-7200 Torresdale Ave Multiple Storefronts, Philadelphia

*TACONY COMMUNITY DEVELOPMENT CORPORATION
Community Design Collaborative; Philadelphia Commerce
Department; Ray Brogden; UCI Architects, Inc.*

The Tacony Community Development Corporation launched the Historic Tacony Revitalization Project in 2012 to support and increase the economic vitality of Torresdale Avenue, the neighborhood's major commercial corridor. Partnering with the Community Design Collaborative and the Philadelphia Commerce Department, Tacony CDC offered planning assistance and grant funding for businesses to improve the appearance of their storefronts, creating design guidelines that stressed the preservation of the corridor's historic character. While the Torresdale Avenue streetscape is a largely intact collection of early twentieth century commercial blocks, much of the original character of the buildings was hiding behind vinyl siding, concealed cornices and bay windows, plastic awnings, and out-of-scale contemporary signage.

Fifteen storefronts received makeovers in the project's first grant cycle, and at least ten more are currently underway. This represents the greatest concentration of projects in a single commercial corridor in the history of the Commerce Department's Storefront Improvement Program. Paired with other streetscape and quality-of-life improvements, the multiplier effect of these relatively modest investments is already evident. Since the initiative began, more than a dozen new businesses have located on the avenue, second-generation family businesses have expanded, and 32 local jobs have been created, drawing new attention and excitement to Tacony.



Sustainable Future Of Washington Crossing Historic Park Master Plan

River Road Upper Makefield and Solebury Townships, Bucks County

*FRIENDS OF WASHINGTON CROSSING HISTORIC PARK
Department of Conservation and Natural Resources;
CHRS, Inc.; Marianna Thomas Architects; Stantec Inc.;
Toole Recreation Planning; Viridian Landscape Studio*

As the site of General George Washington's daring nighttime crossing of the Delaware River on December 25, 1776, Washington Crossing Historic Park in Bucks County holds a special place in the American imagination. It combines nearly 500 acres of active and passive recreational space, a designated wildflower preserve, and 57 buildings dating from the colonial era to the present. Drastic state budget staff cuts in 2009 compelled PHMC to explore new and proactive funding models for the operation, maintenance, and interpretation of this important historic site, whose last master plan was completed in 1975.

Through comprehensive site analysis and robust public engagement, a new vision for the park over the next 10-15 years was developed in the recently-released Sustainable Future of Washington Crossing Historic Park Master Plan. Focusing on the adaptive reuse potential of the Taylorsville village within the park and articulating best practices for land management, educational interpretation, and programming partnerships, this study will help ensure that Washington Crossing survives and thrives well into the future, insulated from the vagaries of state budgets.

GRAND JURY AWARDS



Webb Farm House

1001 Longwood Road, Kennett Square

LONGWOOD GARDENS

Bancroft Construction Company; Bruce E. Brooks & Associates; Decorative Art Services, Inc.; Gecko Group; Gredell & Associates; John Milner Architects, Inc.; Jonathan Alderson Landscape Architects; Taylor Kline

Long standing fallow, an eighteenth-century stone farmhouse and its surrounding fields have been lovingly reborn and incorporated into Longwood Gardens' new and critically-acclaimed Meadow Garden, an 86-acre reclaimed natural landscape filled with more than 200 species of native flora. Constructed of local fieldstone in two phases between 1730 and 1800, the Webb Farm House is a quintessential example of the modest farmstead dwellings that dotted the rolling Brandywine Valley landscape in the first centuries of European settlement. The house and surrounding land were purchased by Pierre S. DuPont in the early twentieth century and kept as a working farm and orchard adjacent to DuPont's Longwood estate until 1951. Following an exacting restoration, the house is now a striking backdrop and interpretive center for Longwood Garden visitors.

The house has been restored to its eighteenth-century appearance and plan, guided by physical evidence uncovered during careful on-site study. Removal of later stucco coating revealed traces of lost pent eaves and porches, and evidence of an original staircase was uncovered behind twentieth-century interior buildouts. These and other historic details were accurately reconstructed using traditional materials and methods. In addition to contemporary gallery space designed to follow the home's historic floor plan, the restoration also highlights an authentic "hearth room" with a walk-in cooking fireplace.



Wharton Street Lofts

1148 Wharton Street, Philadelphia

WHARTON STREET PARTNERS, LP

Alterra Property Group LLC; Coscia Moos; E= Built

The former James Wilson School is one of more than 150 Philadelphia school buildings listed on the National Register of Historic Places. Built as a public school and later operated as a Catholic school for the nearby Annunciation of the Blessed Virgin Mary parish, the handsome East Passyunk landmark was shuttered in 2012 in a wave of closures impacting public and parochial schools across the city. While too many of these historic structures still stand vacant and awaiting new uses, the Wilson School has been successfully transformed into the Wharton Street Lofts, a 45-unit luxury apartment building. The project's use of Federal Historic Preservation Tax Credits serves as a model for other vacant schools looking to find new life.

The rehabilitation embraced best practices in adaptive reuse and sustainable design, preserving original materials and details including hardwood floors, built-in shelves, display cabinets, and original classroom chalkboards. Despite being three times as wide as typical new construction, the school's original hallways were preserved and designed to encourage shared use as communal space, fostering a unique sense of camaraderie among residents. An extensive green roof and rain garden were also installed to help manage stormwater run-off and provide attractive green space on a large lot formerly covered in impervious asphalt.

AIA PHILADELPHIA AWARDS



LANDMARK BUILDING AWARD

Fairmount Park Welcome Center, 1960

Harbeson, Hough, Livingston & Larson

The Philadelphia Hospitality Center (now known officially as the Fairmount Park Welcome Center and unofficially as the Love Park Visitors Center) was built at the base of the Benjamin Franklin Parkway in 1960 by the Philadelphia Chamber of Commerce. The building actually predated the surrounding Love Park by five years. It was designed by architect Roy Larson of Harbeson, Hough, Livingston & Larson as a futuristic celebration of postwar Philadelphia optimism, attracting visitors to the heart of Penn Center, one of America's most ambitious experiments in urban renewal. The building survives today as one of the best and most intact examples of flamboyant midcentury modern architecture in Center City Philadelphia and its restoration will be a key element in the proposed redevelopment of Love Park.

The building survives today as one of the best and most intact examples of flamboyant midcentury modern architecture in Center City Philadelphia and has been determined eligible for listing in the National Register of Historic Places. Without a strong show of public support of its architectural and cultural significance, competing pressures to add green space and concession areas to Love Park threaten to undermine preservation efforts. Recognizing the building's potential as a model 21st century preservation project, the Young Friends of the Preservation Alliance launched a social media campaign to #savethesaucer. On April 30, Philadelphia Parks & Recreation announced that the Welcome Center will remain in place, incorporated into the newly imagined JFK Plaza, and with a sensitive redesign overseen by Kieran Timberlake.



THE 2015 HENRY J. MAGAZINER, EFAIA, AWARD

Vincent Feldman

"Feldman's photographs function as an act of preservation for buildings that might otherwise be erased from memory"
— Inga Saffron

Vincent Feldman began photographing Philadelphia architecture and buildings in the mid-1980s. Driven by an interest in the Parkside neighborhood and the crumbling Water Works while still in high school, and later by the intricate details of many 19th century buildings, Feldman discovered that his large-format camera often "saw" buildings better than the naked eye. The product of this fascination is *City Abandoned: Charting the Loss of Civic Institutions in Philadelphia*, published by Paul Dry Books in 2014. Photographing in black and white, Mr. Feldman's work has a stately, contemplative quality that connects us to our shared past, and reminds us of the number of great civic buildings that were once part of our daily lives.

Vincent Feldman's book educates and enlightens us about the plight of important buildings unknown to many, including those who may have lived in Philadelphia all of their lives. His striking images remind us that we have a duty to remember and honor our collective history; his book should serve as a cautionary tale of our fading cultural heritage, and a call to action to save these physical remembrances of our past.

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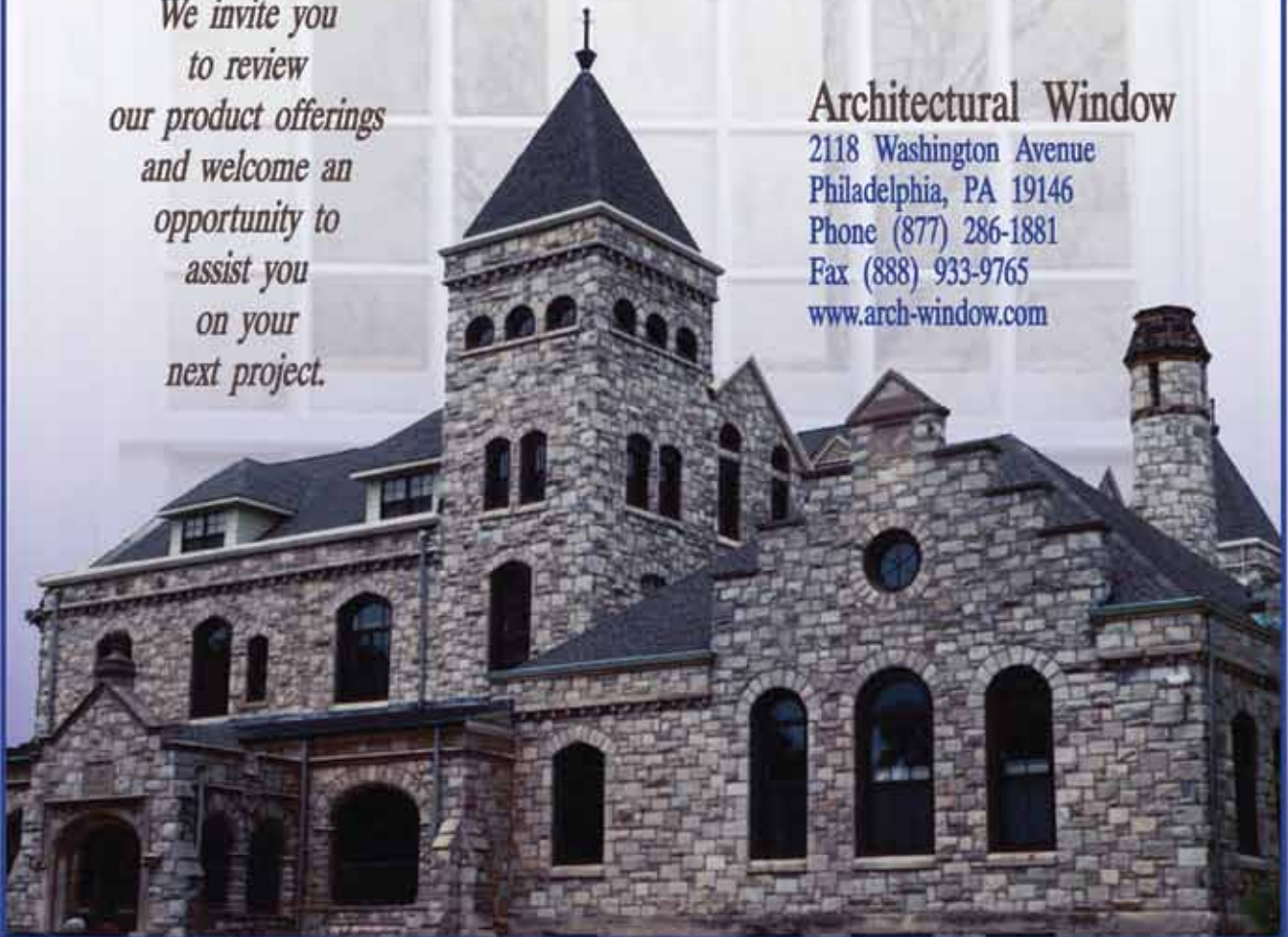
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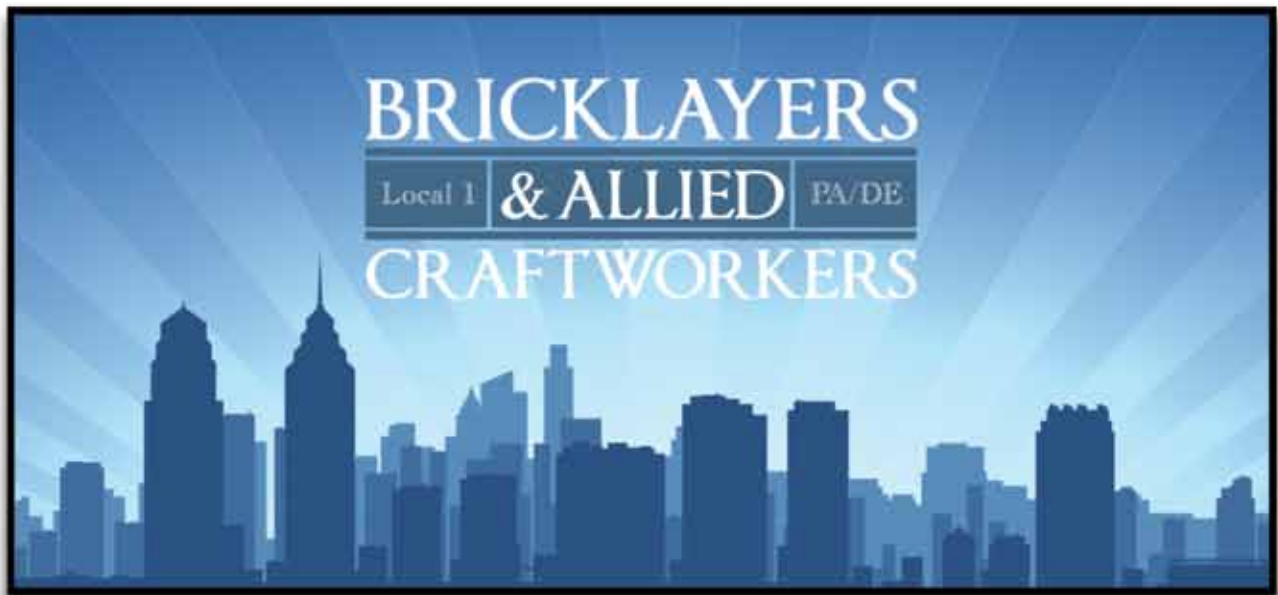
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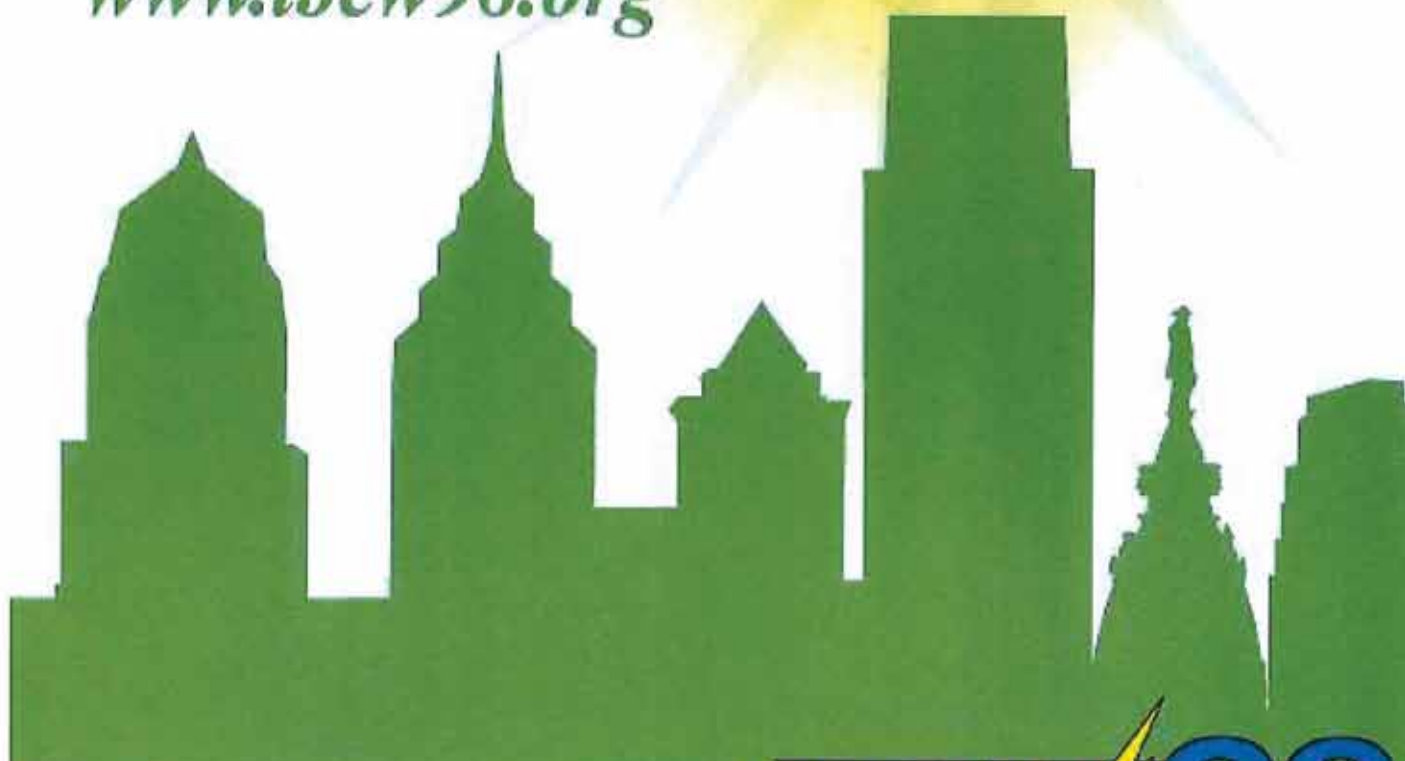
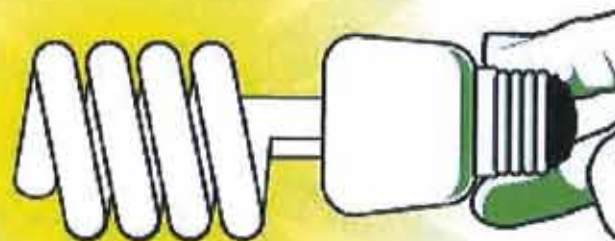
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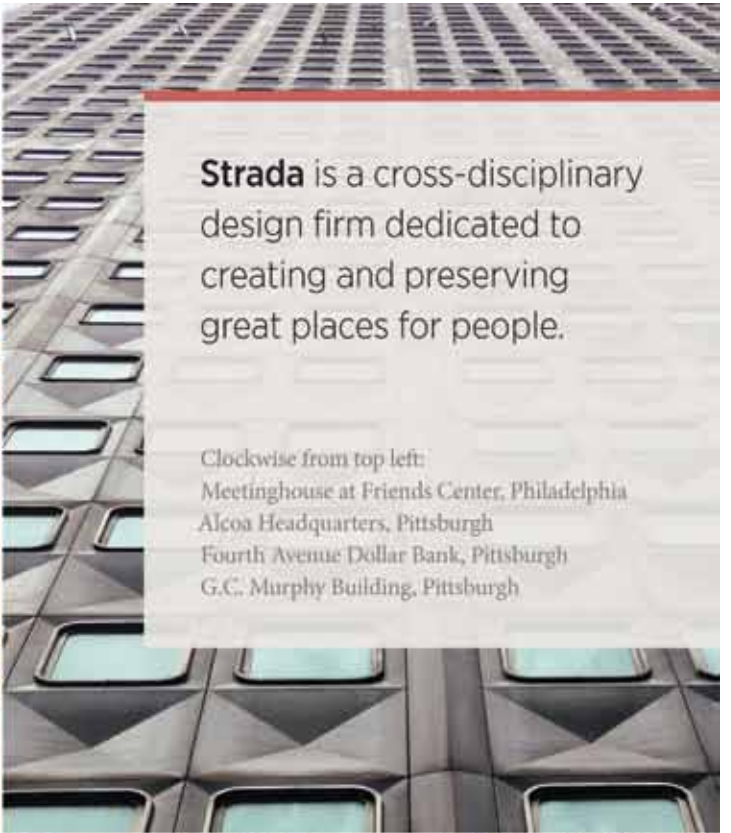
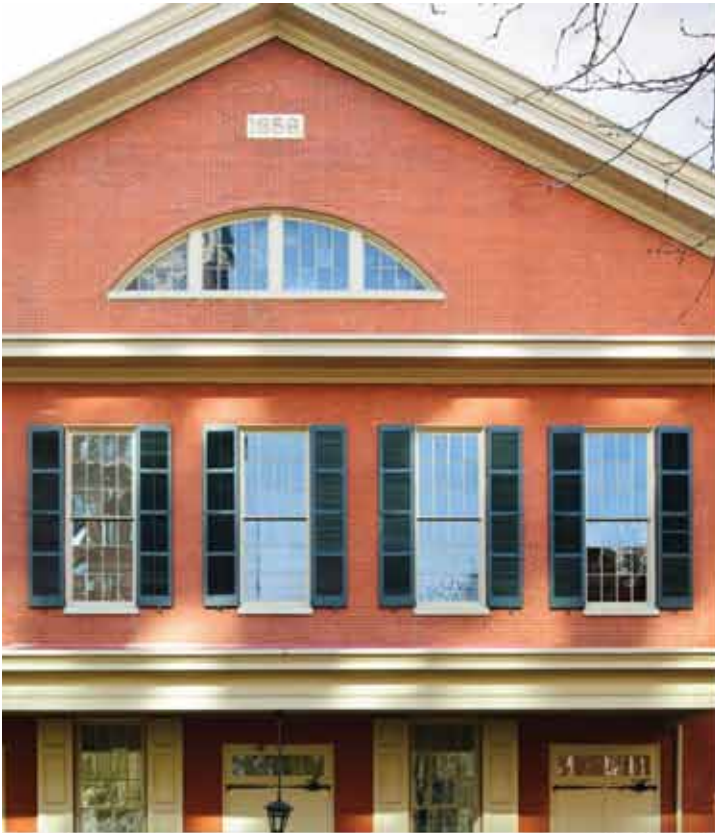
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AIA Philadelphia is proud to support the Preservation Alliance in celebrating the region's outstanding achievements in historic preservation. Congratulations to all the winners of the 22nd Annual Preservation Achievement Awards.



Photo: Jeffery Totaro

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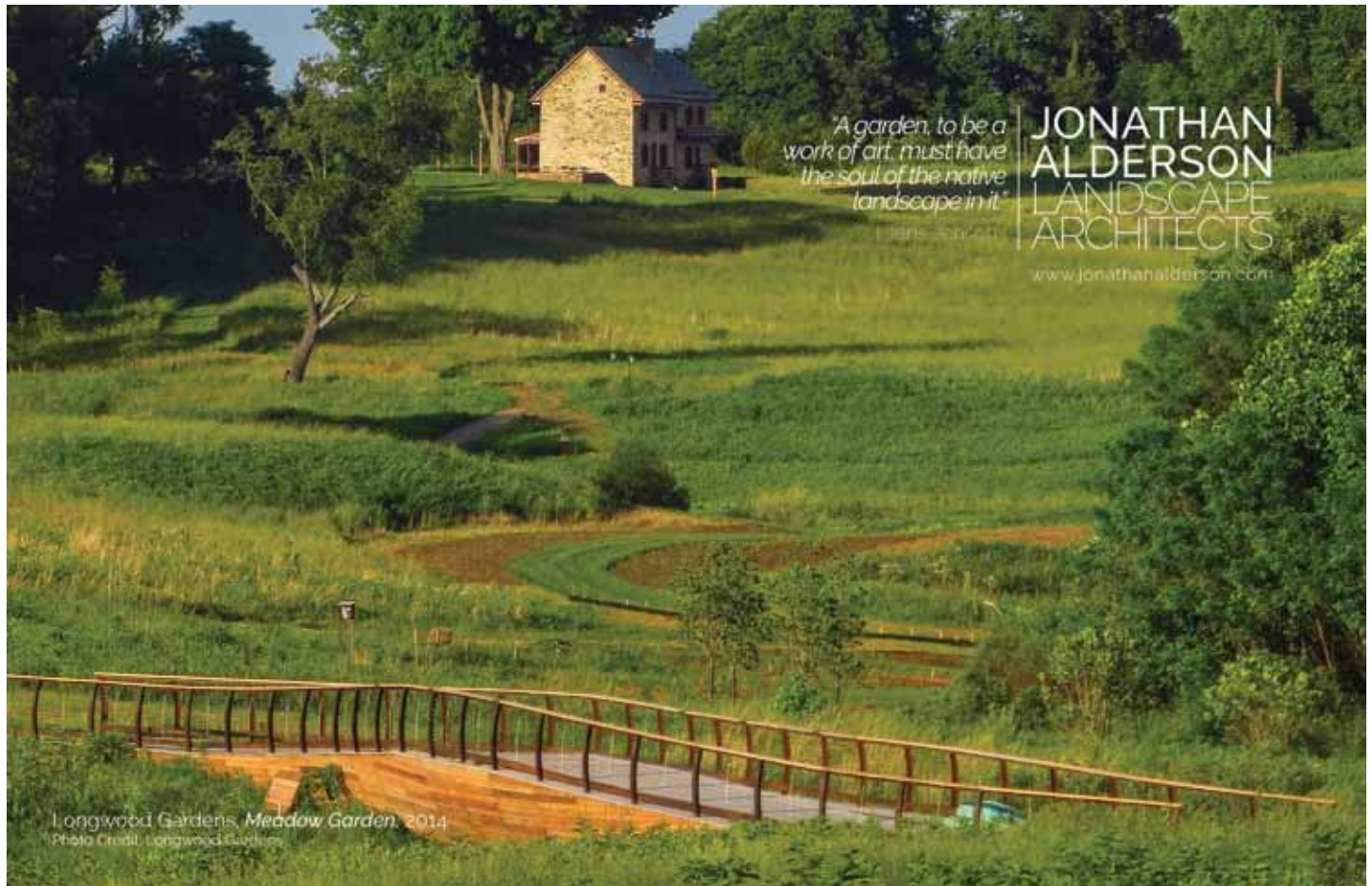
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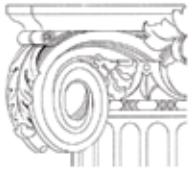


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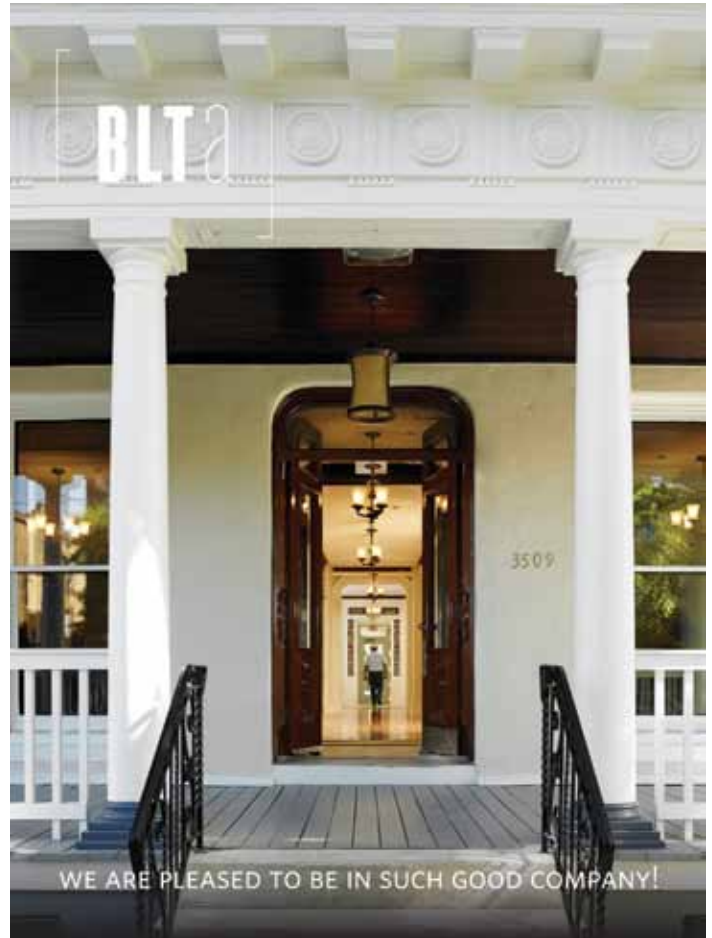
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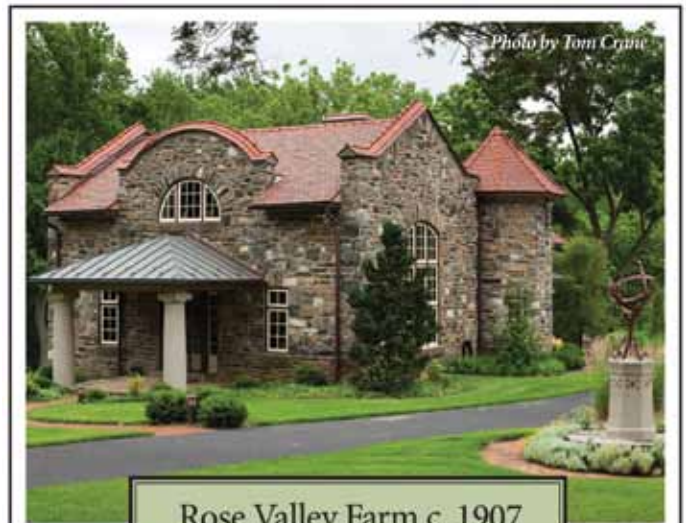
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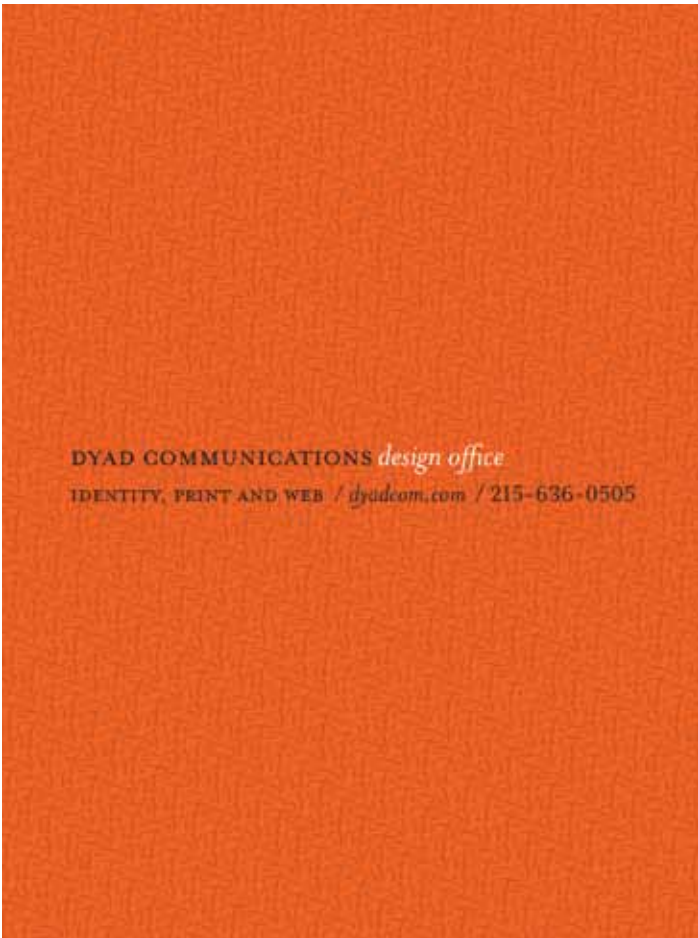


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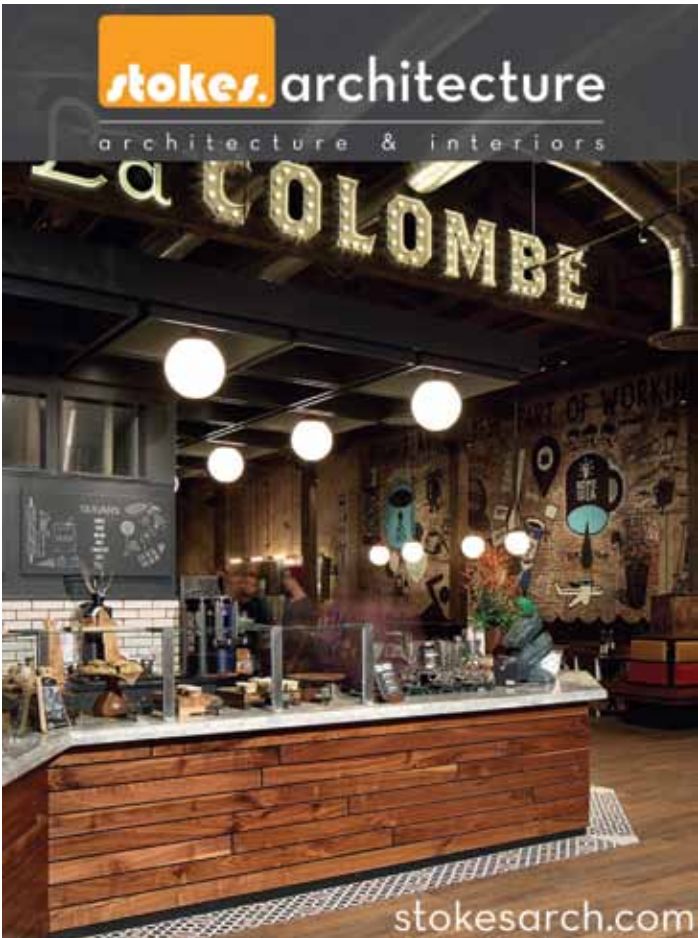
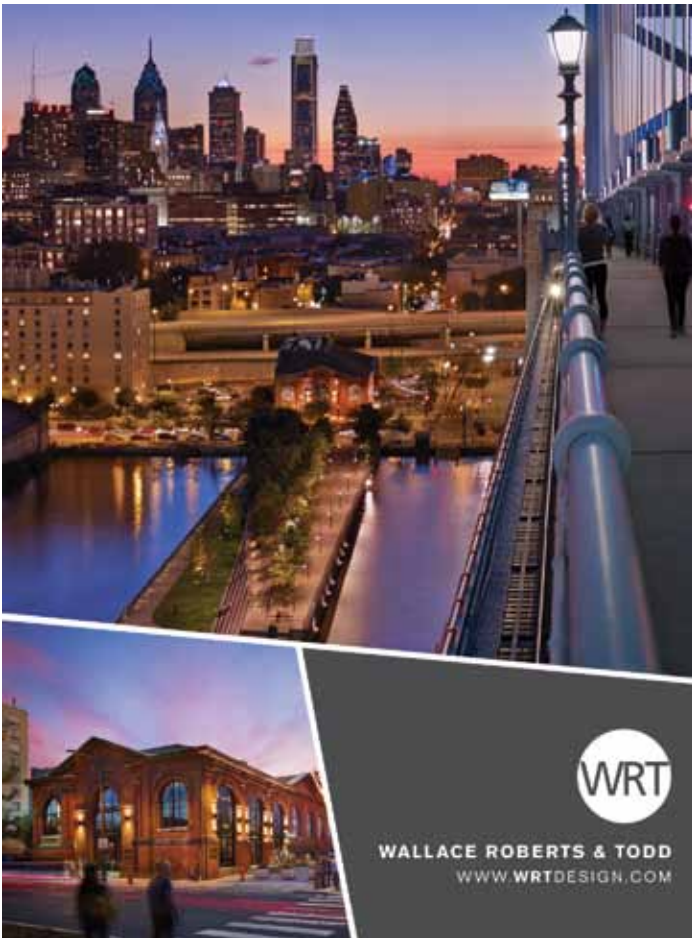
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