



PRESERVATION ALLIANCE

for greater philadelphia

PRESERVATION

MATTERS

THE NEWSLETTER OF THE PRESERVATION ALLIANCE FOR GREATER PHILADELPHIA

SPRING 2007

Mary Werner DeNadai to Receive James Biddle Award For Lifetime Achievement in Preservation



Mary Werner DeNadai, FAIA, has made an exceptional contribution to the field of historic preservation for the past 30 years both as an architect and in leadership positions of important national and local preservation organizations. During the course of her career as an architect, Mary has been principal-in-charge for the restoration of historic properties as diverse as the South Wing of the Pennsylvania State Capitol, the 1924 Majestic Theater in Gettysburg, the Quadrangle Dormitories of the University of Pennsylvania and the Gettysburg Lincoln Railroad Station.

As impressive as her architectural accomplishments have been, Mary DeNadai's even more important contribution to the preservation field has been her service to national, state and local preservation organizations. She has been an outstanding contributor to the National Trust for

Historic Preservation, serving as a member of its Board of Trustees, one of its advisor for Pennsylvania and as a member of the board of Cliveden, a National Trust property in Philadelphia. She is also a board member and past chair of Preservation Action, the national grassroots lobby for historic preservation.

Mary has also lent her leadership and organizational skills to Pennsylvania organizations. She is a board member of Preservation Pennsylvania and a past president, and past chair of the state's Historic Preservation Board. She has been a board member of both the Pennsylvania and Philadelphia chapters of the American Institute of Architects.

This exceptional commitment to historic preservation—both as an architect and as an organizational leader—earned Mary DeNadai the 1999 F. Otto Haas Award, Pennsylvania's highest recognition for contributions by an individual in the field of historic Preservation.

14TH PRESERVATION ACHIEVEMENT AWARDS LUNCHEON

Wednesday May 2, 2007
The Crystal Tea Room
at the Wanamaker Building

SPECIAL RECOGNITION AWARDS

GRAND JURY PROJECT AWARDS

2007 AIA LANDMARK BUILDING AWARD

HENRY J. MAGAZINER AWARD

EASEMENT DONOR RECOGNITION

AIA Philadelphia Landmark Building Award Honors Board of Education Building

The Landmark Building Award was created by AIA Philadelphia to call attention to a noteworthy architect, to install a plaque bearing his or her name on a significant project, or to bestow an award on a distinguished structure. According to the originator of the program, John F. Larkin, EAIA, the Landmark Building Award is intended to recognize the quality and quantity of important historic structures in Philadelphia and the role of architects in shaping our built environment.

The 2007 Landmark Building Award is being presented to the Board of Education Building, a notable example of the Art Deco-era designed by architect Irwin T. Catherine (1884-1944).

Completed in 1932, the Board of Education Building was one of the many civic buildings constructed as part of the creation of the Benjamin Franklin Parkway. In addition to being a notable work of architecture it is also a testimonial to the planning that revitalized this area in the early part of the twentieth century. One of the most significant aspects of the building is its interiors. As indicated in the National Register nomination, the

“...public and ceremonial areas are fine examples of Art Deco and eclectic styles. The main corridors on each floor, as well as the auditorium, feature lighting, grilles, and signage executed in the Art Deco style. The Board Room foyer



is Neo-Greek in the Ionic style; the Board Room, the Secretary's office, and the Superintendent's office are Neo-Colonial; the President's office is done in the Georgian style, and the 10th floor cafeteria is described as being of the Spanish provincial style.”

Architect Irwin T. Catherine was the son of Joseph W. Catharine, chair of the Philadelphia Board of Public Education and, no doubt, the encourager of his son's career. Catharine received his Certificate in Architecture from Drexel Institute in 1903. Almost immediately he found employment as an assistant draftsman with the Philadelphia Board of Public Education. By 1923, he had become architect for the Board and in 1931 was made Superintendent of Building, a position he retained until his retirement in 1937. Although Catharine is cited for designing several of the Moderne style schools in Philadelphia, he is chiefly associated with the Administration Building. Catharine joined the AIA in 1921 and served as the vice-president of the Pennsylvania Society of Architects in 1929.

The Board of Education building, relatively un-altered since its construction, has been sold by the School District of Philadelphia to a private developer, who is converting it to a residential use. The main historic interiors will be preserved, including the Board Room and first floor offices and the Art Deco auditorium, as well as the marble-lined corridors on most floors.

FOURTEENTH ANNUAL PRESERVATION AWARDS

SPECIAL RECOGNITION AWARDS

BOARD OF DIRECTORS AWARD

for achievements by an organization

Urban Outfitters, Inc.

Urban Outfitters decision to move its corporate headquarters to the Navy Yard and to rehabilitate five historic properties there demonstrates an exceptional corporate commitment to historic preservation. Founded in 1970, Urban Outfitters operates three retail lines—Urban Outfitters, Anthropologie and Free People—with close to 200 stores in the United States, Canada and Europe.

Even prior to its move to the Navy Yard, Urban Outfitters had already demonstrated an

interest in historic properties. Its Free People division headquarters was located in an historic property at 17th and Locust streets in Philadelphia; its Philadelphia Anthropologie store is in the former Fell-van Rensselaer Mansion on Rittenhouse Square. However, by relocating its corporate headquarters and 650 employees to the Navy Yard Urban Outfitters dramatically advanced the preservation of the historic core of the Navy Yard.

Urban Outfitter's campus has brought vibrant new energy to the Navy Yard as a whole. The Urban campus includes a wide range of functions including, in addition to office space, an inspiration library, gym, interior gardens and two restaurants. As noted in the Grand Jury Project Awards, renovation of the historic buildings was carried out with remarkable sensitivity to their historic character while also incorporating Urban Outfitters' corporate style. As Inquirer critic Inga Saffron noted, "Rarely has an architecture and landscape design so thoroughly embodied a company's corporate identity."

Urban Outfitters and particularly its chairman and CEO Richard A. Hayne are to be commended for their exceptional contribution to historic preservation in Philadelphia.

RHODA AND PERMAR RICHARDS AWARD

for service to the Preservation Alliance

Patricia Patterson

Rhoda Richards was one of the founders of the Preservation Coalition—formed by volunteers concerned with historic preservation—one of the predecessor organizations of the Preservation Alliance. It is, therefore, fitting that this year's Richards Award goes to the Alliance's most dedicated current volunteer, Patricia Patterson.

For over five years Patricia Patterson has come to the Preservation Alliance's office two or three days every week to help with the administrative tasks of the Alliance. She has brought her excellent organizational skills to managing and maintaining our database of members and contributors, as well as helping with easement files and other matters. Pat has been an indispensable member of the Alliance's staff.

Pat's interest in historic preservation is an outgrowth of her career as an architect. For over 20 years she had her own architectural practice and for ten of those years she also operated as a general contractor, renovating houses mainly in Center City where she has lived for over 35 years. Since retiring from architectural practice Pat has taken up making prints, drawings and paintings and has recently exhibited her work in an Old City gallery.

Pat is the volunteer every non-profit organization seeks: dedicated, knowledgeable, consistent, and committed to the Alliance's mission.



Glen T. Senk, Richard A. Hayne, Wendy Brown, Freeman Zausner and, David Ziel

COMMUNITY ACTION AWARDS

for achievement by community organizations

Concord School House Board of Directors

PHILADELPHIA
The Concord School House is one of Philadelphia's most distinctive historic sites. Built in 1755 by Jacob Knorr (master builder of Johnson House and Cliveden) on a corner of the Upper Burial Ground, it was the first English-language school in Germantown and is one of only three school buildings in Philadelphia from the colonial period. It served as an independent school house until 1892, including use by families of African American descent in the 1850s. The adjoining Upper Burial Ground has been in service since 1683 and 31 Revolutionary War soldiers lie buried there.

Over the years a board of trustees maintained the school building, but by the late 1990s there was actually only one active board member and the care of the school house and burial ground had declined. In 2005, a re-organized board convened to ensure that the school house and burial ground would remain an integral part of historic Germantown. In a remarkably short period of time this new leadership has reinvigorated the school house and its programs. Concord School House is now part of the History Hunters Youth

Reporter program, which brings 1,500 students each year to historic sites for hands-on social studies programs. This past year a free summer camp was offered to children in Germantown, educating them to the historic significance of the wider community and enabling them to become walking

tour guides during such events as the reenactment of the Battle of Germantown.

The board of the Concord School House is to be commended for revitalizing an historic site that provides a special insight into the history of public education in Philadelphia.





**COMMUNITY ACTION AWARDS
for achievement by community organizations**

The Residents of Greenbelt Knoll

PHILADELPHIA

The residents of Greenbelt Knoll, a modest suburban-style subdivision adjacent to Pennypack Park in Northeast Philadelphia, decided to observe the 50th anniversary of Greenbelt Knoll's founding by seeking designation as an historic district. Charles Fuller, a long-time resident, pre-

pared the nomination on behalf of the community. Their efforts were rewarded in June 2006, when the Philadelphia Historical Commission approved listing Greenbelt Knoll on the Philadelphia Register of Historic Places.

Greenbelt Knoll was a major milestone in American open housing and civil rights movements. It was created in 1956 by Morris Milgram, a pioneer in the development of racially integrated communities. This was Milgram's first venture and was the first integrated suburban development in the city and one of the first in the nation. Noted

architect Louis I. Kahn served as a consultant for the design of the 18 single-family houses, which are excellent examples of the organic vein of mid-20th century Modern architecture. Original residents included Milgram himself, U.S. Representative Robert N. C. Nix and the Reverend Leon Sullivan.

The present and past residents of Greenbelt Knoll deserve our appreciation for preserving this important housing development and securing its designation as an historic district.



Marlene Granitz, President; Frank Vita, Treasurer; Barbara Hart, Vice President.

Proud Neighbors of Collingswood

COLLINGSWOOD, NEW JERSEY

Since 1983, Proud Neighbors of Collingswood has been outstanding advocate for preservation of the historic character of Collingswood, New Jersey. Founded by a group of volunteers who shared an interest in the history of their community, Proud Neighbors of Collingswood offers a variety of programs to inspire residents to appreciate and preserve the community's historic character. Workshops for homeowners provide insights on repair and restoration of old houses through full-day educational sessions. A Porch Brunch and House Tour in May celebrate both historic properties and tranquil gardens. Through

an annual black-tie Gala on the Avenue, Proud Neighbors of Collingswood has not only highlighted downtown revitalization, but also raised funds for community preservation projects. Contributions have been made for historic signage, tree preservation and bridge repair in Knight Park; for façade restoration in the business district; for street lighting and banner poles, a survey of historic properties, and library donations of books on historic preservation.

Proud Neighbors of Collingswood has demonstrated how dedicated residents can enhance and preserve the historic character of their community.

The Henry J. Magaziner Award

HONORING

The Capitol Preservation Committee

The Henry J. 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. This year the Historic Preservation Committee of AIA Philadelphia has selected the Capitol Preservation Committee as recipient of the award.

The Capitol Preservation Committee was created by the Pennsylvania Legislature in 1982 to oversee restoration and to preserve the historic integrity of the Capitol Building along with its historic contents. During the past 15 years the Capitol Preservation Committee has restored and preserved many areas and artifacts within the building and is continuing these efforts to ensure that future generations can enjoy the splendor of the Capitol. The award honors the legislation creating the committee, subsequent legislatures that continued funding this important work, as well as the Capitol Preservation Committee, which implements restoration projects and maintains the building.

The Capitol Building, completed in 1906, was designed by architect Joseph M. Huston. While the overall building is a unified design in the Renaissance style,

different Renaissance styles are featured in its public rooms. The House chamber is Italian, the Senate chamber is French, and the Governor's reception room is based on English design. Huston intended it to be a "palace of art" and incorporated the work of many prominent artists into the design, including works by Violet Oakley and Henry Mercer.



GRAND JURY AWARDS



Union League - EXTERIOR RESTORATION

40 South Broad Street, Philadelphia

HONORING

The Union League of Philadelphia; Aegis Property Group; Buttonwood Co. Inc.; Daniel J. Keating Co.; DPK&A, LLP; International Consultants, Inc.; Jeffrey Totaro Photographer; Keast & Hood Co.; Masonry Preservation Group; Mulhern Consulting Engineers & Associates, Inc.; Pencoyd Iron Works, Inc.; Tabor Acoustical

The Union League of Philadelphia was founded at the onset of the Civil War to raise troops and funds for the Union effort. The building was completed in 1865 according to the plans of architect John Fraser, and represents one of the finest examples of the Second Empire style in this country. An annex facing 15th Street, designed by Horace Trumbauer in the Renaissance Revival style was added in 1910.

The comprehensive restoration work included the complete reconstruction of the missing tower cupola and roof cresting; repair, restoration and painting of architectural millwork and windows; complete

repair and cleaning of all masonry materials including the reconstruction of the front entrance stairs using cast stone and Nova Scotia brownstone; disassembly and reconstruction of the 15th Street stairs; conservation of stained glass windows; and restoration of all lighting and metals.

The multi-year exterior restoration was an important effort that, through state-of-the-art historic preservation practices, preserved the architectural offerings of two significant Philadelphia architects – Fraser and Trumbauer – as well as the political and social histories that are represented by their early- and late-Victorian designs.



South Garden and Cliffside - RESTORATION

Fairmount Water Works, Philadelphia

HONORING

The Fairmount Park Commission; City of Philadelphia Capital Programs Office; CSA Group/ ANG Associates; Fairmount Park Conservancy; Fairmount Park Historic Preservation Trust, Inc.; Mark B. Thompson Associates LLC; Masonry Preservation Group; Menke and Menke LLC; O'Donnell and Naccarato; Robinson Iron; The Lighting Practice, Inc.; Women for the Water Works

Originally designed by Frederick Graff in 1829 as a Romantic landscape, by the 1990s the South Garden, adjacent to the Water Works, suffered from vandalism and lack of maintenance. The Fairmount Park Commission and the Fund for the Water Works commissioned a comprehensive Historic Landscape Report, which, in part, determined the “target” date for the restoration should be 1875, by which time all the essential historical elements were in place.

While the setting for the restoration is a deigned landscape, the restoration's main focus was on the architectural and built features. The Marble Fountain – which hadn't operated for

more than 115 years – was dismantled and re-constructed after underground water service was reinstated. The 1848 Gothic-inspired Graff Memorial underwent extensive stone and metal restoration and conservation, and the return of the bust of Frederick Graff.

The elaborate cast-iron railings – largely missing by the 1990s – along the Cliffside Path which connects to the Art Museum were recreated, and the path itself was stabilized and paved. Other historic site features were also re-introduced including reproduction light fixtures, benches, and ornamental railings. Now thousands of visitors can once again experience the South Garden as originally conceived.

Hyperion Bank - EXTERIOR RESTORATION AND RE-USE

199 West Girard Avenue, Philadelphia

HONORING

Hyperion Bank; Jeffrey M. Laufer Architect; SJL Construction

Originally built in 1871 on Girard Avenue just outside Philadelphia's Northern Liberties neighborhood, this monumental Italianate/Second-Empire-styled neighborhood landmark operated as the Eight National Bank until the building was sold in 1944. Eventually it became essentially abandoned, suffering from years of unsympathetic alterations, structural and environmental issues, and damage from leaky roofs, no heat, broken windows.

The building has now been restored and renovated for its original use by, and houses, the first branch and executive headquarters of the newly chartered Hyperion Bank, a community bank organized to service the

businesses and citizens of this once-again thriving neighborhood in the midst of its own renaissance.

The original masonry openings were restored on the ground floor by replicating the pilasters with salvaged masonry and new granite sills. Missing brackets, copper trim and soffits of the Mansard roof were replicated, and the roof itself was replaced with simulated slate shingles. The large-scale mahogany doors were also replicated, as were many window frames and sashes. This former eyesore has become, once again, a grand building serving as a community-focused bank that will play an important role in the continuing economic resurgence of its neighborhood.



Second Bank of the U.S. - CONSERVATION TREATMENT OF THE PORTICO COLUMNS

420 Chestnut Street, Philadelphia

HONORING

Independence National Historical Park; The National Park Service;
Milner + Carr Conservation, LLC; University of Pennsylvania Architectural Conservation Laboratory

The Second Bank of the U.S. was designed in 1818 by William Strickland and completed in 1824. It is one of the earliest examples of Greek-Revival architecture in the nation, not-

ed for its monumental north and south porticoes, each consisting of eight massive Doric columns of Pennsylvania marble. It is now part of Independence National Historical Park.

Due to atmospheric pollution, poor maintenance, building design, and inherent inadequacies of the original marble, these columns had become seriously



decayed and eroded. Instead of aggressive restoration intervention, the National Park Service decided instead to stabilize and preserve the marble columns according to the recommendations of the Architectural Conservation Laboratory of the Graduate Program of Historic Preservation at the University of Pennsylvania.

The treatments designed for this project signify a new era in addressing the deterioration associated with Pennsylvania Blue Marble. Partially spalled – but still sound – marble was reattached using titanium and stainless-steel orthopedic bone screws. The more deteriorated stone was treated with ceramic rods set with adhesive. Altogether more than 900 pins and screws were inserted throughout 375 identified spalls, along with specially formulated grout used to fill voids. It is expected that these innovative treatments will find application to other types of stones exhibiting similar deterioration.



Lemon Hill Gazebo – RESTORATION

East Fairmount Park, Philadelphia

HONORING

The Fairmount Park Commission;
The Fairmount Park Historic Preservation Trust, Inc.

Located just above Boathouse Row, this cast-iron Victorian structure was built in the third quarter of the 1800s and quickly became a popular observation and resting place for the public. Sitting on an outcrop atop Lemon Hill, the Gazebo is still a favored place to watch regattas on the Schuylkill River below.

Over the years, the Gazebo suffered a cycle of vandalism, neglect, and overzealous painting. Invasive trees blocked its breathtaking view, and overgrown vegetation deterred park visitors.

The Fairmount Park Historic Trust initiated a conservation plan and raised funds – notably from the Junior League and the Rotary Club – for the restoration project. A rigorous analysis of the original paint scheme by the Trust conservators determined the original colors of pale brown and purple. A pneumatic tool known as a needle scaler was used to remove the many layers of old paint without damaging the original materials. Rotted and missing wooden elements were repaired or replaced. The new paint is graffiti resistant. New security lighting was installed. Finally, volunteers cleaned the site and planted new annuals. The Fairmount Park Commission is now committed to regular maintenance of the restored historic Gazebo.



The Ruth and Raymond G. Perelman Building - ADAPTIVE RE-USE AND EXTERIOR RESTORATION

Pennsylvania and Fairmount Avenues, Philadelphia

HONORING

The Philadelphia Museum of Art; Gluckman Mayner Architects;
John Milner Architects, Inc.; Keast & Hood Co.; Kelly / Maiello, Inc.; L.F. Driscoll Co.;
Norton Art Conservation, Inc.; Ove Arp & Partners; Stephen McLaughlin

The Philadelphia Museum of Art has expanded its presence on the Benjamin Franklin Parkway with the acquisition of the former Fidelity Mutual Life Insurance Co. building, renamed the Ruth and Raymond G. Perelman Building. The 1927 office building is a masterpiece of Art Deco style designed by Zantzinger, Borie and Medary with architectural sculpture by Lee Lawrie.

The Museum is using the 114,000 square-foot property for its collection of prints, drawings, photographs, costume, textiles and modern and contemporary design. The old office spaces will now be used for galleries, collection storage and conservation, administration, and public spaces. Gluckman Mayner Architects of New York City designed a major addition to the rear

that respects the historic character of the building, and complies with a preservation easement held by the Preservation Alliance.

The design team conducted extensive technical studies to determine the most effective treatment of the historic building materials. The entire terra-cotta roof was replaced with replication tiles over an improved roofing and drainage systems. The original metal windows were restored with original colors and interior glazed thermal sash introduced to create an air cavity between the windows to prevent condensation. Other ornamental work – including the monumental metal sidewalk light pylons and window spandrels, the terra-cotta roof cresting, and limestone and marble bas-reliefs – was carefully restored to its original condition.



Urban Outfitters Corporate Headquarters

Philadelphia Navy Yard

HONORING

Urban Outfitters, Inc.; Blue Rock Construction, Inc.; D.I.R.T. Studio; H2L2;
Meyer Borgman and Johnson, Inc.; Meyer Scherer and Rockcastle, Ltd.;

Philadelphia Industrial Development Corporation; Paul H. Yeomans, Inc.; Powers & Company, Inc.

In 2004, Urban Outfitters, Inc., an apparel and housewares retailer, made the pioneering decision to move their scattered corporate headquarters and 650 employees from Center City to the Philadelphia Navy Yard. For the past two years, Urban Outfitters worked with the Philadelphia Industrial Development Corporation and a team of architects, engineers, and historic preservation consultants to rehabilitate five historic buildings: Buildings 7, 10, 12, 15, and 543, all of which are in the Shipyard National Register Historic District. These buildings, which range in date from 1880 to 1939, were originally used for metal-smithing, plate bending, and equipment building. Their architectural styles include Renaissance Revival and Art Moderne.

Urban Outfitters invested approximately

\$100 million in the 240,000-square-foot project, as well as complying with the preservation standards to obtain federal investment tax credits. The buildings are now used as office spaces, and also include a cafeteria, conference and training rooms, a fitness center, an indoor garden, and even a koi pond created from original metal-bending pits.

In order to keep the industrial character of the buildings, most of the volume and openness of the industrial spaces was retained by use of new transparent walls and by leaving the original steel structure, concrete floors and brick walls exposed. Even the huge overhead cranes were retained. Throughout, original materials – such as ornamental and roofing terracotta, granite, wood, and metal – were preserved, cleaned and repaired.



The Blue Ball Barn - RESTORATION AND ADAPTIVE RE-USE

Dover, Delaware

HONORING

The State of Delaware DNREC; atelier ten; Commonwealth Construction;
Concord Facility Services; Duffield Associates, Inc.; Focus Collaborative, Inc.;
Furlow Associates, Inc.; Gredell & Associates; John Milner Associates, Inc.;
Lighting Design Collaborative; Wallace Roberts & Todd LLC

Restoration and adaptive re-use of the Blue Ball Barn was part of an extensive regional redevelopment plan to preserve open space and commemorate the agricultural history of the Brandywine Valley. The barn complex was constructed in 1914 to serve as the dairy farm for Nemours, the estate of Alfred I. du Pont, and it originally exhibited innovations in sanitation and fire protection.

The barn complex had deteriorated to an advanced state of decay, however, and required extensive reconstruction. Historical research and field analysis identified significant design features that were restored to their original appearance, while the interior was renovated to create open, accessible exhibit space for folk-art and historical collections, and public event

space for the new Alapocas Run State Park. A two-story addition was constructed adjacent to the barn on the footprint of the original livestock sheds to house modern programmatic functions. And the former barnyard has been paved to be the focal point for public gatherings.

In addition to rigorous restoration and sensitive adaptive re-use, the project is one of the first in the historic preservation projects in nation to successfully meet the requirements of the Leadership in Energy and Environmental Design (LEED) Silver Rating standards. The design team worked to insure the renovation to the barn was undertaken utilizing energy-efficient, renewable, and environmental-friendly building materials and systems, while preserving the historic integrity of the original structure.

AWARD PANEL MEMBERS

- Janet Klein; Board Member, Pennsylvania Historical and Museum Commission
- Adrian Scott Fine; Senior Program Associate, Northeast Field Office, National Trust for Historic Preservation
- Dorothy Guzzo; Deputy Director, New Jersey Historical Commission
- Randal Baron; Historic Preservation Specialist, Philadelphia Historical Commission
- Robert Hotes, AIA; Co-Chair of Preservation Committee, Philadelphia Chapter of the American Institute of Architects
- Elise Vider; Director of Communications, Center City District
- Richard Ortega, Associate, and Director of Preservation Technology, Hillier Architecture
- Mike Weilbacher; Director, Lower Merion Conservancy
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