



# PRESERVATION ALLIANCE

for greater philadelphia

## PRESERVATION

# MATTERS

THE NEWSLETTER OF THE PRESERVATION ALLIANCE FOR GREATER PHILADELPHIA

SPRING 2008

## Lyle S. Rosenberger Receives James Biddle Award For Lifetime Achievement in Preservation

**L**yle S. Rosenberger has devoted his career to historic preservation education. He joined the faculty of Bucks County Community College in 1966 and in 1991 founded its program in historic preservation, the first preservation program at a community college in the nation. As director of the program until 2002, he led and nurtured the development of a curriculum that rivals programs at many well-known universities. Among the accomplishments of the program are the establishment of a chapter of Sigma Pi Kappa (the national honor society for historic preservation students) and honorable mention in the Charles E. Peterson HABS Drawing Preservation Contest--both firsts for a

community college. Graduates have gone on to obtain masters degrees in preservation and to serve in preservation agencies throughout the state and in other parts of the country.

In addition to his contributions to education, Lyle Rosenberger has contributed to preservation scholarship as well. As Professor of History, he has published many papers and articles, organized lecture series and conferences, and led architectural tours to England. In 2004, he was awarded the Heritage Partnership Award of the Heritage Conservancy of Bucks County, and in 2006 he received the prestigious James Marston Fitch Preservation Education Lifetime Achievement Award of the National Council for Preservation Education.



## Alliance Receives Grants from National Trust, the Samuel S. Fels Fund, the Heritage Philadelphia Program and the Barra Foundation

**I**n February 2008, the National Trust for Historic Preservation awarded a three-year Partners in the Field matching grant of \$150,000 to the Preservation Alliance. The Preservation Alliance was one of twenty-four organizations nationally selected as recipients of the inaugural Partners in the Field grants. The Partner in the Field program is intended to expand the scope of on-the-ground field services and technical assistance to property owners, developers, local officials, and others needing information and tools to protect and enhance their communities.

The Preservation Alliance was eligible for the new matching grants because it is one of more than 100 Statewide and Local Partners of the National Trust for Historic Preservation. The Partners program, created in 1993, helps emerging and established state and local nonprofit preservation organizations by providing organizational development assistance, grant support, specialized workshops and training, information resources, and networking opportunities.

"Our statewide and local partners, including the Preservation Alliance for Greater Philadelphia, are at the creative forefront of preservation in the 21st century," said Richard Moe, president of the National Trust for Historic Preservation. "Preservation fosters innovative solutions to complex problems. Our Partners in the Field matching grants will help our network of preservation organizations across the country use proven tools to save places

and revitalize communities."

The Preservation Alliance will use the grant to expand its neighborhood preservation programs with a special focus on African American communities in Philadelphia. The neighborhood preservation program includes training for community organizations, workshops for homeowners, and technical assistance on preservation projects.

In March 2008, the Preservation Alliance received a \$20,000 grant from the Samuel S. Fels Fund to match the National Trust grant and support the expansion of historic preservation services to African

American communities in Philadelphia.

The Preservation Alliance congratulates Preservation Pennsylvania, which also received a \$150,000 matching grant to provide direct technical assistance and hands-on preservation expertise to communities throughout Pennsylvania.

In addition, the Alliance received a \$100,000 grant from the Heritage Philadelphia Program and a \$70,000 grant from the Barra Foundation to support the development of a Preservation Plan and Historic Resources Survey for Philadelphia. The Heritage Philadelphia Program is funded

by the Pew Charitable Trusts and administered by the University of the Arts.

Philadelphia has never had either an historic preservation plan or a citywide survey of historic resources. In fact, only about 4% of the properties in the city have been surveyed for their historic significance. The Heritage Philadelphia Program grant will enable the Alliance to engage a team of historians to identify the key themes in the history of the physical development of the city and the sites and buildings that illustrate each them. It will also support a program of public forums and discussions to enable residents of the city to contribute to the preservation plan. The Barra Foundation grant will enable the Alliance to test the use of GIS mapping and atlas scanning as a basis for conducting a citywide survey. The project is being coordinated with the Philadelphia Historical Commission and the City Planning Commission.

### Holly Keefe New Director of Membership Development

The Preservation Alliance is pleased to announce the appointment of Holly Keefe as Director of Membership Development. Holly comes to the Alliance from the historic Battleship New Jersey Museum and Memorial in Camden, NJ where she served as the Membership and Development Director. Prior to her time aboard the New Jersey, Holly was the Executive Director of the Philadelphia Music Alliance, a non-profit organization dedicated to preserving and promoting Philadelphia music, which was best known for its music Walk of Fame along South Broad Street. Previously Holly worked as the Project Coordinator of the Philadelphia Chapter of the National Academy of Recording Arts & Sciences, Inc., the



business based out of Philadelphia. Pippa will still be coordinating the Alliance's events.

national recording industry professional association famous for the GRAMMY® Awards. Holly is a longtime Philadelphia resident. After witnessing the thrilling renewal and revitalization of Center City, Holly moved to South Philadelphia several years ago, where she is once again enjoying a front row seat to remarkable revival of a large swath of Philadelphia. She is an avid gardener, and helped to found the Broad and South Community Arts Garden. Holly can be reached at Holly@preservationalliance.com or 215-546-1146 x 3.

Pippa Liebert, after more than 4 years with the Alliance as the Director of Membership & Special Events, has changed her course and has launched an event consulting business based out of Philadelphia. Pippa will still be coordinating the Alliance's events.

# FIFTEENTH ANNUAL PRESERVATION AWARDS

## AIA PHILADELPHIA

### Landmark Building Award

HONORING

### Beth Sholom Congregation

Elkins Park

Frank Lloyd Wright

**D**esigned by Frank Lloyd Wright and completed shortly after his death in 1959, this magnificent building just outside of Philadelphia is one of his comparatively few religious projects and the only synagogue he ever designed. Following Wright's death, the AIA included Beth Sholom in a list of seventeen of his buildings to be retained as an example of his contribution to American culture. This "luminous Mount Sinai," as it was described by Wright, was designated in 2007 as a National Historic Landmark, one of only four synagogues to receive this highest of honors.

The sanctuary was constructed adjacent to an earlier building designed by Philadelphia architect and congregation member, Israel Demchick, AIA. Beth Sholom, founded in Philadelphia's Logan section in 1919, was the first Philadelphia congregation to move to the suburbs in the 1950s under the leadership of the charismatic Rabbi Mortimer J. Cohen, who had been with the congregation since its founding. Once there, they sought to make a new architectural statement by embracing modernism in the creation of multi-building, multi-function campuses to serve equally the sacred and secular needs of their congregants.

Constructed between 1954 and 1959, the building is a rare example of an unusually fruitful and harmonious collaboration between the notoriously opinionated architect and his patron, Rabbi Cohen. In November 1953, Rabbi Cohen wrote to Wright offering him the job, "There is a dream and hope in my heart...of erecting a Synagogue...(in simple, modern design) that will be an inspiration for generations to come, so that people will come from all over the country to see it and find here a 'new thing'--the American spirit wedded to the ancient spirit of Israel." A letter to Cohen accompanying the initial set of plans presented the design as a "promised hosanna" and a "coherent statement of worship." Wright fused his vision of an American Synagogue with Rabbi Cohen's dream for Beth Sholom and delivered it in concrete, steel and shimmering light.



## SPECIAL RECOGNITION AWARDS

### COMMUNITY ACTION AWARDS

for achievement by community organizations

### The Save Ardmore Coalition



The Save Ardmore Coalition was formed in 2004 to preserve Ardmore's Historic District in response to a redevelopment proposal that would use eminent domain to acquire and demolish properties in the historic town center. Over the following three years, the Coalition organized an impressive program of outreach and education that brought national media attention to its work. Over 6,000 signatures were gathered on petitions supporting preservation of the historic downtown; marches were organized, T-shirts created, and balloons distributed with the slogan "We love our town." The Coalition also sponsored public forums and produced an 8-minute documentary entitled *Ardmore: A Village at Risk* that was shown on WHYY. Its efforts led to consider-

able success: they contributed to a change of political leadership in the township and the subsequent issuance of a new RFP for a redevelopment project that required preservation of the historic town center.

In addition to its focus on the historic downtown center, the Coalition also sponsors other historic preservation activities. These include a neighborhood beautification and façade improvement program, education for residents about historic preservation and the creation of a website that is an excellent resource for information on eminent domain and historic preservation. For its efforts, the Save Ardmore Coalition was recognized by the Pennsylvania Senate and received the 2007 Stewardship Award of Lower Merion Township.

### RHODA AND PERMAR RICHARDS AWARD

For service to the Preservation Alliance

### David L.S. Walters

In 2003, David Walters contacted the Alliance about its newsletter. As a member, he felt the newsletter was an important source of information about preservation issues and the Alliance's work; as a graphic designer he felt

it could be of better quality. Over the past five years, David has transformed the newsletter into a graphically handsome publication that has earned much praise from members and others who receive it. He has contributed much of his time pro bono and provided services well beyond the normal scope of a graphic designer; he researches images online, provides editorial and proof-reading advice, and quietly strives to improve the overall character of the newsletter.

Prior to coming to Philadelphia David spent 15 years in New York as an art director/designer. He redesigned and was an art director for various publications, including *ARTnews*, *Worth*, *Premiere*, *Time*, and *New York Magazine*. He also taught at the School of Visual Arts and Parsons School of Design. In Philadelphia David's work has included the design of the Philadelphia Bar Associations' 200th anniversary publication and the redesign of its quarterly magazine, *Philadelphia Lawyer*.







**COMMUNITY ACTION AWARDS**

*for achievement by community organizations*

**Edward Lawler, Jr. and Avenging The Ancestors Coalition**



From 1790 to 1797 President George Washington lived in a house rented from Robert Morris at 5th and Market streets. This was the first official residence of the President of the United States. The house was demolished in the 1930s and the site was subsequently developed as part of Independence Mall. Beginning in the 1990s when a new plan was being developed for the mall, there were public calls to commemorate the President's House. In response to this public interest, Edward J. Lawler, Jr. (left), the historian of the Independence Hall Association, began researching the President's House in 1996. His research was first published in 2002 and again in 2005 in the scholarly journal of the Historical Society of Pennsylvania. Lawler's research documented the history and the design of the house and the presence of slave quarters and enslaved Africans. Lawler's careful research was instrumental in subsequent efforts to commemorate the house and honor the enslaved African descendants who lived there.

The commemoration of the nine (known) enslaved African

descendants who lived at the President's House was taken up by the Avenging The Ancestors Coalition, a group of historians, activists, attorneys, religious leaders and others. Beginning in 2002 the Coalition worked tirelessly to persuade the National Park Service and the Independence National Historical Park to agree to create a commemorative project on the site of the President's House that included highlighting the slave quarters and those who lived there. Through its efforts—and with the assistance of Mayor John Street, Congressman Chaka Fattah and Congressman Robert Brady—\$1.5 million in City funds and \$3.6 million in federal funds have been appropriated for the project.

ATAC has been led by one of its founders, Michael Coard Esq. Michael Coard is a criminal defense attorney whose practice focuses on legal advocacy for African American defendants. He is also adjunct professor of Hip Hop in the African American Studies Department at Temple University, a member of the local board of the ACLU and a member of the NAACP.

**COMMUNITY ACTION AWARDS**

*for achievement by community organizations*

**Fairmount Water Works Restoration Committee of the Junior League of Philadelphia  
The Women for the Water Works Committee of the Fairmount Park Conservancy**

Thirty-five years ago the Fairmount Water Works was in disrepair and its principal structure, the Engine House, had an uncertain future. Over the years many organizations have contributed to the restoration of the Water Works and to finding an appropriate use for the Engine House. But core support and leadership for the preservation of this National Historic Landmark site has come from women: the Fairmount Water Works Restoration Committee of the Junior League of Philadelphia, Ernesta Ballard, and the Women for the Water Works Committee of the Fairmount Park Conservancy.

Beginning in 1974 the Junior League of Philadelphia began raising funds to support restoration of the site and draw public attention to its preservation. Over a period of 34 years, the League's Water Works Restoration Committee of approximately 35 members led by Mrs. Susan Meyers and Mrs. Virginia Maloney contributed over \$200,000 to the overall restoration of the site and a variety of individual projects. As recently as 2003, \$30,000 was contributed toward the restoration of the Graff Memorial and in 2008 the Restoration Committee made its final contribution of

\$9,500 toward the restoration of the cupola on the caretakers building.

In spite of the efforts by the Junior League, little progress was made until the early 1990s when Ernesta Ballard assumed leadership of fund raising efforts. Through her dedication and hard work, \$27 million was raised for the full restoration of the site, which now includes the Water Works Interpretative Center and the Water Works Restaurant. In 2006, the Women for the Water Works Committee was formed to finish the project, notably the South Garden and Cliffside Paths, the recipient of a 2007 Achievement Award from the Preservation Alliance. The Committee continues to raise funds to establish a maintenance endowment and for the final phase of the project—the restoration of the North and South Cliffside Paths, and the Mercury and Rustic pavilions.

In 2002, the Preservation Alliance presented its Public Service Award to Ernesta Ballard. The Alliance is pleased to also recognize the leadership of the Junior League of Philadelphia and the Women for the Water Works Committee, without whose efforts the Fairmount Water Works would not be the outstanding place it is today.





**PUBLIC SERVICE AWARD**

*for preservation in the public interest*

**Members of the Architectural Committee of the Philadelphia Historical Commission, 1994-2008**

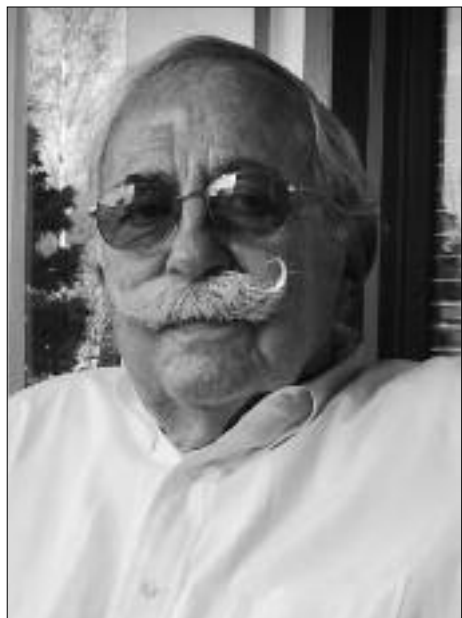
*Tony Atkin, J. Wm. Cornell, Rudy D'Alessandro, David Hollenberg, Arlene Matzkin (chair), Dan McCoubrey, Vincent Rivera (chair), Robert Thomas, Daniela Voith with special recognition to Herbert W. Levy, EFAIA, and Suzanne M. Pentz*

The Architectural Committee of the Historical Commission reviews every permit application that must be approved by the Commission. Its members meet monthly, often reviewing as many as 30 applications in a single day. But the Committee's role is more than review; the heart of the Committee's work is providing technical assistance to applicants on architectural and engineering issues to help improve preservation projects. It is an invaluable service, given voluntarily by outstanding architects and engineers in the Philadelphia community. The Alliance applauds all those who have served as members of the committee for the past 15 years.

Two members deserve special recognition: Herbert W. Levy, EFAIA, and Suzanne M. Pentz. Herb Levy has been a member of the Architectural Committee for over 30 years.

After thirty years of practice as principal of Abraham Levy Architect, he joined Geddes Brecher Qualls Cunningham for sixteen years, retiring in 1994. However, Herb is far from retired; he is now a part-time Disaster Assistance Employee with FEMA, providing services on disaster recovery and pre-disaster mitigation program grants.

Suzanne M. Pentz has brought her exceptional knowledge of structural design to the work of the committee. As Director of Historic Structures at Keast & Hood Co., she has had 20 years of experience with specialized engineering issues related to historic properties and has worked on unusual engineering problems for some of Philadelphia's most important landmarks. Suzanne was the recipient of the Charles E. Peterson Research Fellowship Award for the study of the structural systems of Independence Hall.



Herbert W. Levy, EFAIA.



Suzanne M. Pentz.

**BOARD OF DIRECTORS AWARD**

*for exceptional stewardship of historic properties*

**George Woodward Company and the Woodward House Corporation**

In the 1880s, Henry Howard Houston purchased 3,000 acres of farmland in what is now Chestnut Hill, Mount Airy, Andorra and Roxborough. He built 100 houses as well as such important institutions as the Wissahickon Inn (now Chestnut Hill Academy), St. Martin's in the Fields Church, and the Philadelphia Cricket Club. In the early decades of the twentieth century Houston's son-in-law, Dr. George Woodward, continued the tradition, first building twin houses on Springfield Avenue. In 1921, he established George Woodward Inc. and went on to build 300 houses including many experimental housing developments designed by some of the most prominent

Philadelphia architects of the time.

George Woodward Inc. was divided into two separate corporations in 1970, both still linked to the Houston/Woodward family: the George Woodward Co. and the Woodward House Corporation. Both continue to own and manage close to 200 historic properties primarily in Chestnut Hill. Many houses are leased at below market rents and many have been made available for rent to professional staff of Philadelphia cultural institutions. The exceptional long-term stewardship of both organizations has contributed significantly to maintaining Chestnut Hill as one of the city's most historic and most distinctive residential neighborhoods.



Woodward staff and Mr. and Mrs. Stanley Woodward, Jr.

**The Henry J. Magaziner, EFAIA Award**

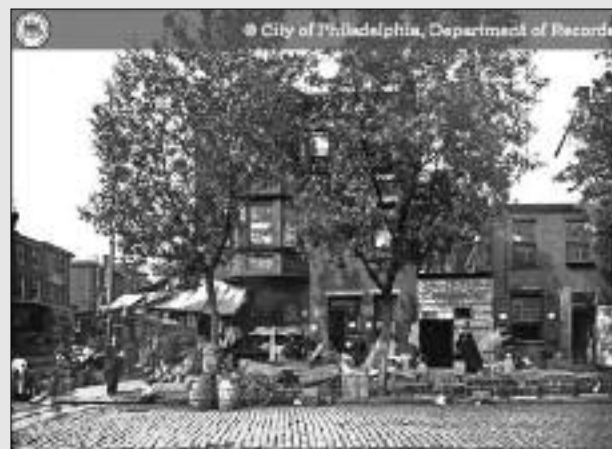
**HONORING**

**PhillyHistory.org Philadelphia City Archives**

The Henry J. Magaziner, EFAIA award is given annually by AIA Philadelphia to 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 AIA Philadelphia Historic Preservation Committee has selected PhillyHistory.org to receive the award.

This growing digital collection was launched in 2004 and currently provides access to over 53,000 of the two million photographs in the City Archives. The archives has long been the

first step for architects and preservationists documenting the precise history of both important landmarks and vernacular buildings. With PhillyHistory.org, this resource is now easier to use and more accessible to the general public. Through an innovative use of geographic information system (GIS) software developed for this site, users can browse historic images via neighborhood maps, virtually strolling through time. A mobile version of the website, mobile.phillyhistory.org, is advertised on bus shelters throughout town, and allows a near instant juxtaposition of the present and past over a cell phone or PDA with internet access. The main site includes a blog, in which historians use the digital images to illustrate timely and fascinating stories from Philadelphia's past – repeat visits demonstrate that there is always something new in our past. AIA Philadelphia salutes PhillyHistory.org for making our past more accessible and thereby demonstrating the value of historic preservation.





# GRAND JURY AWARDS

## The Ambler Theater

108 East Butler Avenue, Ambler, Montgomery County

HONORING

RENEW THEATERS, INC.

JKR Partners LLC; O'Donnell & Naccarato, Inc.; Enviro Design, Inc.;  
Callaghan Interior Design Frank T. Lutter, Inc.; E. Allen Reeves, Inc.

Ninety-eight percent of America's "golden age" movie theaters no longer exist or operate as such. The Ambler Theater has escaped that fate thanks to the tireless efforts of Ambler Theater, Inc., a nonprofit organization that rescued the landmark movie house in downtown Ambler Borough from decades of neglect.

While the primary purpose of the revitalized Ambler is to serve as a state-of-the-art movie theater, the restoration of the original stage and proscenium in its large 270-seat auditorium also allows it to accommodate a variety of public events, and operate as a viable, self-sustaining business. The return of the Ambler has sparked the revitalization of the downtown with the opening of dozens of new restaurants and other small retailers.

Built in 1928 by the Harrison Brothers, the Spanish Baroque-styled Ambler was one of the area's grandest theaters, and it remained popular until the 1970s when single-

screen theaters became largely obsolete. After several failed attempts at revitalization, it became vacant in 1997. Ambler Theater, Inc., came to the rescue by raising restoration funds from individual donations, and foundation and government funds. The multi-phased restoration began in 2002.

The project included new systems; overall exterior restoration; code compliance; repair of extensive water damage; and restorative painting, ceiling and decorative plaster work. Perhaps most impressive was the restoration and adaptation of the main auditorium which re-opened to the public in November 2007. Unlike the unfortunate and destructive "multiplexing" of many other once-grand single-screen movie houses, the Ambler design team created two new, smaller movie theaters within the original space in an innovative manner that retains the spatial and decorative grandeur of the auditorium.



## Naval Square

2420 Grays Ferry Avenue, Philadelphia

HONORING

TOLL BROTHERS, INC.

JKR Partners LLC; Campbell Thomas & Co.;  
O'Donnell & Naccarato, Inc.; Alderson Engineering, Inc.; Imagic Digital

Originally built in 1827 as the U.S. Naval Asylum (a.k.a., the Naval Home), this design by architect William Strickland is one of the country's finest examples of the Greek Revival style. In addition to its original use as a hospital for "disabled and decrepit" naval officers, it was the first home of the U.S. Naval Academy, and later a residence for retired naval personnel until it closed in 1976. The federal government sold this National Historic Landmark to developers Toll Brothers, Inc. Over the years, local, state, and federal historic preservation agencies have negotiated with the owner acceptable terms for the

property's development, restoration and re-use, and many aspects of the project design. Among the protected historic resources are the original wall around the property, the gatehouses, and the viewshed of the principal historic buildings from Grays Ferry Avenue.

After a fire in 2003 that destroyed much of the roof of the property's most significant structure, Biddle Hall, much restoration and rehabilitation work was needed. The roof was rebuilt, as were portions of damaged or missing exterior walls, wood verandas and their salvages iron columns and railings, and all the windows.

The interior of Biddle Hall was creatively adapted to 66 residential units in a manner that allows all the units in the two long wings to have direct exterior access utilizing original openings. The second floor has bi-level units that take advantage of skylights and monitor windows running the length of each wing. Common areas, such as the original main entry foyer and marble staircase, have been retained and restored. Of special note is the original rotunda where the domed plaster ceiling and skylight oculus have been restored; the space is now used as a gathering place, and multimedia and fitness center.

Two significant, but once-deteriorated, dependencies have also been rehabilitated: the 1844 governor's and surgeon's residences. Restored two-story verandas fronting both buildings now once again feature nautical motifs in the cast-iron railings. The interiors have been adaptively reused as residential uses and offices.



## Custom House Condominiums

6-10 Strawberry Street, Philadelphia

HONORING

JOHN VANNI AND BERNIE DIGABRIEL

It was John Vanni and Bernie DiGabriel's dream and goal to revive Strawberry Street between Market and Chestnut and 2nd and 3rd Streets in Old City. With the research help of staff at the Historical Commission, it was discovered that a fire in 1940 destroyed the top two stories of 8 and 10 Strawberry Street. So the project grew to not only restore what survived of the three dilapidated adjacent properties, but also to recreate what the fire had destroyed. The restoration included the historically accurate recreation of four granite columns, four headers, ten doorways with African mahogany doors and multi-paned transoms, and 24 windows, sills and lintels.

The property is now sixteen condominium units, which have now brought life back to this Old City block.







## The Ayer Building

210 W. Washington Square, Philadelphia

HONORING

WASHINGTON WEST ASSOCIATES

THE GOLDENBERG GROUP; BROWN HILL DEVELOPMENT

Wesley Wei Architects; PZS Architects, LLC; Marvin Waxman Consulting Engineers;

Thornton-Tomasetti, Inc.; The Lighting Practice; JMB Associates, Inc.; Zipf Associates, Inc.

The N.W. Ayer & Sons Building has overlooked Philadelphia's Washington Square since 1929, its classic Art Deco lines and polychromatic detailing accentuating the heights of both business and architecture in the early 20th century. Built for the first advertising agency in the U.S., the Ayer Building was designed by Ralph Bencker and adorned with sculpture, bronze reliefs, and artwork symbolic of the creativity inherent to the advertising industry.

Today the Ayer has undergone a transformation, changing its use to residential but reinforcing its architectural integrity. The 150,000 square-foot structure has been converted to sixty condominiums, including four penthouses. The main lobby, recognized as one of the most majestic lobby

spaces in the city, was preserved and restored with a forensically-accurate paint scheme including silver gilding. New design elements are sympathetic to the lobby's Art Deco style. Interior parking for sixty vehicles was creatively and unobtrusively incorporated into the basement and mezzanine levels utilizing automobile lifters and stackers.

On the exterior, all the windows above the ground level were replaced with energy-efficient units that have the appearance of the originals. The original bronze entry doors were cleaned and restored and the limestone facades were patched, cleaned and repointed. On a side elevation, new residential balconies were added according to a minimalist design approved by the Philadelphia Historical Commission.



## Cret - Yellin Gate

925 Chestnut Street, Philadelphia

HONORING

THOMAS JEFFERSON UNIVERSITY HOSPITAL

20th Century Preservation, LLC; M. Cohen & Sons, Inc.; Samuel Yellin Metalworkers Co.;

The Athenaeum of Philadelphia; University of Pennsylvania Architectural Archives

In 1932, architect Paul Cret's firm designed a set of massive ornamental iron gates for the receiving area of his Federal Reserve Bank Building. The gates were executed by celebrated Philadelphia metal artisan Samuel Yellin. The gates were altered at least three times over the years and in poor condition by 1998, when they were documented, removed, disassembled and stored off site while the old Federal Reserve building was being converted to new uses as medical facilities for Thomas Jefferson University (TJU).

By 2006 funds were allocated for the reinstallation of the gates. Extensive archival research revealed the original designs which provided evidence of the appearance of missing pieces, and a deeper understanding of the context within which the gates might be modified to meet cur-

rent needs of TJU while remaining true to the original design intent.

The final design scheme was carefully considered in order to minimize changes to the historic fabric. In the end, the order of two of the original gate leafs was changed and minor modifications were made to the decorative transom, but nearly all of the historic fabric was reused as originally intended including the gates, transom panels, hinge pivots, collars and sockets, gate stops, lock and gate hardware, fasteners and even the building attachment points. Much like the original collaboration between Cret and Yellin, the close working relationship between the current project's architect and metal fabricators resulted in the successful reinstallation of these magnificent, yet functional gates.

## Schuylkill River Heritage Center at the Phoenixville Foundry

2 Main Street, Phoenixville, Chester County

HONORING

THE HANKIN GROUP

Phoenixville Area Economic Development Corporation; Carnevale Eustis Architects, Inc.;

CICADA Architecture / Planning, Inc.; Barbara Cohen, ASID Interior Design; Dolan Construction, Inc.

Originally founded in 1790, the Phoenix Iron Company produced pig and wrought iron, and other iron-related materials. Among its many innovations were the first use of anthracite coal to generate steam (1825); a power-driven rolling method to weld and forge wrought iron; and the "Phoenix Column" comprised of four, six, or eight wrought iron segments riveted together into a single hollow column. During the Civil War the company manufactured cannons and, later, rails for the Pennsylvania Railroad and wrought iron for fencing and home decorative uses. The Eiffel Tower in Paris used iron imported from Phoenixville.

The company ceased production in 1984 as the steel and iron industry waned, and most of its buildings were dismantled. Only the old 1882 foundry and a nearby small schoolhouse remained. Rescue came from the nonprofit Phoenixville Area Economic

Development Corporation (PAEDCO) which acquired the Foundry Building in 1998. By the end of 2007 PAEDCO had spent over \$5 million making improvements to the building, installing the Symbols of Steel sculpture garden, restoring the adjacent 1871 Phoenix Column Bridge, and creating the Schuylkill River Heritage Center. Together these investments have helped spur downtown Phoenixville's resurgence.

The 14,000 square-foot Foundry Building was severely deteriorated when PAEDCO tackled its exterior restoration which included extensive repairs to the purplish sandstone walls and iron roof trusses, new slate for the three clerestory roofs, and custom-made, massive wooden windows and doors that replicate the originals.

Once the exterior restoration was complete, PAEDCO sold the Foundry Building to the Hankin Group, a privately-owned real-estate company, which has subsequently



leased part of the building for a nominal fee to the recently created Schuylkill River Heritage Center. Opened late last year, the Heritage Center interprets the industrial history of the Schuylkill River from Pottsville to Philadelphia through interactive kiosks, video presentations, historic artifacts, original photographs, and samples of products

produced by Phoenix Iron Co. The Center is especially popular with school groups.

The remaining space in the foundry, which features 60-foot ceilings, single-span iron trusses and the remains of iron furnaces, will be adaptively re-used by the Hankin Group as special-events and performing arts venues with a stage and ballroom.

## The Johnson House

6306 Germantown Avenue, Philadelphia

HONORING

JOHNSON HOUSE HISTORIC SITE

Kise, Straw & Kolodner Architects; J.S. Cornell & Sons, Inc.; C.N. Timbie Engineers, Inc.

Built in 1768, The Johnson House was home to three generations of a Quaker family who worked to abolish slavery and improve conditions for freed African Americans. In the 1850s this house was a station on the Underground Railroad. Here and in smaller buildings on the property, men and women escaping slavery found shelter on their way to freedom.

In 1908, the last of the Johnson family moved away and the house stood empty for ten years. The Women's Club of Germantown purchased the property to save it from demolition, using it as a clubhouse for over 60 years. In 1980 the Club turned the property over to the Germantown Mennonite Historic Trust, which operated it as a museum for fifteen years and then initiated the transfer of the House to a new Board. Today, the Johnson House is operated as an independent, non-profit museum and educational institution by Johnson House Historic Site, Inc.

Prior to the current restoration effort the condition of the building had been slowly deteriorating due to deferred maintenance. The nonprofit secured Save America's Treasures, Keystone Historic

Preservation, and Network to Freedom restoration grants. Architects Kise, Straw & Kolodner carefully researched the building's physical and documentary evidence and determined that restoration to the 1861-1865 period was appropriate.

A new wood roof, gutters, and downspouts were installed on the Main House, Back Building, and the Outbuilding. The chimneys were repointed and restored to their 1860s appearance. Of particular note is the careful replication of the V gutters on the back eaves of the main house. Dormer and garret windows were carefully restored, a process which will continue in future phases for the remaining windows. The Germantown Avenue façade was completely repointed with the exception of a small patch of original mortar.

Also important is the survival of an outbuilding, the original use of which is unknown. This outbuilding was in dire need of stabilization and the west wall was in danger of collapse. Careful excavation and archaeology preceded the underpinning and stabilization of the wall. A new roof, rafters, and trim were installed. The original door openings were stabilized with stone sills and timber framing.



## Marie Lederer Senior Center

1601 Palmer Street, Philadelphia

HONORING

NCC / NEUMANN SENIOR HOUSING CORPORATION

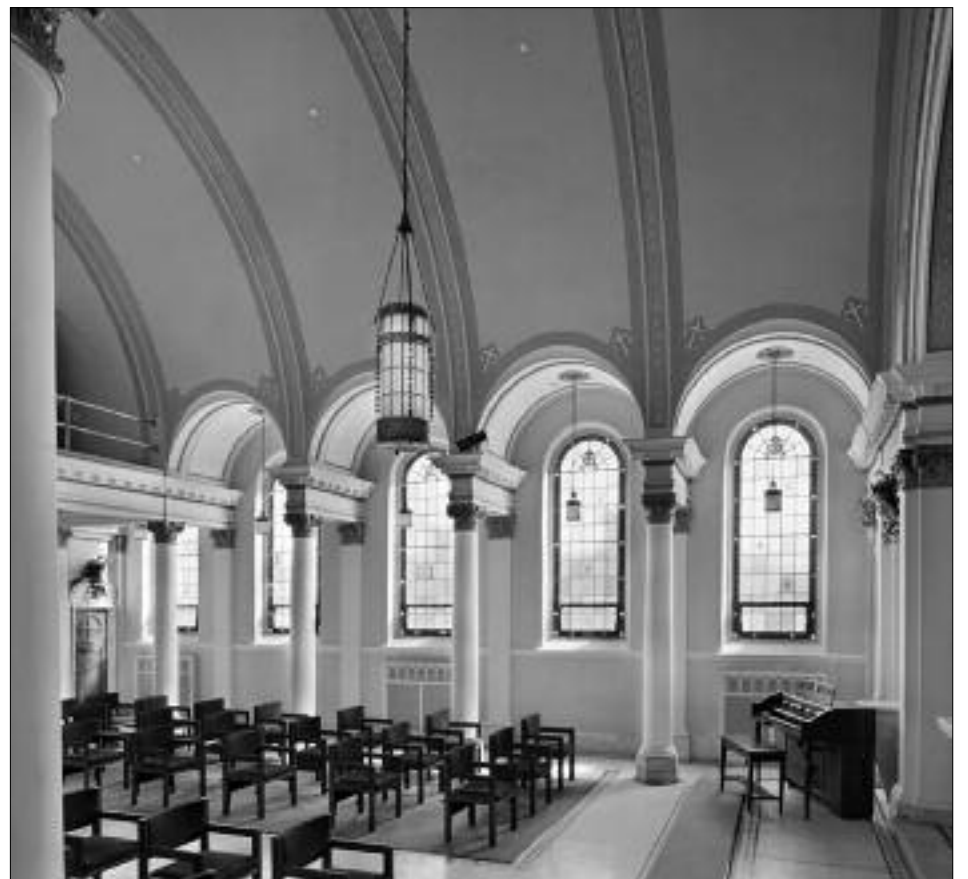
Cecil Baker & Associates, Inc.; Diamond & Associates; DOMUS, Inc.; BEAM Illuminating Architecture, Ltd.

In 2000, the Neumann Medical Center announced its intention to close its doors in the Fishtown neighborhood. It had begun its life in the 1860s as St. Mary's Hospital, founded by the Sisters of St. Francis. But the historically certified buildings dating from 1898 and 1915 had become derelict by the time developer Ted Robb took the challenge from former state representative Marie Lederer to redevelop the 70,000 square-foot old hospital complex into an affordable, 70-unit residential center for seniors.

Funded by a \$10 million mortgage from HUD, a \$1 million grant from the City of Philadelphia, and a \$400,000 grant from the Commonwealth of Pennsylvania, the project began in 2004 under the guidance of architectural firm Cecil Baker and Partners, which adapted the five-story hospital building into apartments for low-income seniors.

Each unit is different, many retaining original architectural details such as columned porches, stained-glass, and 10-foot ceilings. Along with the restored grand staircase, another unique interior feature is a third-floor multipurpose assembly room that occupies a beautiful existing chapel highlighted with original stained-glass windows, painted wall murals, and architectural columns. A reclaimed interior courtyard features landscaping and furnishings.

On the exterior, the brick, limestone, granite and terra cotta was restored, as was a four-story porch with cast-iron columns and balustrades. New windows are based on the historical appearance and profiles of the originals. A roof-top loggia that had been previously enclosed with corrugated metal panels was restored and now offers residents unimpeded views of Center City and the adjacent revitalized Palmer Square in Fishtown.



## Centennial Cafe at Ohio House

4700 States Drive, West Fairmount Park, Philadelphia

HONORING

FAIRMOUNT PARK COMMISSION AND CITY OF PHILADELPHIA

Fairmount Park Historic Preservation Trust; Ohio House Partners; SRK Architects, Inc.

Thanks to the efforts of the Fairmount Park Historic Preservation Trust and Ohio House Partners, the future is much brighter for one of only two original buildings (the other is Memorial Hall) surviving from Philadelphia's 1876 Centennial Exhibition. In late 2006 the Trust – whose mission is to assist the Fairmount Park Commission in the restoration and management of historic structures in the park – secured a long-term lease with Ohio House Partners that provided the funds needed to restore and adaptively re-use Ohio House as a café and meeting venue. Opened to the public in November 2007, the café has already proven to be a popular destination for commuters and park visitors and is a key component of the revitalization of the Fairmount Park Centennial District.

While most of the states erected temporary structures to

showcase their resources at the Centennial Exhibition, Ohio decided to build a permanent structure of stone from thirty different Ohio quarries. After the Centennial, the structure was used for park offices. But deferred maintenance and lack of capital improvements took their toll on the house until the Trust successfully negotiated a lease with Ohio House Partners.

Restoration work included returning the original paint scheme, determined through extensive paint analysis by the Trust; restoration of the original windows, doors, and woodwork; and sensitive installation of modern electrical and security systems. The new café is fully handicapped accessible, retains much of the original floor plan, and features a reproduction mural of the Centennial opening day celebration.





## 1906 Spruce Street, Philadelphia

HONORING

WAYNE SPOLOVE

Campbell Thomas & Co.; Keast & Hood Co.; DOMUS, Inc.; Joseph Dugan, Inc.;  
North American Window & Door Co.; William H. Hammonds & Bros., Inc.

When developer Wayne Spilove decided to make improvements to his property at 1906 Spruce Street and convert some of its apartments to condominiums, he chose to also restore the property's historical 19th-century appearance, which had been radically "modernized." The ornate brownstone entry and original window sash had been removed circa 1960, and much of the architectural ornament broken off and replaced with a flat modernist façade of polished granite panels and aluminum ribbon windows.

Project architects Campbell Thomas & Co. found photos at the Philadelphia City Archives of 1906 Spruce Street before the modernist alterations. Working primarily with these photographs and what could be discerned from the remnants of the damaged brownstone and existing masonry detailing that remained, CTC created a new façade elevation within the constraints of the modified, street-level entry location, that restores much of the original detailing

of the magnificent 19th-Century façade.

The entire first level of the façade had to be reconstructed without disturbing the upper three floors of the masonry façade. Great care was taken to find replacement brick that closely matched the existing brick on the upper floors, as well as cut-stone to match the existing trim. The sandstone used to recreate the first floor façade trim came from Ontario. Other restoration work included a custom mahogany front entry door, sidelights, and transom; reproduction wooden window sash; repairs to the upper-floor masonry; and a historically appropriate paint scheme.

As the job progressed, CTC's scope of work was increased to include development of a design treatment for the first level of the interior lobby. CTC developed a treatment that, while somewhat more contemporary, incorporates such traditional elements as an oak stair with wood rail and balusters, and a wood panel wainscot.



### Christ Church

20 N. American Street, Philadelphia

HONORING

THE CHRIST CHURCH PRESERVATION TRUST / CHRIST CHURCH PHILADELPHIA

Frens and Frens, LLC; Keast & Hood Co.; Dimitri J. Ververelli, Inc.; Haverstick Borthwick Company

Christ Church, founded in 1695 and constructed between 1727 and 1754, is one of the finest examples of Georgian architecture in America. It is the site of the founding of the American Episcopal Church, and a focal point for early American history and tourism, hosting 250,000 visitors a year.

The Christ Church Preservation Trust was established in 1965 to ensure the continued maintenance and preservation of this National Historic Landmark. The Trust commissioned a preservation plan, completed in 2005, that identified conservation, maintenance and protection issues for a twenty-year period. The current project addressed the highest priorities of the plan, and a \$10-million capital campaign was approved.

Now two major phases have been completed: the building's exterior envelope conservation and fire protection. On the exterior, masonry conservation included

repointing and spot replacement of up to 15 custom brick shapes. Stonework was restored using both Indiana limestone and Barre granite. Two large stone scrolls, demolished in 1964, were reconstructed. Extensive roofing, flashing, and rainwater conduction system repairs were made and cornices and windows restored.

Fire protection entailed a new sprinkler service and fire pump serving the church and steeple; the latter is protected by a state-of-the-art dry-pipe deluge system. The entire system is controlled by sophisticated detectors that individually control each sprinkler head and communicate with the central security room of Independence National Historical Park.

The Christ Church Trust and congregation are exemplary examples of the best practices of preservation planning and property stewardship.

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## Celebrating the Success of the 2008 Old House Fair

The Preservation Alliance knew we had a hit on our hands when a steady stream of old house fans made their way to the campus of the Germantown Friends School for the 2008 Old House Fair on Saturday, March 22. Approximately 1200 people participated in the one day event, designed to bring together owners and aspiring owners of older and historic homes with historic preservation specialists from throughout the Philadelphia area.

Attendees at the Old House Fair took advantage of the opportunity to visit 70 booths of vendors and preservation professionals representing products, services and information pertaining to older and historic houses, along with a select group of state, local and regional non-profit preservation and design-related organizations. The Fair featured six hands-on demonstrations by specialty craftspeople, and an impressive collection of fourteen presentations by both

participating vendors and other historic preservation specialists concerning preservation practices, products and services throughout the day.

Technical advice was available from "Ask the Experts" consultations as well as from publications available at the Preservation Resource Center. Attendees also received a copy of the Old House Fair program book, featuring detailed information about each of the vendors.

A highlight of the day was the presentation of Awards of Recognition to nine homeowners for restoration and renovation projects completed in 2007. The program also included the presentation of the newly established "Robert Levy Award" to recognize the work of a preservation contractor whose work honors the spirit and quality of the well-loved and fondly-remembered Philadelphia preservationist, Robert Levy. The inaugural award was presented to Russell Roofing.

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